

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK: STATE OF NEW YORK

- - - - -

VILLAGE OF GREENPORT

BOARD OF TRUSTEES

REGULAR SESSION

- - - - -X

Greenport Firehouse

July 24, 2025

6:00 p.m.

B E F O R E:

KEVIN STUESSI ~ MAYOR

PATRICK BRENNAN ~ DEPUTY MAYOR/TRUSTEE

MARY BESS PHILLIPS ~ TRUSTEE

LILY DOUGHERTY-JOHNSON ~ TRUSTEE

CANDACE HALL ~ VILLAGE CLERK

BRIAN STOLAR, ESQ. ~ VILLAGE ATTORNEY

All interested parties

1 **BOT REGULAR SESSION ~ 7/24/25**

2 (Whereupon, the regular session
3 began at 6:00 p.m.)

4 MAYOR STUESSI: I'd like to make
5 a motion to open the Thursday, July
6 24th regularly scheduled meeting of
7 the Village Board.

8 DEPUTY MAYOR BRENNAN: Second.

9 MAYOR STUESSI: All in favor.

10 (Whereupon, there was a
11 unanimous, affirmative vote of the
12 Board.)

13 MAYOR STUESSI: Please stand for
14 the pledge of allegiance.

15 (Whereupon, the Pledge of
16 Allegiance was recited.)

17 MAYOR STUESSI: Please stay
18 standing for a moment of silence for
19 the following Greenporters: Captain
20 Joe Angevine, Clifford Utz, John
21 "Jack" Speyer, Patricia Ann
22 Barszcewski and Nancy Paulos.

23 Please be seated. Good evening,
24 everyone.

25 The first up item on our agenda

1 **BOT REGULAR SESSION ~ 7/24/25**

2 is a public regarding the Wetlands
3 Permit Application from Lisa Gillooly
4 and Tony Spiridakis, submitted by
5 David Bergen, an agent for the
6 property located at 178 Stirling
7 Street, Greenport, New York 11944,
8 Suffolk County Tax Map Number:
9 1001-02-03-15. The public hearing
10 remains open from the July 17, 2025
11 work session meeting.

12 Is there anybody that would like
13 to speak on this this evening?
14 Please, sir.

15 DAVID BERGEN: David Bergen, Sol
16 Searcher Consulting, Cutchogue, New
17 York, on behalf of the applicants.

18 Since last week, just a couple
19 of things, because, obviously, I will
20 stip -- I hope you are going to
21 stipulate that all the comments from
22 last week's public hearing into the
23 record for this public hearing or the
24 continuation from last week. My
25 understanding is the Village has

1 **BOT REGULAR SESSION ~ 7/24/25**

2 received a couple of letters of
3 support for the applicant. And I
4 would like for you either read them
5 into the record or stipulate that they
6 are entered into the record because
7 they are letters of support for the
8 applicants.

9 There was two issues from --
10 that were alleged at the public
11 hearing last week. One was with
12 regard to there was a request for
13 opening grate surface area used on the
14 floating docks. And since that time,
15 I have checked. And the information I
16 have from two reputable local dock
17 builders are -- I already know
18 Southold does not require that, but I
19 have been told Shelter Island does
20 not, East Hampton does not,
21 Southampton does not. And of course
22 one of the primary reasons is if you
23 have a floating dock, you have no
24 float underneath the structure and
25 that float prevents light from coming

1 **BOT REGULAR SESSION ~ 7/24/25**

2 up or -- excuse me -- light from
3 defusing down from the sky down to the
4 benthic community. And so the reality
5 is that flow-through decking wouldn't
6 make any difference whatsoever
7 because -- environmentally because the
8 floating -- the float material will
9 block the light from going down.

10 And then the second point again
11 was the tie off pilings. As when you
12 double-check the survey, the tie off
13 pilings are within the extended
14 property lines. That has now been
15 recognized by the DEC in New York
16 Department of State and also the Army
17 Corps and them granting either the
18 concurrence or the permits for this
19 activity. And as I eluded to last
20 week, and I will just repeat for the
21 record, the Army Corps just makes sure
22 that there was no question about this,
23 asked us to move the pilings
24 approximately 12 to 18 inches to the
25 north. I'm talking about the southern

1 **BOT REGULAR SESSION ~ 7/24/25**

2 side anchor or proposed anchor
3 pilings, moving them to the north, so
4 there will be no question that they're
5 on their property.

6 So with that, I'm here to answer
7 any questions you might have since
8 last week.

9 TRUSTEE DOUGHERTY-JOHNSON: Can
10 you just clarify, again, maybe I am
11 misunderstanding the flow-through
12 decking, is the idea that you don't
13 want to block the light?

14 DAVID BERGEN: Flow-through
15 decking? Yeah. It's used on catwalks
16 and it's used over wetlands or
17 vegetated wetlands and it promotes the
18 vegetated wetlands underneath it. And
19 supporting -- and then in doing so,
20 supports the benthic community. So
21 you use flow-through decking out over
22 the open water, you don't have the
23 vegetation under there growing and
24 also, like I said, the reality is, no
25 light is going to get through or very

1 **BOT REGULAR SESSION ~ 7/24/25**

2 very, very light little is going to
3 get through because you have all the
4 floats underneath there that block it,
5 so just for a practical perspective.

6 DEPUTY MAYOR BRENNAN: What is
7 the float material for this dock?

8 DAVID BERGEN: The float
9 material is going to be, and you've
10 probably seen the black barrels that
11 they're full of air that are
12 underneath it. That supports it.

13 DEPUTY MAYOR BRENNAN: Okay.
14 How many?

15 DAVID BERGEN: That would be up
16 to the contractor to decide based on
17 the size of the structure itself. But
18 there's very little area left outside
19 of where those floats are for any
20 light to get through it.

21 TRUSTEE DOUGHERTY-JOHNSON: Do
22 you know if you allow to rent space on
23 the dock?

24 DAVID BERGEN: That I don't
25 know. I have not asked the applicant

1 **BOT REGULAR SESSION ~ 7/24/25**

2 that.

3 MAYOR STUESSI: Mary Bess.

4 TRUSTEE PHILLIPS: Are you
5 planning on renting any of the slips
6 out?

7 DAVID BERGEN: That -- yeah.
8 I'm sorry. Yeah. Yeah. And I can't
9 answer that question. I haven't asked
10 yet. I haven't asked the applicant
11 that question, so I don't know. They
12 currently rent a slip.

13 TRUSTEE PHILLIPS: One slip or
14 two?

15 DAVID BERGEN: That I don't
16 know. I was told they currently rent
17 a slip, but again, I don't know the --
18 the -- if that's the whole length of
19 the dock or a partial length of the
20 dock. Yeah, I just don't know.

21 TRUSTEE PHILLIPS: There is
22 question because I know on previous
23 applications we've asked how many
24 slips are being rented because that
25 poses another level of parking issues.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 DAVID BERGEN: Sure.

3 TRUSTEE PHILLIPS: So that would
4 be a question that I would like to
5 have answers, so --

6 MAYOR STUESSI: Thank you.

7 Is there anybody else that would
8 like to speak on this application this
9 evening?

10 MARTHA REICHERT: Good
11 afternoon, Members of the Board. My
12 name is Martha Reichert, Twomey,
13 Latham, Shea, Kelley, Dubin and
14 Quartararo, Riverhead, New York for my
15 neighbor. The neighbor is Donald and
16 Cynthia Scholl. I appeared at the
17 last public hearing and I submitted a
18 written submission today with some of
19 the material that was submitted at the
20 hearing on the 17th, but also some
21 additional information regarding,
22 principally, one of our main issues,
23 which is that my clients have used
24 those pilings for years. They believe
25 they're theirs. They have surveys

BOT REGULAR SESSION ~ 7/24/25

showing them as being theirs. I know Mr. Bergen has stated that there is a survey showing those pilings at the property lines, but from the records that I have been able to review, the survey prepared by Young and Young does not show the pilings. It is the agent's drawings where those pilings were shown, but they are not actually Young and Young measurements. So I think that's an important distinction because these are not certified measurements taken by a surveyor or an engineer. They are shown on the agent's drawings, which are sufficient for, you know, dock purposes, but I don't think really are taking a definitive determination of the location of those pilings.

Moreover you submitted various historical survey evidence showing their association of photographs of usage going back to the 1960s. My clients Cynthia Scholl, who has

BOT REGULAR SESSION ~ 7/24/25

personal knowledge, her family has been there for almost a hundred years, can speak to the history of those pilings. If you look at them, they have the same black caps as the rest of her dock. And so again, we want to put forth to the Board that this is a very live issue with respect to the neighbor's property rights, so we dispute those pilings should be removed. We would be happy to work with the applicant for an arrangement for the pilings to stay and they can install their new pilings, but we adamantly protest the removal of those pilings.

In addition, you know, at the last public hearing I raised several issues with respect to the comprehensiveness of the current wetland application and have recommended that perhaps the Board can make referrals to the building inspector to take a look. There are

BOT REGULAR SESSION ~ 7/24/25

surveys showing discrepancies between what is on the property between 2018 and 2024, which are the two surveys that the applicant has put into the record. They show construction of improvements that based on FOIL requests that I have made to the Village do not show that they're wetland permit or a building permit application. If this Board wants to determine that that patio did not need a wetlands permit, then that's within your purview, but we are bringing it to your attention that there are structures being built on the property that are not included under a prior wetlands permit. Before you take any further action, you should make a determination of whether or not a wetlands permit is required for it and so the issue is folded into so if the wetlands permit that you are issuing is comprehensive for all things on the property.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 My written submission today also
3 elaborates on some of the issues that
4 are raised about this particular dock
5 design. One of them is that it's a
6 precedent setting dock. Floating
7 docks are common, they are popular,
8 they are convenient. Everyone loves a
9 floating dock because they move up and
10 down, so you don't have to jump either
11 up or down to a boat depending on
12 where the tide is at. But there is a
13 reason why if you look at multiple
14 different agencies, and I'll take the
15 Southampton Town Trustees as an
16 example, they have expressed
17 regulations and standards for docks.
18 And they limit every residential dock
19 to only one float six by twenty. Here
20 we have three consecutive floats six
21 by 22. You know, that type of length
22 and size of a floating dock is more
23 typically seen at a marina for larger,
24 you know, boat slips and everything
25 else. And so I again, my question for

BOT REGULAR SESSION ~ 7/24/25

everyone is this, why are -- why are three floats necessary when you could accomplish the same thing through what is traditionally seen throughout the Village, which is open pile catwalk or a fixed pier with a ramp and then a float. And the reason why, whether it's the DEC or Southampton Town Trustees or various other municipal permitting agencies is that while convenient, floating docks are shaded. They move up and down with the tide, which actually causes pumping and stirs sediment into the ground. They are plenty of scientific studies and literature about how a floating dock it shades out the benthic community in terms of vegetation, which then impacts -- it has a cascading effect, which is affecting biodiversity and then animals that need that vegetation.

So what I look at in this dock application is, there is more floating

1 **BOT REGULAR SESSION ~ 7/24/25**

2 dock here than is normally granted to
3 a residential dock that is warranted.
4 And I mean, floating docks also run
5 the risk of breaking loose, washing up
6 on shores in storms. They are not
7 nearly as stable.

8 Now, Mr. Bergen talked about
9 how, you know, open grate decking
10 isn't necessarily necessary the deeper
11 the water gets, but that's only if we
12 are talking about the benthic
13 community. One of the things that,
14 again, villages seek to have when they
15 have, you know, a waterfront that is
16 full of docks is also minimizing that
17 damage because during the winter, I
18 know that our winters aren't nearly as
19 cold as they are, but you have systems
20 again to prevent icing and damage to
21 docks. Most of the marinas, you will
22 see during the winter in an aerial,
23 they'll take all the floating docks
24 and wrap them into a safer spot. Open
25 grate decking allows when there are

1 **BOT REGULAR SESSION ~ 7/24/25**

2 storms for water to flow through, so
3 you get less dock damage. Just in the
4 same way that we have flood prevention
5 and standards for houses, right? We
6 talked about walls and breakaway
7 walls, again, to allow that
8 pass-through of water. The same is
9 accomplished when you have open grate
10 decking.

11 We're not saying that the
12 applicants shouldn't have a dock.
13 They have a dock. We are not saying
14 that they shouldn't have the same pier
15 length as they have or have a floating
16 dock. They currently have a floating
17 dock that wraps around the seaward end
18 of their existing dock. What we are
19 saying is, is this the appropriate
20 dock for this site? And once you
21 approve it, what prevents the
22 residential value of 68 -- or I'm
23 sorry -- 78 feet, right? Of three
24 consecutive floating docks from
25 becoming a new norm that you will see

1 **BOT REGULAR SESSION ~ 7/24/25**

2 starting to proliferate.

3 So again, my written submission
4 cites several different scientific
5 studies. Again, environmental best
6 practices, dock design, don't --
7 don't -- don't view this kind of dock
8 as the minimum amount necessary. And
9 I think that when you are looking at
10 all that, this is an in-place
11 construction. It is not in place of a
12 new kind. This is new construction
13 with new pilings with new material
14 being introduced. And I think that
15 for this Board, under your wetlands
16 chapter, to well as the LWRP and all
17 the different initiatives that the
18 Board is faced with in terms of
19 climate resiliency and again,
20 restoring the water bodies, water
21 quality is a huge thing. Just because
22 we don't have the amount of field
23 grass or shellfish beds that we used
24 to in different water bodies, doesn't
25 mean that the Village isn't supposed

1 **BOT REGULAR SESSION ~ 7/24/25**

2 to be taking measures to improve that
3 water quality.

4 And so I'm going to ask you to
5 take a hard look, determine whether or
6 not this really meets the intent and
7 the spirit of the wetlands chapter,
8 the waterways, marine organisms, et
9 cetera. And also to, again, look at
10 the accumulative impacts of all the
11 docks in the neighborhood, the
12 precedent that you're setting and
13 whether or not that's what you want
14 the waterfront to look like with
15 respect to residential docks.

16 So I thank you. And I know some
17 others would like to speak. Do you
18 have any questions for me?

19 MAYOR STUESSI: No. I will say
20 that acknowledging receipt of your
21 thorough letter, I was walking in with
22 Village counsel was when I noticed it,
23 so I asked Village counsel to review
24 it and make sure he advise the Board
25 of the things in it.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 MARTHA REICHERT: Yes.

3 MAYOR STUESSI: Which obviously
4 won't happen tonight.

5 MARTHA REICHERT: I only found
6 out about this hearing last night, so,
7 you know, if I had the -- if I had
8 known when the hearing was going to be
9 continued to, I would have gotten it
10 sooner.

11 MAYOR STUESSI: I though we said
12 that last night when we met.

13 MARTHA REICHERT: No. You just
14 said you were continuing it.

15 MAYOR STUESSI: No. We said we
16 were continuing it to next week. So I
17 apologize if it wasn't clear.

18 MARTHA REICHERT: Sure.

19 CINDY SCHOLL: Cindy Scholl, 174
20 Sterling Street.

21 I just I wanted to reiterate, I
22 don't know if I was clear the last
23 time, but I grew up on 174 Sterling
24 Street from the time I was four. And
25 my grandfather was a fisherman, he was

BOT REGULAR SESSION ~ 7/24/25

a fish boat captain. He, in fact,
his -- one of his boats, I think is
still over, maybe it's not, but the
boat yard has the wooden boat works.
And he did everything there. He put
pilings in, he put the original dock
and he put the original bulkhead in.
And I was there for all of that. And
what I'd like to say is, those pilings
in the waterway have always been there
since my grandfather put them in, not
in their original state, but over the
years obviously repaired, but he was
the one that placed them there. And
even though today, I don't think that
his fishing vessel could get in on the
172 side of our property because of
pilings that's placed there. He
certainly would have parked his boat
on either side of the dock and used
those tie offs. When he wasn't using
them, we had a very large sailboat
that Mr. Harrington used to come and
leave his sailboat on our dock.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 And -- and I think you have a picture
3 of just very early on in '67, a
4 picture of a skip or a dingy tethered
5 to the piling, the most inner most
6 piling on the pulley. I was the kid
7 that after the rain would have to
8 pulley the rowboat in or the skip. I
9 would take a milk jug and throw, you
10 know, it out. So I'm very concerned
11 that the only waterway that's being
12 taken a look at right now is 178
13 Waterway. When you take a look at, I
14 think it's Exhibit A, I think it's --
15 there's a -- there's a survey
16 delineation of where the property
17 point from my property are and they
18 are official monumented metes and
19 bounds property on either side of my
20 property. I have 52.9 feet and it
21 directly conflicts with 178 Sterling
22 Street and those pilings are right in
23 my waterway. And they are right on
24 the edge of 178 Sterling Street's
25 waterway as you pull it out from their

1 **BOT REGULAR SESSION ~ 7/24/25**

2 bulkhead. We have not seen a survey.
3 I have not seen it's staked where,
4 yes, that corner of that bulkhead is
5 actual metes and bounds of the survey.
6 I don't know if you have seen a survey
7 where there are monumented or staked
8 points that says, yep, this is 230
9 feet and this is where the corner of
10 their property is. I don't know if it
11 really makes much of a difference now.
12 The docks are where they are. I'd
13 like the applicants to have their
14 docks input, but I'd like our pilings
15 to stay where they are. And it will
16 not hurt the applicant because they
17 have to move and put -- not move, but
18 they have to put three new pilings in
19 and they have to put them in closer to
20 their dock just to be on the safe
21 side.

22 Now, when I mentioned that I was
23 pinched on the 172 side, I am pinched.
24 There is a floating dock about three
25 to four feet, three and half feet off

1 **BOT REGULAR SESSION ~ 7/24/25**

2 the property line. There is a
3 floating dock that's piled and a boat
4 parks on that floating dock directly
5 in front of my waterway. Not always
6 big ones, sometimes it's just Zodiac,
7 but it's there and it pinches me. And
8 that furthest most piling on their
9 waterway pinches our access. And yes,
10 our dock is historically angled, but
11 when we go to redo our dock, I'm
12 certain that I will have to redo it
13 and I'm certain I will have to
14 straighten it out, so I am not in
15 danger of 172's waterway. And maybe I
16 can get some pilings over there, so I
17 can use that side of the dock.

18 But in saying that, I will
19 before you and you will see that my
20 waterway has been pinched, infringed
21 on or just in general, there are other
22 things that are in our waterway.
23 Those pilings happen to be in our
24 waterway. And I get it if it were on
25 the line of 178's, but it's been in

1 **BOT REGULAR SESSION ~ 7/24/25**

2 our waterway for a very long time.
3 And you have to take into account that
4 that is our waterway also, not just
5 178s. And when I spoke to the Army
6 Corps of Engineers, spoke to Chris
7 Mange [phonetic] and he said to me a
8 number of things of importance to me.
9 He said, it does not matter how many
10 pilings are in the area where you all
11 need to tie off from, they are not
12 looking at the amount of pilings. He
13 said, they could leave those pilings
14 there and it will not impact their
15 application. They can go ahead and do
16 their application with no further
17 interference at the DEC and Army Corps
18 of Engineer level. And he said, the
19 other point is, the DEC and the Army
20 Corps, they don't verify ownership.
21 They just ask that when you apply, you
22 verify that your application is
23 correct, so they absolve themselves
24 from knowing who and what. They just
25 want to know, you know, is your

1 **BOT REGULAR SESSION ~ 7/24/25**

2 application correct to your knowledge?
3 And I'm certain that that is why we do
4 not care whether those pilings stay or
5 not, if there is a dispute or if I am
6 asking for my pilings to stay.
7 They're the only pilings we have at
8 this point. I can't put it on the
9 other side because of how many pilings
10 are right there on the 172 side. It's
11 very tight there. And my dock does
12 angle. And it will not hurt the
13 applicant at all to leave those there.
14 And I just don't understand what would
15 be the harm. Their's have to be
16 closer to the dock. And I really I
17 feel that I -- well, that's basically
18 it.

19 I wanted to look at my notes
20 because I don't want to forget
21 anything. I think I said pretty much
22 all I can say. Except to say, please
23 take a look at my property point.
24 It's easy. Take a straight edge, pull
25 it out and look at what's in my

1 **BOT REGULAR SESSION ~ 7/24/25**

2 waterway because it's a lot of what
3 is -- it's a lot of what is in 178's
4 waterway, so to speak. Thank you.

5 MAYOR STUESSI: Thank you.

6 Is there anybody else that would
7 like to speak on this public hearing
8 with regard to the docks?

9 AUDIENCE MEMBER: Not to the
10 docks. It's a short --

11 MAYOR STUESSI: This is only --
12 we are in a public hearing now. It's
13 related to the dock.

14 AUDIENCE MEMBER: It's just a
15 car that's been left for a year and a
16 half and I went to the police and they
17 told me only all of you can have it
18 towed out. I have pictures of the
19 car.

20 MAYOR STUESSI: Okay. You can
21 step over and give the information to
22 Candace, she will take care of it.

23 AUDIENCE MEMBER: Thank you so
24 much.

25 (Whereupon, there was inaudible,

1 **BOT REGULAR SESSION ~ 7/24/25**

2 indecipherable cross-talk amongst the
3 parties present.)

4 MAYOR STUESSI: Is there anybody
5 else who would like to speak on the
6 public hearing? One more, Mr. Bergen.

7 DAVID BERGEN: Yeah. David
8 Bergen, Sol Searcher Consulting,
9 Cutchogue, New York, on behalf of the
10 applicants.

11 Just since the attorney just
12 brought it up, it was mentioned last
13 week that this is a mixed-use area and
14 there's plenty of floating docks
15 greater than six by twenty within
16 Stirling Creek, but I also wanted to
17 point out that they are over in Gull
18 Pond also. There's a lot of floating
19 docks there that are greater. In
20 fact, probably around the same length
21 as this one, so it is common to have
22 this area of floating docks that are
23 greater than six by twenty in
24 residential floating docks.

25 Thank you.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 MAYOR STUESSI: Is there anybody
3 else that would like to speak on this
4 item for the public hearing?

5 (There was no response amongst
6 the members of the public.)

7 MAYOR STUESSI: Is there a
8 motion from the Board?

9 TRUSTEE DOUGHERTY-JOHNSON: I
10 just wanted to bring up that I know we
11 talked about putting this on the
12 website, but I don't think it actually
13 happened.

14 MAYOR STUESSI: We were
15 discussing this as part of the new
16 protocol for the Board in our August
17 session.

18 TRUSTEE PHILLIPS: So are we
19 leaving this open --

20 MAYOR STUESSI: That's what I'm
21 asking.

22 TRUSTEE PHILLIPS: -- or do we
23 need a resolution to leave the public
24 hearing Wetlands Permit Application
25 open from -- to our -- to the next

1 **BOT REGULAR SESSION ~ 7/24/25**

2 work session, which is going to be
3 held on August 21st?

4 TRUSTEE DOUGHERTY-JOHNSON:

5 Second.

6 MAYOR STUESSI: All in favor.

7 (Whereupon, there was a
8 unanimous, affirmative vote of the
9 Board.)

10 MAYOR STUESSI: Motion carries.

11 We will take public comment on
12 any other matters if anybody would
13 like to speak.

14 Lorraine.

15 LORRAINE KREAHLING: Lorraine
16 Kreahling, 157 Central Avenue in
17 Greenport. I just have a few
18 concerns. And I'll try to make it
19 brief.

20 One is, I am concerned about the
21 lack of access to being able to now
22 drop someone off at the train. I
23 mean, it's really wonderful, Webster
24 doesn't have -- or William Street
25 doesn't have cars on it anymore, but

1 **BOT REGULAR SESSION ~ 7/24/25**

2 when you bring an elderly person to
3 the train with your car, they can no
4 longer really get close to the walkway
5 up to the train. So I just -- I don't
6 understand the whole, you know, way
7 that this amount of land was seeded to
8 North Fork bearing, you don't have to
9 explain it to me, I'm just expressing
10 it. I have a very real concern that
11 passengers no longer have an easy
12 access to the walkway from a car.

13 The other concern is back to the
14 dock at the end of Bay Avenue. We
15 greatly appreciate, Mayor, that you
16 sought to getting rid of the visitors
17 sign. There is still a concern about
18 the safety. I mean, we understand you
19 can't post that this is a swimming
20 dock because of liability reasons, but
21 it's a very well used swimming dock,
22 really almost all day during the
23 summer. And it's -- unless someone
24 posts that, please, do not tie up
25 here, boats continue to tie up and

1 **BOT REGULAR SESSION ~ 7/24/25**

2 also come in quickly and swimmers are
3 very hard to see, as you know. I
4 mean, we try to use the inner
5 alleyway, but I'm not sure what the
6 answer to that is. One of the things,
7 I talked to one of the harbor people
8 and perhaps you can arrange to have
9 parking at the marina and charge a
10 very minimal amount, which the amount
11 could then be sent, you know, to put
12 in a fund for rebuilding the -- the
13 lost visitors dock.

14 I also just want to mention, we
15 got a water alert yesterday, I believe
16 it was yesterday, from the Village. A
17 critical water alert. And I think
18 that the Village -- I brought this up
19 a couple of years ago to really think
20 about not permitting swimming pools.
21 I mean, I like to say, when I came to
22 this Village, I swum in every pool in
23 the Village. I can no longer say
24 that. So I think that swimming pools
25 really use a lot of water and we have

1 **BOT REGULAR SESSION ~ 7/24/25**

2 a lot of water all around us. I don't
3 quite get that.

4 And I think that's it. One
5 other thing, but I forgot. Thank you.

6 MAYOR STUESSI: Thank you,
7 Lorraine. I appreciate the time you
8 took along with the Deputy Mayor and
9 myself when we met with you and some
10 others.

11 KEVIN QUILLIN: Kevin Quillin,
12 181 Fifth Street.

13 I'm just trying to figure out,
14 we've been over and over it again
15 about the speed bump over on Fifth
16 Street --

17 MAYOR STUESSI: Funny you should
18 ask. I'm going to interrupt you. So
19 our contractor is doing that when they
20 do their next batch of work, which is
21 the North Street paving. And I
22 reached out to him yesterday and he
23 committed to getting back to me before
24 the end of next week, but it's --

25 KEVIN QUILLIN: He reached out

1 **BOT REGULAR SESSION ~ 7/24/25**

2 to you, does that mean we are going to
3 get it or --

4 MAYOR STUESSI: Yes. The
5 Village Board had already approved it
6 and it was scheduled as part of the
7 next phase of Village paving after the
8 ferry. They did all the ferry work
9 and then they got North Street and
10 together with North -- there's a few
11 paths they're doing.

12 KEVIN QUILLIN: So how long
13 before we get it?

14 MAYOR STUESSI: I can let you
15 know by tomorrow.

16 KEVIN QUILLIN: All right.
17 Because I witnessed about three weeks
18 ago, I saw a mother and her two little
19 kids going across, going down by your
20 house, just made it across the road
21 and another person came down going 60
22 miles an hour, blasted every stop
23 sign. And somebody is going to get
24 killed and I'm getting tired of
25 yelling off the porch all the time for

1 **BOT REGULAR SESSION ~ 7/24/25**

2 people to slow down. I called the
3 police department, it might be a half
4 an hour later somebody shows up. But
5 something has got to be done.

6 MAYOR STUESSI: I have seen them
7 doing some --

8 KEVIN QUILLIN: Yeah. You
9 probably heard me out there yelling.

10 MAYOR STUESSI: I have seen them
11 and I know the chief is still putting
12 cars over in that area.

13 KEVIN QUILLIN: But they're not
14 putting on the side roads. I've
15 looked. At the very end of the road,
16 when they are already slowing up when
17 they get to the main road. They need
18 to put people out there. I've talked
19 to them before, too, and nothing is
20 getting done. Somebody is going to
21 get killed.

22 MAYOR STUESSI: I'll be glad to
23 follow up with them.

24 KEVIN QUILLIN: Another thing, I
25 was wondering, we go for a lot of

1 **BOT REGULAR SESSION ~ 7/24/25**

2 walks by the boardwalk down by the
3 port and I noticed that the lighting
4 that they have on the boardwalks, they
5 are all about three inches down. Is
6 there anybody that can fix those
7 before you get a lawsuit?

8 MAYOR STUESSI: We actually did
9 some repairs on it. And we've seen
10 that it sunk down again, so we are
11 working on bringing somebody else in
12 to work on that.

13 KEVIN QUILLIN: One other thing,
14 down Fifth Street Park, it used to be
15 nice down there. I looked at pictures
16 tonight with Marisa and John, when
17 they fixed the place up and they had
18 it nice and beautiful down there.
19 When you go down there now, there's a
20 lot of garbage. And if you look along
21 the outskirts, it's full of poison ivy
22 and weeds that are like three foot
23 high. Now, is that something that you
24 just don't have enough help with the
25 Village that they don't have a weed

1 **BOT REGULAR SESSION ~ 7/24/25**

2 wacker or they're not capable of
3 pulling a weed or --

4 MAYOR STUESSI: They do. The
5 team is stretched thin on a lot of
6 different things. I know that it's on
7 the schedule. One of the things we
8 are looking down there is replacing --
9 replacing the fence.

10 KEVIN QUILLIN: They break those
11 up all the time to use as firewood,
12 too.

13 MAYOR STUESSI: Well, we are
14 looking at a different type of
15 fencing, because that split rail, as
16 you see, if you put in a new one,
17 somebody comes and knocks it down
18 right away.

19 And you will also notice there
20 are also signs in Spanish that went up
21 this week, too, which I talked to John
22 about.

23 KEVIN QUILLIN: Just little
24 things like that, it's an eyesore down
25 there. And the garbage and the weeds.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 And another thing I just noticed
3 like when the Village comes around,
4 they pick up all the debris, which is
5 great, they pick it up every two
6 weeks, but maybe we can have these
7 guys pick up a rake once in while and
8 just rake the rest instead of leaving
9 the logs out in the middle of the
10 road, so when you get down, it's
11 coming up and hitting underneath your
12 car. They just watch it the payload
13 lift it up, put it in the truck and
14 then rest of them just walk back and
15 get in the truck. They leave all the
16 debris in the middle of the road. I
17 mean, it's just a little common sense
18 to take a rake out and help out.

19 MAYOR STUESSI: Thank you. I'll
20 let you know on Friday with regards to
21 that.

22 Yes, ma'am.

23 WILLA APPEL: Hi. I'm Willa
24 Appel, 110 Bay Ave.

25 MAYOR STUESSI: Good to see you

1 **BOT REGULAR SESSION ~ 7/24/25**

2 again.

3 WILLA APPEL: Hi. And I'm also
4 here to speak about the Bay Avenue
5 dock issue. And I know you're working
6 session discussed this issue. And
7 just to fill other people in, that
8 once the regular visitor's dock was
9 closed, the Village officials decided
10 to designate the dock at the end of
11 Bay Avenue as the new visitor --
12 replacement for the visitors dock.
13 This was done without any consultation
14 with local residents. And apparently
15 without knowing the history of that
16 Bay Avenue dock, which was provided to
17 Villagers after construction, the
18 Stirling Cove Company has effectively
19 removed any water access to the
20 Village in this part of Greenport, so
21 that's the background.

22 Earlier this summer, Village
23 officials put up a large sign at the
24 end of the dock, which was highly
25 visible to boaters, that said that

1 **BOT REGULAR SESSION ~ 7/24/25**

2 this was a visitors dock. At the same
3 time word got circulated, I'm not sure
4 how, that there was a replacement dock
5 that could accommodate four 25 foot
6 boats and a new pretty unstable ladder
7 was quickly installed to presumably to
8 accommodate boaters. So the boaters
9 began to appear, tying up their boats
10 in front of the existing usable
11 ladder, thus blocking access to the
12 water to -- for swimmers and also
13 creating other safety concerns.

14 After a petition was started by
15 upset residents protesting these
16 developments, the Mayor and Deputy
17 Mayor met with us about 12 days ago,
18 agreed to move the sign and to remove
19 the unsafe ladder. Since then, the
20 sign was removed, and the ladder,
21 which I'm afraid is a lawsuit about to
22 happen, that could happen, hasn't been
23 removed yet. But this progress,
24 however welcome, has not solved the
25 problem. Boaters still think that

1 **BOT REGULAR SESSION ~ 7/24/25**

2 that Bay Avenue dock is a visitors
3 dock. I went for a swim the other day
4 and a boat had parked there and said,
5 you know, this really is not the
6 visitors dock. They said, but there
7 was a sign for a visitors dock. I
8 said, it's perfectly understandable
9 that you would think it's a visitors
10 dock, but it was mistake and it isn't.

11 But what I think is going to
12 happen is, since the word is out that
13 this is the new replacement dock,
14 boaters are going to keep coming and
15 using it. And unless something is
16 done pretty quickly, it's going to
17 become kind of an established usage
18 and it's going to be really very
19 difficult to undo.

20 So I have a couple of
21 suggestions: One is, can you put up a
22 sign at the end of the dock, visible
23 to boaters that reads, not the
24 visitors dock. And then the "not" has
25 to be much visible and larger than

1 **BOT REGULAR SESSION ~ 7/24/25**

2 visitors dock portion, so they just
3 don't see visitors dock again, but
4 they get that it's not the visitors
5 dock.

6 And then the other suggestion is
7 that whatever means of communication
8 you originally used to let people know
9 that this was a replacement dock, use
10 those same means of communication to
11 indicate that this not a visitors
12 dock. And, again, please do this
13 quickly because the longer it remains
14 uncorrected, the more entrenched the
15 belief will become that Bay Avenue is
16 a visitors dock.

17 Thank you.

18 MAYOR STUESSI: Thank you.

19 Anybody else that would like to
20 speak?

21 BRENT PELTON: Good afternoon.
22 Brent Pelton, 300 Main Street. About
23 11 years ago I purchased Stirling
24 Square and this year we are
25 celebrating our 10 year anniversary

1 **BOT REGULAR SESSION ~ 7/24/25**

2 with American Beech.

3 And going back to the visitor
4 dock, just I don't know if anyone has
5 picked up family or friends from the
6 train by boat at the visitors dock,
7 the old visitors dock, but that gave
8 you a real sense of like, wow, this is
9 a really great place. If you just
10 come off the train and you pick them
11 up. Again, it's a real disservice to
12 have lost the ability to have the
13 visitors dock that is tied into the
14 Shelter Island Ferry, that it's tied
15 to the train from the City, tied into
16 the Jitney. It just made sense. If
17 you wanted to pick up family or
18 friends, you can do so using the
19 visitors dock down by the marina, down
20 by the train station. And it made
21 sense. It's good for business.
22 People from Shelter Island would come
23 over and have dinner at Greenport
24 restaurants. And so I think that it
25 would make a lot of sense to

1 **BOT REGULAR SESSION ~ 7/24/25**

2 reestablish the visitors dock.

3 I've been somewhat concerned
4 about the state of the Village
5 affairs. My understanding is that the
6 Building Department is getting to be
7 fully functioning again. And my
8 understanding is that we have a
9 Village Administrator ad out or
10 something of that sort. And it's -- I
11 just am concerned that people are
12 putting in applications and not
13 hearing back. And we can't become a
14 Village of no. We have way too many
15 empty store fronts right now to be a
16 Village of no. We need to be
17 encouraging businesses to invest in
18 this area. We have a sewer plant, we
19 have a power plant, we have wonderful
20 access to the train, the busses, to
21 the water. We need to utilize these
22 assets to power the growth of
23 Greenport for the future. And I don't
24 know if it's the zoning law changes
25 that were put into effect two years

1 **BOT REGULAR SESSION ~ 7/24/25**

2 ago that are driving the vacancies,
3 but I think maybe it's time to look at
4 those zoning changes, see if we need
5 to get a consultant in to see if they
6 really are doing -- working in the
7 community's best interests. We really
8 need to see are we -- is the community
9 growing? Are we providing jobs for --
10 for people who want to work? I am
11 concerned about -- Matt Michael has
12 been a tenant with 1943 Pizza, was in
13 Stirling Square. He's a great guy.
14 He has a successful business that's
15 been operating for more than ten years
16 in the Village. He employees people
17 year-round. Has a great business.
18 And a complete success story. He
19 purchased a lot a block away and he
20 submitted several, numerous plans to
21 the Village. And I'm just concerned
22 that there has been a lot of no and
23 not enough to work with him and other
24 applicants to allow progress to take
25 place.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 So I'm not here with the
3 answers. I'm wondering if it makes
4 sense to look back at the zoning
5 changes and see if we need to bring in
6 a consultant to see if the changes
7 that were made really were made in the
8 best interests of promoting growth
9 within the Village. It's in all of
10 our interests to make sure that the
11 Village -- the Business District is
12 full and vibrant. And I'm concerned
13 that the parking restriction and
14 certain conditions are making it very
15 difficult for business owners to
16 invest successfully in the Village.

17 So thank you. I know that you
18 all are very vested and given your
19 heart and soul to this Village and I'm
20 just hoping we can all work together
21 to make sure this is a vibrant place,
22 too.

23 MAYOR STUESSI: Thank you. The
24 Deputy Mayor spoke on the visitors
25 dock at our in last work session,

1 **BOT REGULAR SESSION ~ 7/24/25**

2 that's something the Village Board
3 continues to work. We also spoken to
4 the Business Improvement District, as
5 you heard, is sitting on funding about
6 paying attention and helping with
7 this.

8 As it relates to any pending
9 applications, those are moving
10 through, you know, quickly. We have
11 one for a pizza parlor right over by
12 VEME Studios to open up. And that's
13 in front of planning right now and the
14 hotel is in process.

15 Anecdotally I'll tell you, I
16 have spent some time with a bicycle
17 shop operator who very much wanted to
18 open something here. Introduced him
19 to a number of different folks. I
20 think he toured a total of seven
21 different vacant properties and not a
22 one of them had no parking required
23 for them whatsoever, that was one
24 thing that the Committee and Mary Bess
25 Chair spent a lot of time working, and

1 **BOT REGULAR SESSION ~ 7/24/25**

2 the Village Board did. We loosened
3 the parking restrictions a number of
4 ways and ultimately it was a rent
5 issue. And it was surprising we
6 couldn't even get the folks to agree
7 to do a summer pop-up for number of
8 the businesses.

9 But more work needs to be done.
10 And I would encourage you also to work
11 with Business Improvement District on
12 this issue, too.

13 BRENT PELTON: Thank you.
14 Absolutely.

15 MAYOR STUESSI: Bridget.

16 BRIDGET ELKIN: Good evening,
17 Mayor Stuessi, Deputy Mayor Brennan,
18 Trustees. My name is Bridget Elkin
19 and I reside at 135 Bay Avenue as a
20 full-time resident.

21 I'm here tonight to discuss the
22 state of our Village, specifically its
23 Commercial District. It's crucial to
24 understand that Greenport's vibrancy
25 isn't accidental. It's the result of

1 **BOT REGULAR SESSION ~ 7/24/25**

2 successive ways of entrepreneurial
3 spirit that every five to ten years
4 have pushed our Village forward.
5 These have strengthened its unique
6 brand and made it the asset that it
7 is, the entire community is today.

8 If you had moved to Greenport
9 ten years ago in 2015, you would have
10 found a downtown alive with inspired
11 business community. Sarah was well
12 into her third year at First and
13 South, Brent had bought Stirling
14 Square a year prior and was just
15 opening American Beech Restaurant and
16 Hotel. Owner Marc LaMaina, who
17 initially opened Lucharitos in 2012,
18 just expanded into the neighboring
19 store, doubling the size of his
20 Village favorite Mexican eatery. Rita
21 moved her successful retail store by
22 New Branch to Front Street, which
23 remains today. A little over a year
24 before that, in July 2014, Ian and his
25 wife opened up Little Creek Oyster

1 **BOT REGULAR SESSION ~ 7/24/25**

2 Farm, transforming the former Bake
3 Shop on Blue Lake Alley into a you
4 shuck oyster bar. Kimberly's Harbor
5 Pet moved into the former White's
6 Hardware Store. Matt opened 1943
7 Pizza Bar, and later, in partnership
8 with Evan, a craft cocktail bar, Brix
9 & Rye. Lizzie and her father Michael
10 were celebrating their second year in
11 business as The Times Vintage in the
12 former Suffolk Times newspaper
13 building. This eccentric bunch of
14 entrepreneurs came in and started a
15 new important wave in Greenport,
16 attracted by the businesses that came
17 before them and set the backbone for
18 this Village. The Weathered Barn
19 opened by Rena and Jason debuted in
20 2011. In 2010, (indecipherable),
21 owned by Peter and Anthony opened. As
22 did Noah's, where Chef Noah and his
23 wife Sunita focused on locally sourced
24 ingredients and farm-to-table dining.
25 Rich and John's iconic brewing company

1 **BOT REGULAR SESSION ~ 7/24/25**

2 opened in the Old Firehouse on
3 Carpenter Street in July 2009. Stick
4 with me. Robby, current owner and
5 executive chef of Frisky Oyster, which
6 opened in 2002, was highlighted in a
7 Forbes article in 2011, entitled,
8 America's Prettiest Towns, showcasing
9 Greenport.

10 Angela, who opened Sweet
11 Indulgences in 1992 and Patty who
12 opened D'Angelo's Leather in 1986
13 together made a pact to keep their
14 stores open year-round. And of
15 course, Aldo's Coffee company has been
16 a Village fixture since 1987, now
17 under new ownership honoring the
18 legacy and unwavering community-minded
19 business approach of Aldo himself.

20 They are many more I can
21 mention, but each of these influxes of
22 new entrepreneurs represented a
23 distinct wave of downtown development,
24 building on the Greenport brand that
25 was established before them. These

1 **BOT REGULAR SESSION ~ 7/24/25**

2 individuals of these business were
3 just not adding storefronts, they were
4 responding to market demands,
5 injecting new energy, attracting
6 visitors and solidifying Greenport's
7 reputation as a vibrant destination.
8 They were drawn by existing successes
9 contributing to the dynamic cycle of
10 growth. This historical context --
11 longwinded, I'm sorry -- is vital as
12 we discuss the current challenges and
13 future priorities.

14 The Greenport we live, work,
15 shop and dine in today is grappling
16 with an identity crisis. In my view,
17 we've lost our way. We ave empty
18 storefronts, some of which are not the
19 direct fault from this administration,
20 but are a result of a perfect
21 post-COVID storm that was clearly
22 forecasted and frankly, one that we
23 should have all seen coming.

24 A contributing factor to this
25 perfect storm are the zoning code

BOT REGULAR SESSION ~ 7/24/25

changes we made to Chapter 150 two years ago. Like the moratorium, they were reactive in nature, rushed and lacked database analysis with input from third parties.

Consider half the businesses I just mentioned, if their applications for new ventures were put before our Planning Board today, they would face significant financial and legislative hurdles, many of which would be insurmountable for these entrepreneurs to overcome. Instead of streamlining our code to attract and incentivize the type of development we want, we are coding and legislating for the worst-case scenarios, creating unintended barriers to the very entrepreneurial spirit that has historically defined us. We can all agree we don't want formula businesses in town. And the code explicitly addresses that by making them a conditional use.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 However, our current code's
3 definition of a large significant
4 business, think Pip's, infringe
5 requirements, make it extremely
6 challenging to open a cafe, even the
7 size of Aldo's anywhere other than an
8 existing cafe or restaurant space.
9 This inadvertently makes existing
10 restaurant spaces too valuable and it
11 increases their rents and it stifles
12 opportunities for businesses to shift
13 locations within town or expand. As
14 Lucharitos successfully did in its
15 early years and as Matt Michael is
16 trying to do now.

17 Our dated parking requirements
18 are being used as a tool to say no.
19 They directly contradict the Village's
20 stated call for safer streets and less
21 traffic and improve flow. While most
22 villages and towns and cities around
23 the world are removing parking
24 requirements, Greenport is doubling
25 down on them. If Brent were to go to

1 **BOT REGULAR SESSION ~ 7/24/25**

2 the Planning Board today and apply to
3 put just American Beech Hotel rooms
4 and restaurant on the former Emilio's
5 site, by the way, the former Emilio's
6 site is twice the size as Stirling
7 Square, he would be required to put in
8 forty-plus parking spaces, paving over
9 half of that lot with heat absorbing
10 black top. If this sounds hyperbolic,
11 please go take a look at Matt
12 Michael's last application to develop
13 this site. A site which last held a
14 pizzeria.

15 I spoke at this podium many
16 times before asking us to rethink our
17 obsession with parking. We have maybe
18 40 days of the year, where for six
19 hours of those days parking is tricky.
20 We should not be giving up valuable
21 land to house cars, when one can find
22 multiple parking spots via 325 days of
23 the year. An engineering firm did a
24 \$40,000 parking study in the summer of
25 2023 in conjunction with an

BOT REGULAR SESSION ~ 7/24/25

application in front of a Planning Board. This report found that on the weekend after July 4th, specifically, Saturday, July 8th and 9th, there were 40 available municipal parking spots during each half-hour increment between 10:00 a.m. and 10:00 p.m., including the most intense increment of traffic between 3:00 and 3:30p.m. Twenty of those spots were within a few hundred yards on the corner of Front and Main. The parking problem is a perception problem.

In closing, the relationship between Greenport residents and our Commercial District is and always must be symbiotic. We cannot view one in isolation from the other. When we, as residents -- when we, as residents, show a greater pride in our Village, our visitors will naturally mirror that behavior. It's clear that the issues predates this Board, but it is equally clear that this Board has a

1 **BOT REGULAR SESSION ~ 7/24/25**

2 unique position to address them. You
3 hold the reigns of our Village's
4 future. As we revisit the LWRP, we
5 practically take the opportunity to
6 revisit and modernize our zoning code
7 to attract the next generation of
8 talented entrepreneurs. By doing so
9 collectively, we can aim to flatten
10 seasonality curb and build a more
11 sustainable Greenport for year-round
12 living.

13 Thank you.

14 MAYOR STUESSI: Is there anybody
15 else that would like to speak this
16 evening? Matt.

17 MATTHEW MICHAEL: Good evening.
18 Matthew Michael, 400 Main Street.
19 I'll try not to be too redundant here.

20 I hardly ever come to the
21 Village anymore. And not because I
22 don't want to, but because I'm very
23 discouraged by the process and
24 numerous setbacks I face when
25 attempting to develop 400 Main Street.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 It's exhausting trying to explain to
3 everyone why my property sits empty
4 and decrepit. I hate it just as much
5 as everyone else. I did vacation in
6 Greenport and its surrounding area and
7 it's been unwavering since I moved
8 here 20 years ago. I was 23 then. I
9 love it here. Unlike -- like many
10 other people who come here, I saw
11 opportunity to become part of this
12 great community. The support I
13 received when I started my pizza truck
14 was overwhelming. Everyone was so
15 helpful. They recommended me, got my
16 parties passed, you know, sent the
17 word out and I really got to know
18 everyone here and love everyone. I
19 worked at The Frisky Oyster for many
20 years. I established myself in this
21 community and I don't want to leave.
22 I like it here. I felt the same after
23 opening up 1943 Pizza Bar. I didn't
24 think anyone would come in. I opened
25 the door thinking it was going to be a

1 **BOT REGULAR SESSION ~ 7/24/25**

2 prep space for my pizza truck and the
3 next thing I know, I had to hire for
4 or five more people, ten, twenty
5 people. And then we opened Briz &
6 Rye, same success. I -- you know,
7 it's been great here.

8 After years of renting space
9 from a friend, I thought it was time
10 to own my own property, so I looked at
11 400 Main Street. And the vision
12 behind this purchase was to create a
13 larger restaurant space with adequate
14 parking, year-round housing, which is
15 crucial for staff improvement and
16 retention. We were growing. And in
17 order to keep people living and
18 working in Greenport, we had to grow,
19 too. The community's enthusiasm for
20 this project was clear. And still now
21 I'm committed to upholding the quality
22 and consistency that define my
23 businesses in Stirling Square and I
24 hope to move forward.

25 My goal is straightforward. I

1 **BOT REGULAR SESSION ~ 7/24/25**

2 want to establish a moderate-size
3 restaurant, approximately 30 to 40
4 percent larger than my current
5 establishment. And I want to
6 incorporate several residential units,
7 which you all said you want. This
8 should be a viable project for the
9 Village.

10 Unfortunately, due to various
11 delays and the moratorium, I still
12 find myself at a standstill.
13 Constructing what is being requested
14 by this code and by the Village, I did
15 have meetings with representatives
16 from the Village. It is not really in
17 my best interests. It's financially
18 infeasible and not viable for a
19 business standpoint. The first
20 iteration of the plan would have
21 required 50 more parking spaces, just
22 as a reminder. And despite the effort
23 I put into each set of development
24 process, I am always left feeling
25 frustrated and confused. I question

1 **BOT REGULAR SESSION ~ 7/24/25**

2 my progress that is hampered by delays
3 and unclear communication and why I
4 must undertake development studies,
5 such as parking and traffic
6 assessments when they have already
7 been conducted at a significant cost.
8 I'm keen on engaging in constructive
9 dialogue with the Village and seeking
10 clear guidance to navigate these
11 challenges. Despite previous
12 discussions with Village
13 representatives, I do feel I am very
14 limited to what I can build contrary
15 to my vision.

16 Without substantial changes to
17 the code, proceeding with construction
18 or selling my property at this time
19 are not viable. Leaving me with only
20 one option, which is to leave it
21 vacant and wait.

22 Thank you for your time.

23 MAYOR STUESSI: Thank you, Matt.

24 ERIC ELKIN: Eric Elkin, 135 Bay
25 Avenue.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 I have some written remarks that
3 I am going to read. I just, one
4 comment I want to make about the
5 parking requirements and changes to
6 the zoning code, it is true that
7 elements of them were made less
8 restrictive, but I think it's worth
9 noting that for a property that
10 effectively can't accommodate parking
11 spot, writing into code that it
12 doesn't have that parking spot,
13 doesn't really move the needle in any
14 meaningful way. And that was the case
15 for a large amount of them. And
16 again, I do acknowledge that there was
17 some effort involved put into
18 eliminating the parking requirements
19 for the smallest of businesses and
20 lots. So I will just read some
21 remarks here.

22 When the conversation about
23 reducing the speed limit arose in
24 2017, the central theme was
25 Greenport's identity as a walkable

1 **BOT REGULAR SESSION ~ 7/24/25**

2 Village. The Village embraced and
3 promoted that idea and it remains
4 widely supported. I don't find many
5 people that are trying to sort of
6 shoot that idea down. It's time to
7 reaffirm that identity. Not as a
8 slogan or as a promotional tool, but
9 as a guided principal as to how we
10 approach mobility and planning.
11 Walking and biking should be a core of
12 Greenport's lifestyle. And we should
13 encourage visitors to embrace that
14 culture. This isn't about restricting
15 access. Residents still rely on our
16 cars for countless daily needs and we
17 must accommodate emergency services
18 and deliveries and accessibility. But
19 rethinking how we move through the
20 Village is ultimately about enhancing
21 the quality of life for every one.

22 Our current parking requirements
23 undermine that goal. They reduce
24 livability, strain environmental
25 sustainability and place unrealistic

1 **BOT REGULAR SESSION ~ 7/24/25**
2 burdens on small businesses.
3 Especially as our code often
4 mischaracterizes what a small business
5 even is. In effect, we continue to
6 prioritize cars over people and deepen
7 our dependence on them. If
8 centralized parking is limited during
9 peak tourism, alternatives will
10 naturally emerge. More cars won't
11 drive prosperity and they certainly
12 don't improve lives for residents.
13 More parking just invites more
14 congestion during our most overcrowded
15 weeks. And the only way to
16 meaningfully address traffic and flow
17 is to reduce the incentive to bring
18 cars in the town in the first place.
19 And one of the purest ways to do that
20 is not provide them a place to park.
21 Our local residents already know the
22 handful of summer weekends when a
23 quick spot downtown is almost
24 impossible to find. With that in
25 mind, our zoning code should actively

1 **BOT REGULAR SESSION ~ 7/24/25**

2 encourage in-town stays. The closer
3 people are to things they want to do,
4 the less they will need a car. Hotels
5 shouldn't be feared. They should be
6 welcomed and encouraged to offer
7 adjacent services as they are
8 essential to creating a more vibrant
9 year-round commercial center in the
10 decades ahead. These hotels, like
11 much of our housing stocks and some of
12 our restaurants, sit empty in the
13 winter because the valued proposition
14 of an off-season visit or even
15 year-round living feels lacking. Now
16 I understand that that might sound
17 blunt, but it does reflect a
18 real-world challenge that we face as a
19 Village. And as a year-round
20 resident, as much as I love living
21 here, I am honest about some of these
22 limitations and I am honest about some
23 of the limitations that people who
24 would love to be here more might
25 perceive.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 The cost of living is high,
3 off-season amenities are scarce. It's
4 hard to run a business 50 weeks a year
5 when you are only profitable for --
6 for when you're not profitable for 35
7 of them. So we are faced with a
8 chicken-and-egg dilemma. If you build
9 it, will they come in the winter? I
10 would argue that with proper planning
11 and Village governance, the rise in
12 remote work absolutely changes the
13 equation. And it should change the
14 way we think about economic viability.
15 We should strive to attract more
16 residents whose income isn't tied to
17 our local economy, but you can still
18 live here full-time and contribute to
19 it economically, socially and
20 civically.

21 Many of the changes we are
22 experiencing in our community reflect
23 broader societal shifts and global
24 economic forces. We need the
25 discipline to accept what is beyond

1 **BOT REGULAR SESSION ~ 7/24/25**

2 our control and focus our energy where
3 we can make the greatest impact.
4 Richard and I talk about this stuff at
5 nauseam at home. And one of the
6 things we always come back to is this
7 sort of conflating what is happening
8 broadly in communities like ours all
9 across the country and what is
10 happening because of our actions right
11 here. And I think sometimes we might
12 try to digest ideas or legislate to
13 address national, international shifts
14 and it's not to say useless, but maybe
15 our efforts could be better spent
16 focused on -- on other things.

17 So the long overdue update to
18 our zoning code is the opportunity to
19 address this directly. What we need
20 now is a pragmatic honest conversation
21 about how we make Greenport a thriving
22 attracted year-round community
23 destination for residents, visitors
24 and businesses alike.

25 I am a student of history. I

1 **BOT REGULAR SESSION ~ 7/24/25**

2 cherish it. I love hearing about
3 Greenport's history and I have only
4 been her for about 11 years of it.
5 But I will say, what made Greenport
6 economically viable 60, 70, 80 years
7 ago were its middle class, is largely
8 not available to us today, so we have
9 to be honest about what the 21st
10 century holds and find a way to have a
11 year-round population thrive here
12 today.

13 Thank you.

14 MAYOR STUESSI: Thank you.

15 DAVID KAPPELL: Mr. Mayor,
16 Members of the Board, my name is David
17 Kappell. I reside at 225 Fourth
18 Street in Greenport. And I run a
19 business that I established in 1981 on
20 400 Front Street.

21 Two years ago, I published an
22 op-ed in the Suffolk Times that
23 predicted the massive rezoning then
24 being rushed through by the Board
25 without any formal planning basis

1 **BOT REGULAR SESSION ~ 7/24/25**

2 would do major damage to the Greenport
3 Business District and would do nothing
4 but exacerbate sever housing
5 affordability crisis that is forcing
6 so many of our friends, family,
7 neighbors to leave the Village for
8 lack of opportunity.

9 Two years later, with the new
10 zoning adopted, the Village is in an
11 alarming state of decline, resulting
12 directly from this Board's actions.
13 With over a dozen vacant stores, we
14 are experiencing the highest
15 commercial vacancy rate in at least 25
16 years. Several important proposals
17 for redevelopment of key sites are
18 either dead or mired in delay
19 resulting from mismanagement of the
20 Building Department and confusion over
21 how complicated new zoning
22 requirements, parking in particular,
23 should be applied to the new business
24 development.

25 Just last week, the owners of

1 **BOT REGULAR SESSION ~ 7/24/25**

2 the Greenporter Hotel withdrew an
3 application that they had filed to add
4 a third floor after waiting a year for
5 the Village simply to decide which
6 Board to refer them to. The owners
7 have informed me that they had a
8 budget of a stunning \$30 million for
9 the project. This would have been the
10 single largest capital investment in
11 Greenport in decades. Investments
12 like this are critical to maintaining
13 the growing tax base that all
14 municipalities rely on to restrain
15 property tax increases.

16 Matt Michael, a young homegrown
17 success story and owner of the former
18 Desiderio's Pizza site at the corner
19 of Main and Central, has for years
20 been stymied in his quest to develop a
21 property with a restaurant and retail
22 on the first floor and desperately
23 needed new housing on the upper
24 stories of the new building.

25 These failures can be directly

1 **BOT REGULAR SESSION ~ 7/24/25**

2 attributed to the onerous new parking
3 requirements in the new zone. These
4 requirement have created an
5 impossibility of performance for the
6 vast majority of properties that are
7 simply too small to comply.

8 In the alternative, the code
9 sets out astronomical payment-in-lieu
10 of parking fees and requires costly
11 parking studies that present barriers
12 that are literally impossible to
13 overcome for the average new business
14 startup in Greenport.

15 Furthermore, there are no
16 practical opportunities for these fees
17 to be used by the Village to expand
18 municipal parking supply without
19 demolishing existing buildings or
20 building a parking garage.

21 In other words, to "tear down a
22 park and put up a parking lot."

23 Low and behold, the increasing
24 number of stores going vacant are
25 blighting the Business District in a

1 **BOT REGULAR SESSION ~ 7/24/25**

2 way that we thought we had long ago
3 left behind. This scenario is classic
4 "Back to the Future."

5 In 1990, the Village Board had
6 the wisdom recognize that the parking
7 requirement enforced at that time was
8 strangling the Business District, just
9 as it is today, and had the foresight
10 to eliminate it. This Board should do
11 the same immediately.

12 As for housing, although the
13 Village promised to quickly follow up
14 the rezoning with initiatives to
15 expand the stock of affordable
16 housing, nothing has happened other
17 than lip service combined with
18 inaction. Some solutions are easy,
19 like liberalizing the process for
20 adding accessory dwelling units to
21 existing housing. Others will require
22 more planning, like seizing the
23 opportunity to add apartments over
24 stores in the one-story buildings that
25 dominate the north side of Front

1 **BOT REGULAR SESSION ~ 7/24/25**

2 Street between First and Third
3 Streets.

4 What is needed is a
5 professionally guided planning process
6 that this Board chose not to undertake
7 two years ago.

8 Meanwhile, how about helping
9 Matt Michael create the housing he
10 proposed for his site?

11 Continued inaction will only
12 solidify the downward spiral
13 threatening to undermine the
14 successful revitalization that so many
15 of us invested in and worked for years
16 to bring about.

17 What's more important for the
18 people and the future of Greenport, a
19 place to live and raise a family, or a
20 place to park your car?

21 Thank you.

22 MAYOR STUESSI: Thank you.

23 Is there anybody else that would
24 like to speak this evening? All
25 right. We will move on for

1 **BOT REGULAR SESSION ~ 7/24/25**

2 resolutions then. Thank you to
3 everybody for being here.

4 TRUSTEE DOUGHERTY-JOHNSON:
5 Resolution 07-2025-2: Resolution
6 adopting the July 2025 agenda as
7 printed.

8 So moved.

9 DEPUTY MAYOR BRENNAN: Second.

10 MAYOR STUESSI: All in favor.

11 (Whereupon, there was a
12 unanimous, affirmative vote of the
13 Board.)

14 MAYOR STUESSI: Motion carries.

15 DEPUTY MAYOR BRENNAN: Number
16 7-2025-3: Resolution accepting the
17 monthly report of the Greenport Fire
18 Department, Village Administrator,
19 Village Treasurer, Village Clerk,
20 Village Attorney, Mayor and Board of
21 Trustees.

22 So moved.

23 TRUSTEE PHILLIPS: Second.

24 MAYOR STUESSI: All in favor.

25 TRUSTEE DOUGHERTY-JOHNSON:

1 **BOT REGULAR SESSION ~ 7/24/25**

2 Discussion. I was just going to ask
3 about the Building Department report
4 and also the code enforcement. I know
5 we did have one.

6 MAYOR STUESSI: Yeah. I had
7 mentioned at the work session that you
8 were having an issue and we are still
9 dealing with (indecipherable) for
10 tracking everything and we are
11 actually going to have to go get our
12 own system now, which we just found
13 out in town because of it. So we are
14 putting something together handwritten
15 and put altogether. I had mentioned
16 that last week.

17 TRUSTEE DOUGHERTY-JOHNSON: And
18 that would also include code
19 enforcement?

20 MAYOR STUESSI: Yeah.

21 DEPUTY MAYOR BRENNAN: So the
22 last report had some Building
23 Department information and --

24 MAYOR STUESSI: It had permits
25 on it.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 DEPUTY MAYOR BRENNAN: Not
3 violations?

4 MAYOR STUESSI: Correct. Yeah.

5 TRUSTEE DOUGHERTY-JOHNSON: Mary
6 Bess, did you want to say something?

7 TRUSTEE PHILLIPS: No. I second
8 it.

9 MAYOR STUESSI: All in favor.

10 (Whereupon, there was a
11 unanimous, affirmative vote of the
12 Board.)

13 MAYOR STUESSI: Motion carries.

14 TRUSTEE PHILLIPS: Resolution
15 07-2025-4: Resolution authorizing
16 Treasurer Brautigam to perform
17 attached budget amendment 6535, to
18 appropriate general fund reserves to
19 fund the repair of the Mitchell Park
20 Carousel and directing that budget
21 amendment 6535 be included as part of
22 the formal meeting minutes of the July
23 24, 2025 Board of Trustees.

24 So moved.

25 TRUSTEE DOUGHERTY-JOHNSON:

1 **BOT REGULAR SESSION ~ 7/24/25**

2 Second.

3 DEPUTY MAYOR BRENNAN:

4 Discussion. The -- this budget
5 amendment is for what? The latest
6 invoice?

7 MAYOR STUESSI: Yes. The final
8 invoice, which includes North Fork
9 Welding on it as well. The North Fork
10 Welding is sub to WRF.

11 DEPUTY MAYOR BRENNAN: Okay. So -- go
12 ahead.

13 TRUSTEE PHILLIPS: I was going
14 to say, who did the certified payroll
15 then? The company -- the company that
16 did the carousel?

17 MAYOR STUESSI: WRF, they did it
18 with North Fork Welding.

19 TRUSTEE PHILLIPS: Okay. All
20 right. They paid North Fork Welding?

21 MAYOR STUESSI: They are paying.
22 I don't know that the check has gone
23 out. We are making certain that they
24 are paid before we pay them any
25 remainder. And that was the only sub.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 They had a separate contractor as
3 well, who did the wood refabrication
4 and most of the installation of the
5 beams.

6 TRUSTEE PHILLIPS: So what was
7 the total amounts? I think perhaps we
8 asked it before, the total amount of
9 the budget that was created? That
10 included all of the requirements?
11 Because it just seems that the budget
12 amendment seems to be coming after the
13 fact.

14 MAYOR STUESSI: Adam sent a
15 summary to the Board. I don't
16 remember the numbers. Adam is not
17 here this evening, so I don't know. I
18 can't recall.

19 DEPUTY MAYOR BRENNAN: My
20 recollection was that the change --
21 there was a change order and the final
22 bill was dramatically higher than what
23 it was.

24 MAYOR STUESSI: I say it was
25 about 30,000 more than what the

1 **BOT REGULAR SESSION ~ 7/24/25**

2 original expectation was because of
3 the labor, we needed to pay.

4 DEPUTY MAYOR BRENNAN: Right.
5 So why -- why did the builder or the
6 contractor for the Village not
7 anticipate that it would be a
8 prevailing wage? That seems to be a
9 big bump up.

10 MAYOR STUESSI: My understanding
11 was that it was communicated clearly
12 to them and they provided an estimate,
13 but they didn't calculate that in
14 their estimate.

15 DEPUTY MAYOR BRENNAN: That
16 leaves the Village in a difficult
17 spot, having such a large extra for
18 something that they should have
19 anticipated.

20 TRUSTEE PHILLIPS: It was also
21 supposed to be a certification for
22 minority and the DWPV sub, certain
23 codes in the state that we have to
24 have on projects. But this didn't go
25 out to bid, so if we did this on an

1 **BOT REGULAR SESSION ~ 7/24/25**

2 emergency situation, if I remember
3 correctly.

4 MAYOR STUESSI: Correct.

5 DEPUTY MAYOR BRENNAN: We have
6 to pay the vendor obviously. The
7 carousel is repaired, which is great.
8 It's just that it seems like an
9 unnecessary surprise, you know,
10 prevailing wages.

11 MAYOR STUESSI: I think some of
12 it comes from dealing with somebody
13 who is less experienced in dealing
14 directly with municipalities. Most of
15 their work is with private foundations
16 and other repairs they do, as I
17 understand it.

18 TRUSTEE PHILLIPS: There is a
19 weakness within the Village that I've
20 noticed over the years because in the
21 past, where there's been projects,
22 because I was doing the abstract
23 reviews or I was the --
24 double-checking, we would reach out to
25 the contractors and remind them that

1 **BOT REGULAR SESSION ~ 7/24/25**

2 they have to do the prevailing wage.

3 MAYOR STUESSI: I can assure you
4 that the Village team, whether it's
5 Bill, Adam, Rick, all of them are very
6 careful to do that.

7 TRUSTEE PHILLIPS: And I'm sure
8 they are. But I've never actually
9 seen it where they give the
10 contractors a list of the required
11 documents. I think that's something
12 I've never seen them do when we
13 have -- after we do a bid, we have
14 certain requirements.

15 MAYOR STUESSI: What is in our
16 bid specifications? You know, maybe
17 we can do something else for anything
18 that doesn't require a bid, but, you
19 know, it's clear in the communication.

20 TRUSTEE DOUGHERTY-JOHNSON: Can
21 we talk about the horses with the
22 caution tape on them? Are those like
23 just to not let people sit on them or
24 do they actually need repair?

25 MAYOR STUESSI: No. The -- they

1 **BOT REGULAR SESSION ~ 7/24/25**

2 had a few issues with the way those
3 two move up and down, so they are
4 sending something back to take a look
5 at it.

6 TRUSTEE DOUGHERTY-JOHNSON: Is
7 that going to be an additional
8 expense?

9 MAYOR STUESSI: No. We have
10 somebody else that's taking a look at
11 it. It's a minor expense.

12 DEPUTY MAYOR BRENNAN: So for
13 our bidding requirements list have a
14 list of requirements, this -- this did
15 not go out to bid because it was
16 an emergency?

17 MAYOR STUESSI: Yeah. We had
18 two groups that we were able to even
19 get ahold of that did this kind of
20 work on the east coast. As you
21 recall, one of them turned us down
22 flat because they just didn't have the
23 time to be able to do it. This one
24 actually took the amount of time to
25 get it done. We were very fortunate

1 **BOT REGULAR SESSION ~ 7/24/25**

2 they were able to see us in the
3 scheduling to get reopened for the
4 summer. Otherwise we would still be
5 sitting here without the carousel in
6 the middle of the summer.

7 DEPUTY MAYOR BRENNAN: Yeah. So
8 I think we talked about this with
9 other contracting things, whether it
10 was for insurance addendum
11 verification, leave waivers.

12 MAYOR STUESSI: Seems to me
13 that's the best way to handle this.
14 We can create some sort of form that
15 is acknowledged signing to this
16 specifically for anything that goes
17 out that's not part of the bid for
18 anybody that they don't offer
19 responsibility for. That would be my
20 recommendation.

21 TRUSTEE PHILLIPS: That was my
22 suggestion that we need to create
23 something so there's a true
24 communication because sometimes when
25 you get the staff, they don't

1 **BOT REGULAR SESSION ~ 7/24/25**

2 understand what's going on. Believe
3 me, I worked with Billy and Adam in
4 the past on other contracts that need
5 to have prevailing wage and Billy has
6 always been --

7 MAYOR STUESSI: This is Rick,
8 too. Everybody has been on the
9 Village a long time, so they could not
10 have been more clear. But I think out
11 of abundance of clarity, to get a
12 signature on it moving forward would
13 be helpful. We can talk to legal
14 about it separately you know.

15 Call a vote? All in favor?

16 (Whereupon, there was a
17 unanimous, affirmative vote of the
18 Board.)

19 MAYOR STUESSI: Motion carries.

20 TRUSTEE DOUGHERTY-JOHNSON:
21 Resolution 07-2025-5: Resolution
22 authorizing Treasurer Brautigam to
23 perform attached budget transfer
24 number 6537, to reallocate funds from
25 the Transmission Rights expense line

1 **BOT REGULAR SESSION ~ 7/24/25**

2 to the Repair of Generator expense
3 line, and directing that budget
4 amendment 6537 be included as part of
5 the formal meeting minutes of the July
6 24, 2025 meeting of the Board of
7 Trustees.

8 Second -- so moved.

9 DEPUTY MAYOR BRENNAN: Second.

10 MAYOR STUESSI: All in favor.

11 (Whereupon, there was a
12 unanimous, affirmative vote of the
13 Board.)

14 DEPUTY MAYOR BRENNAN:
15 Resolution 07-2025-6. Resolution
16 authorizing Treasurer Brautigam to
17 perform attached budget transfer 6533
18 to reallocate funds from the
19 Recreational Administration expense
20 line to the Law Contractual expense
21 line, directing the budget amendment
22 number 6537 be included as part of the
23 formal meeting minutes of July 24,
24 2025 meeting of the Board of Trustees.

25 So moved.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 TRUSTEE PHILLIPS: Second.

3 And I have a question: They're
4 taking this out of the Recreational
5 Administrative expense line, is that
6 the one covered -- covering the
7 manager's position? Is it -- I mean,
8 we are taking money out of the
9 personnel section to put it into
10 legal, where are we going to be at the
11 end of the year when --

12 MAYOR STUESSI: Adam was
13 comfortable that by pulling out of
14 here that there would not be any
15 issues.

16 TRUSTEE PHILLIPS: Okay.

17 MAYOR STUESSI: All in favor.

18 (Whereupon, there was a
19 unanimous, affirmative vote of the
20 Board.)

21 MAYOR STUESSI: Motion carries.

22 TRUSTEE PHILLIPS: Resolution
23 07-2025-7: Resolution approving the
24 attendance of Treasurer Brautigam to
25 the annual NYCOM training conference

1 **BOT REGULAR SESSION ~ 7/24/25**

2 to be held September 14th through
3 September 19, 2025 in Lake Placid, New
4 York, with a conference fee of \$570,
5 and lodging not to exceed \$254 per
6 night, plus all applicable travel and
7 meal costs in accordance with the
8 Village of Greenport Travel Policy; to
9 be expensed from account number
10 A.1325.400 (Treasurer Contractual
11 Expense).

12 So moved.

13 TRUSTEE DOUGHERTY-JOHNSON:
14 Second.

15 MAYOR STUESSI: All favor.

16 (Whereupon, there was a
17 unanimous, affirmative vote of the
18 Board.)

19 TRUSTEE DOUGHERTY-JOHNSON:
20 Resolution 07-2025-8: Resolution
21 authorizing the Village of Greenport
22 to conduct a lottery to award a
23 maximum of 15 deer hunting permits, by
24 bow and arrow only, as per New York
25 State Hunting Regulations, in the

1 **BOT REGULAR SESSION ~ 7/24/25**

2 designated zones of Moore's Woods.
3 Lottery submissions will be accepted
4 at Village Hall from August 1, 2025
5 through September 30, 2025. Hunting
6 season begins October 1st through
7 January 31, 2026, and further
8 approving any and all revised Village
9 of Greenport rules overall for the
10 Deer Management program.

11 So moved.

12 DEPUTY MAYOR BRENNAN: Second.
13 And discussion. I have a question for
14 Candace. Is it the -- can you just
15 remind me, is this an increase in the
16 number of permits?

17 VILLAGE CLERK: It was an
18 increase from last year, but we are
19 keeping it consistent this year. So
20 in the past, only one permit was
21 issued per zone. And this way it's --
22 it's first come first served. So
23 still one person in there at a time,
24 but it's not restricted to that one
25 person. The community, I got a lot of

1 **BOT REGULAR SESSION ~ 7/24/25**

2 feedback last year that that was kind
3 prohibitive for people who want to
4 hunt to just have one person per zone
5 as opposed to running it this way.

6 DEPUTY MAYOR BRENNAN: Thanks
7 for the reminder.

8 TRUSTEE DOUGHERTY-JOHNSON: And
9 the rules are the same from last year?

10 VILLAGE CLERK: Yeah, the rules
11 are the same. So that -- actually
12 that last portion should not be there
13 because nothing has updated for last
14 year. I think this resolution was
15 just carried over, so I apologize for
16 that.

17 DEPUTY MAYOR BRENNAN: I think
18 it doesn't matter if that sentence
19 stays in there.

20 TRUSTEE PHILLIPS: No. It --

21 MAYOR STUESSI: I think they did
22 very well last year. Thank you for
23 all your work on it and for getting
24 Joe to work on it.

25 VILLAGE CLERK: Yeah. He was

1 **BOT REGULAR SESSION ~ 7/24/25**

2 super helpful.

3 MAYOR STUESSI: And obviously we
4 lost part of the hunting area with the
5 Mini Railroad, that zone was taken out
6 as well.

7 All in favor.

8 (Whereupon, there was a
9 unanimous, affirmative vote of the
10 Board.)

11 MAYOR STUESSI: Motion carries.

12 DEPUTY MAYOR BRENNAN:
13 Resolution 07-2025-9: Resolution
14 ratifying the hiring of Josephine
15 Dorothea Kruk as a part-time Park
16 Attendant 1 to work at the Village
17 Carousel and Mini Railroad, at a pay
18 rate of \$16.50 per hour, effective
19 June 21, 2025.

20 So moved.

21 TRUSTEE PHILLIPS: Second.

22 MAYOR STUESSI: All in favor.

23 (Whereupon, there was a
24 unanimous, affirmative vote of the
25 Board.)

1 **BOT REGULAR SESSION ~ 7/24/25**

2 MAYOR STUESSI: Motion carries.

3 TRUSTEE PHILLIPS: 07-2025-10:
4 Resolution ratifying the hiring of
5 Melissa Amedon as a part-time Park
6 Attendant 1 to work at the Village of
7 Greenport Carousel, at a pay rate of
8 \$16.50 per hour, effective July 21,
9 2025.

10 So moved.

11 TRUSTEE DOUGHERTY-JOHNSON:
12 Second.

13 MAYOR STUESSI: All in favor.
14 (Whereupon, there was a
15 unanimous, affirmative vote of the
16 Board.)

17 TRUSTEE DOUGHERTY-JOHNSON:
18 Resolution 07-2025-11: Resolution
19 ratifying the hiring of Nelson
20 Shedrick as a part-time Park Attendant
21 1 to work at the Village of Greenport
22 Carousel and Mini Train, at a pay rate
23 of \$16.50 per hour, effective June 21,
24 2025.

25 So moved.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 DEPUTY MAYOR BRENNAN: Second.

3 MAYOR STUESSI: All in favor.

4 (Whereupon, there was a
5 unanimous, affirmative vote of the
6 Board.)

7 MAYOR STUESSI: Motion carries.

8 DEPUTY MAYOR BRENNAN:
9 Resolution 07-2025-12: Resolution
10 ratifying the hiring of Henry
11 Alexander Chapeton as a part-time
12 Recreation Aid to work at the Village
13 of Greenport Summer Camp at a pay rate
14 of \$16.50 per hour, effective June 30,
15 2025.

16 So moved.

17 TRUSTEE PHILLIPS: Second.

18 MAYOR STUESSI: All in favor.

19 (Whereupon, there was a
20 unanimous, affirmative vote of the
21 Board.)

22 TRUSTEE PHILLIPS: Resolution
23 07-2025-13: Resolution approving the
24 attendance of Clerk Hall to the annual
25 NYCOM training conference, to be held

1 **BOT REGULAR SESSION ~ 7/24/25**

2 from September 14th through September
3 19, 2025, in Lake Placid, New York,
4 with a conference fee of \$570, and
5 lodging not to exceed \$254 per night,
6 plus all applicable travel and meal
7 costs in accordance with the Village
8 of Greenport Travel Policy to be
9 expensed from account number
10 A.1410.400 (Clerk Contractual
11 Expense).

12 So moved.

13 TRUSTEE DOUGHERTY-JOHNSON:
14 Second.

15 MAYOR STUESSI: All in favor.

16 (Whereupon, there was a
17 unanimous, affirmative vote of the
18 Board.)

19 MAYOR STUESSI: Motion carries.

20 TRUSTEE DOUGHERTY-JOHNSON:
21 Resolution 07-2025-14: Resolution
22 hiring of Pail E. Parks, the Third, as
23 a full-time laborer with Wastewater
24 Treatment Plant Helper, at a pay rate
25 of \$20.60 per hour, effective August

1 **BOT REGULAR SESSION ~ 7/24/25**

2 1, 2025. All health insurance and
3 other full-time benefit provisions
4 specified in the current contract
5 between the Village of Greenport and
6 CSEA Local 1000 apply to this hiring,
7 as does the standard 26-week Suffolk
8 County Civil Service probationary
9 period.

10 So moved.

11 DEPUTY MAYOR BRENNAN: Second.

12 MAYOR STUESSI: All in favor.

13 (Whereupon, there was a
14 unanimous, affirmative vote of the
15 Board.)

16 MAYOR STUESSI: Motion carries.

17 DEPUTY MAYOR BRENNAN:
18 Resolution 07-2025-15: Resolution to
19 adopt the following Village HR
20 Policies (2025 draft and revisions):

21 * Employee Exit Policy.

22 * Expression of Breast Milk in
23 the Workplace Policy.

24 Equal Employment Opportunity
25 Americans with Disability Act Policy.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 So moved.

3 TRUSTEE PHILLIPS: Second.

4 MAYOR STUESSI: All in favor.

5 (Whereupon, there was a
6 unanimous, affirmative vote of the
7 Board.)

8 MAYOR STUESSI: Motion carries.

9 TRUSTEE PHILLIPS: Resolution
10 07-2025-16: Resolution approving an
11 annual salary increase of four percent
12 for Deputy Village Clerk Jeanmarie
13 Oddon, effective July 23, 2025.

14 So moved.

15 TRUSTEE DOUGHERTY-JOHNSON:

16 Second.

17 MAYOR STUESSI: All favor.

18 (Whereupon, there was a
19 unanimous, affirmative vote of the
20 Board.)

21 MAYOR STUESSI: Motion carries.

22 TRUSTEE DOUGHERTY-JOHNSON:
23 Resolution 07-2025-17: Resolution to
24 approve Mayor Stuessi signing the
25 renewal contract between the Village

1 **BOT REGULAR SESSION ~ 7/24/25**

2 of Greenport and McBride Consulting &
3 Business Development Group.

4 So moved.

5 DEPUTY MAYOR BRENNAN: Second.

6 TRUSTEE DOUGHERTY-JOHNSON:

7 Discussion. Do we have a date they
8 may come to talk to the Board? We've
9 been trying to --

10 MAYOR STUESSI: It sounds like
11 it's going to be September, not the
12 August meeting. But I -- yeah, not
13 the August meeting. But I will
14 confirm that to everybody. We got a
15 number of things in August with the
16 Business Improvement District.

17 TRUSTEE DOUGHERTY-JOHNSON:

18 Okay.

19 DEPUTY MAYOR BRENNAN: When does
20 the renewal take place? When does
21 their contract end?

22 MAYOR STUESSI: I believe it was
23 May.

24 DEPUTY MAYOR BRENNAN: So we are
25 already into the --

1 **BOT REGULAR SESSION ~ 7/24/25**

2 MAYOR STUESSI: Correct. We've
3 been month to month.

4 TRUSTEE PHILLIPS: I understand
5 from some discussions from Jane
6 Williams and Suzie Donovan that they,
7 along with Deputy Mayor Brennan, have
8 been working very hard on the LWRP.
9 And sometimes the lack of
10 communication from his company guiding
11 us to what they are working on. I
12 understand we've been rather pleased
13 with the work, although we would like
14 an invoice as to what is going on.

15 My next question is --

16 MAYOR STUESSI: Yeah. We
17 discussed last month, Mary Bess,
18 during out last meeting, the prior
19 one, they were very clear that they
20 would be spelling everything out on
21 it. Yes, there's been a lot of
22 meetings with them in regard to the
23 LWRP that Patrick has been sharing and
24 we are waiting on these housing
25 applications as well, which we have

1 **BOT REGULAR SESSION ~ 7/24/25**

2 resolutions for tonight.

3 TRUSTEE PHILLIPS: Before --
4 before I had a chance to finish, what
5 I would like to put on the table is, I
6 would like to see the final sewer
7 report provided to us because EFC has
8 announced a fair amount of funding and
9 I would hope that they along with
10 perhaps we hire a consultant come
11 start putting the project ready and
12 thoughts into what needs to be done at
13 the sewer plant, so that we can try to
14 apply for some of the EFC money that's
15 out there. That is what my next
16 comment was going to be.

17 MAYOR STUESSI: It's a very good
18 point. And there's a couple of other
19 opportunities that we are going to
20 want to take a look at, including the
21 Sandy Beach, which we have extensions
22 for a year later, beyond this sort of
23 plan work to -- to --

24 TRUSTEE PHILLIPS: As I said,
25 the EFC is how we manage to upgrade

1 **BOT REGULAR SESSION ~ 7/24/25**

2 the sewer plant back in 2009 and 2010,
3 so -- and it was because we were
4 proactive in having some projects that
5 we were actually able to present as
6 the announcement for the funding came
7 up, I would like to see us get back
8 into that position.

9 MAYOR STUESSI: Agreed.

10 All in favor.

11 (Whereupon, there was a
12 unanimous, affirmative vote of the
13 Board.)

14 MAYOR STUESSI: Motion carries.

15 DEPUTY MAYOR BRENNAN:

16 Resolution 07-2025-18: Resolution to
17 approve the public assembly
18 application received from Reverend
19 Wimberly on behalf of the Long Island
20 district AME Zion Church to host a
21 church service and church meeting at
22 5th/6th Street Beach on August 23,
23 2025 between 8:00 a.m. and 2:00 p.m.

24 So moved.

25 TRUSTEE PHILLIPS: Second.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 MAYOR STUESSI: All in favor.

3 (Whereupon, there was a
4 unanimous, affirmative vote of the
5 Board.)

6 MAYOR STUESSI: Motion carries.

7 TRUSTEE PHILLIPS: Resolution
8 07-2025-19: Resolution to approve the
9 public assembly application to
10 received from the Greenport Fire
11 Department to host a department picnic
12 at 6th Street Beach, Sunday -- excuse
13 me -- Saturday, August 30, 2025 form
14 9:00 a.m. to 5:00 p.m., including the
15 set up and clean up of the event.

16 So moved.

17 MAYOR STUESSI: Discussion.

18 TRUSTEE DOUGHERTY-JOHNSON:
19 Second.

20 MAYOR STUESSI: Sorry.
21 Discussion. Aren't we missing --
22 doesn't the Fire Department serve
23 alcohol at this event?

24 DEPUTY MAYOR BRENNAN: Yeah. So
25 I reached out to the chief just before

1 **BOT REGULAR SESSION ~ 7/24/25**

2 the meeting started. He would like us
3 to modify the resolution to include a
4 suspension of the open container law,
5 so what I'd like to do is add on to
6 the resolution as it was read and add
7 another sentence to it. So I am going
8 to use Resolution 25 as the language
9 here. So this is in addition to the
10 resolution as read, and it will also
11 authorize the suspension of the open
12 container law of the Village of
13 Greenport, Section 35-3B and 35-3C of
14 the Greenport Village code.

15 So moved.

16 MAYOR STUESSI: Is there a
17 second?

18 TRUSTEE DOUGHERTY-JOHNSON: Can
19 I ask a question? It's not completely
20 about this.

21 DEPUTY MAYOR BRENNAN: We need a
22 second.

23 TRUSTEE DOUGHERTY-JOHNSON:
24 Second. Sure.

25 So for the open container, we

1 **BOT REGULAR SESSION ~ 7/24/25**

2 specifically -- like -- we
3 specifically suspend it? I know we
4 are talking about noise at the mass
5 assemblies the other day.

6 TRUSTEE PHILLIPS: It's the same
7 thing as --

8 TRUSTEE DOUGHERTY-JOHNSON: So I
9 mean logically to me, we are
10 suspending other rules that we
11 normally have, shouldn't we be
12 specifically suspending that?

13 TRUSTEE PHILLIPS: It's all
14 within the mass assembly permit, there
15 should be restrictions --

16 TRUSTEE DOUGHERTY-JOHNSON:
17 Right. I know this a larger thing and
18 maybe not --

19 MAYOR STUESSI: Well, the mass
20 assembly, you brought this up at a
21 previous meeting, the mass assembly
22 permits specifically talk about
23 amplified music or whatever else.

24 TRUSTEE DOUGHERTY-JOHNSON: But
25 it also asked about alcohol, so then

1 **BOT REGULAR SESSION ~ 7/24/25**

2 we specifically suspend a specific
3 code. I'm just saying --

4 MAYOR STUESSI: Brian, what are
5 your thoughts on that?

6 VILLAGE ATTORNEY: If you're not
7 suspending it, it's still in effect,
8 so if something that you recognize
9 going forward that is something that
10 needs to be addressed, then address it
11 in your motion.

12 VILLAGE CLERK: Our application
13 doesn't have any mention of amplified
14 music in the current application.

15 DEPUTY MAYOR BRENNAN: I don't
16 know on this particular event if there
17 is including music.

18 TRUSTEE DOUGHERTY-JOHNSON: I
19 was making it -- I mean, it just seems
20 to me the logic of it we specifically
21 suspend that code and we may want to
22 do other ones in the future.

23 MAYOR STUESSI: At the last work
24 session we said we need to do some
25 more work on mass assembly permits.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 DEPUTY MAYOR BRENNAN: It makes
3 sense. Mr. Buchanan has been bringing
4 this up saying, are we going to be
5 enforcing our noise ordinance during
6 these events? And we had a meeting
7 with some of the folks around the
8 basketball court. And I, perhaps
9 incorrectly, was assuming that the
10 mass assembly permit governed and that
11 it included music and things. And it
12 was -- by the nature of the approval
13 that we were basically suspending the
14 noise ordinance.

15 MAYOR STUESSI: Right. It's
16 what we do with every single permit.

17 DEPUTY MAYOR BRENNAN: Right,
18 but counsel is saying we need to be
19 more specific.

20 VILLAGE ATTORNEY: And then I
21 would add to your motion, your
22 sentence that you added to the motion.
23 Just to be clear that the
24 authorization to suspend the open
25 container law is during the approved

1 **BOT REGULAR SESSION ~ 7/24/25**

2 picnic hours.

3 DEPUTY MAYOR BRENNAN: Okay. So
4 this doesn't -- so the hours that we
5 are stipulating here included set up
6 and clean up. So what do you mean by
7 the approved picnic hours?

8 VILLAGE ATTORNEY: Whatever time
9 you decide because otherwise by saying
10 it, we don't have a set time, who
11 knows what somebody may be
12 interpreting that as being a longer
13 period of time than you intended.

14 TRUSTEE PHILLIPS: Well, I think
15 just whatever, the 9:00 to 5:00 should
16 work, it just covers it. It gets
17 confusing.

18 DEPUTY MAYOR BRENNAN: Can we
19 add to the resolution then? The --
20 the suspension of the open container
21 law will apply only to the event
22 period, which is shown as 9:00 a.m. to
23 5:00 p.m., is that adequate?

24 VILLAGE ATTORNEY: That's fine.
25 I would say it this way, and authorize

1 **BOT REGULAR SESSION ~ 7/24/25**

2 the suspension of the open container
3 law of the Village of Greenport,
4 sections 35-B, 35-C, the Village of
5 Greenport code during the approved
6 picnic hours.

7 DEPUTY MAYOR BRENNAN: So moved.

8 TRUSTEE DOUGHERTY-JOHNSON:

9 Second.

10 MAYOR STUESSI: All in favor.

11 (Whereupon, there was a
12 unanimous, affirmative vote of the
13 Board.)

14 MAYOR STUESSI: Motion carries.

15 TRUSTEE DOUGHERTY-JOHNSON:

16 Resolution 07-2025-20: Resolution to
17 approve the public assembly
18 application received from Jefferson
19 Temple COGIC Church to host a church
20 service, baptism and picnic at 6th
21 Street Beach Sunday, August 10, 2025,
22 from 9:00 a.m. to 5:00 p.m.

23 So moved.

24 DEPUTY MAYOR BRENNAN: Second.

25 THE COURT: All in favor.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 (Whereupon, there was a
3 unanimous, affirmative vote of the
4 Board.)

5 MAYOR STUESSI: Motion carries.

6 DEPUTY MAYOR BRENNAN:
7 Resolution 07-2025-21: Resolution to
8 approve the public assembly
9 application received from Reverend
10 Wimberly on behalf of Clinton Memorial
11 AME Zion Church to host a worship
12 service and picnic at the 5th/6th
13 Street Beach on Sunday, September 14,
14 2025, from 8:00 a.m. to 2:00 p.m.

15 So moved.

16 TRUSTEE PHILLIPS: Second.

17 MAYOR STUESSI: All in favor.

18 (Whereupon, there was a
19 unanimous, affirmative vote of the
20 Board.)

21 TRUSTEE PHILLIPS: Resolution
22 07-2025-22: Resolution to approve the
23 public assembly application received
24 from Arlene Klein on behalf of the
25 Paul Drum Life Experience Project to

1 **BOT REGULAR SESSION ~ 7/24/25**

2 host an event (Annual FunFest) at
3 Mitchell Park in collaboration with
4 the Southold Police Department on
5 Wednesday, August 6, 2025, from 10:00
6 a.m. to noon. The applicant is
7 requesting a waiver of the \$250
8 application fee.

9 So moved.

10 TRUSTEE DOUGHERTY-JOHNSON:

11 Second.

12 MAYOR STUESSI: All in favor.

13 (Whereupon, there was a
14 unanimous, affirmative vote of the
15 Board.)

16 VILLAGE ATTORNEY: Just to be
17 clear, what we said there is that the
18 applicant is requesting a waiver of
19 the fee. Are you granting that
20 waiver?

21 TRUSTEE PHILLIPS: At some
22 point, would you like me to amend it
23 so granting the waiver? I like to
24 amend the resolution 07-2025-22 to
25 read that the applicant is requesting

1 **BOT REGULAR SESSION ~ 7/24/25**

2 a wavier of the \$250 and the Village
3 Board is granting such waiver.

4 So moved.

5 TRUSTEE DOUGHERTY-JOHNSON:

6 Second.

7 MAYOR STUESSI: All in favor.

8 (Whereupon, there was a
9 unanimous, affirmative vote of the
10 Board.)

11 TRUSTEE DOUGHERTY-JOHNSON:

12 Resolution 07-2025-23: Resolution to
13 approve the public assembly
14 application received on behalf of the
15 Paul Life Experience Project to host
16 an event at Mitchell Park in
17 collaboration with Greenport Fire
18 Department on Wednesday, August 27,
19 2025 from 10:00 a.m. to noon. The
20 applicant is requesting a waiver of
21 the \$250 application fee and the
22 Village Board is granting that
23 request.

24 So moved.

25 DEPUTY MAYOR BRENNAN: Second.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 And discussion. Just a reminder that
3 we do need to revisit this, right?
4 Because we talked about this at the
5 work session.

6 TRUSTEE PHILLIPS: We talked
7 about the waiver, we talked about the
8 mass assembly permits, we talked about
9 a lot of things that are connected
10 with this, so I think the fees and the
11 mass assembly permits need to be one
12 discussion at the same time.

13 TRUSTEE DOUGHERTY-JOHNSON: One
14 thing that I -- seems like most of the
15 people just ask for the \$250 fee to be
16 waived, so one option would be to just
17 make it all \$50 and then at least we
18 are getting a little bit of money.
19 Maybe \$250 is a little excessive.

20 TRUSTEE PHILLIPS: We used to
21 have a lower fee and they still asked
22 for --

23 TRUSTEE DOUGHERTY-JOHNSON: But
24 I'm just saying, on all of these and
25 none of the other ones are not asking

1 **BOT REGULAR SESSION ~ 7/24/25**

2 for -- those people are paying the
3 \$250, just a thought. But yeah, we
4 can discuss it further.

5 MAYOR STUESSI: All in favor.

6 (Whereupon, there was a
7 unanimous, affirmative vote of the
8 Board.)

9 MAYOR STUESSI: Motion carries.

10 DEPUTY MAYOR BRENNAN:

11 Resolution 07-2025-24: Resolution
12 approving the public assembly permit
13 application submitted by Kim Loper of
14 Harbor Pet to host the North Fork Dock
15 Diving Weekend at the polo grounds on
16 June 6th and June 7of th 2026, from
17 9:00 a.m. to 5:00 p.m. This
18 family-friendly event will have an
19 entry fee and is scheduled to include
20 food trucks and beverage vendors.

21 So moved.

22 TRUSTEE PHILLIPS: Second. And
23 discussion. I seem to remember that,
24 did we not ask that after a certain --
25 after she was more comfortable with

1 **BOT REGULAR SESSION ~ 7/24/25**

2 the number of vendors she was going to
3 have and have a more definite plan
4 about how the event and that she was
5 going to come back.

6 MAYOR STUESSI: She committed to
7 coming back in response for a further
8 update on it.

9 TRUSTEE PHILLIPS: Do we need to
10 put that in the resolution, Brian?

11 VILLAGE ATTORNEY: I think you
12 can, but it's not required.

13 DEPUTY MAYOR BRENNAN: I thought
14 that is how we left it.

15 MAYOR STUESSI: We agreed. We
16 were going to approve it, but she is
17 required to come back and give an
18 update in six months.

19 TRUSTEE PHILLIPS: It should say
20 that in the resolution, shouldn't it?

21 DEPUTY MAYOR BRENNAN: Yes.

22 MAYOR STUESSI: Approved and the
23 applicant agrees to provide an update
24 to the Board in six months prior to
25 the event.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 VILLAGE ATTORNEY: So the add on
3 is subject to the applicant provide to
4 the Board requested information, which
5 is what?

6 MAYOR STUESSI: Not subject to
7 because that implies that we might
8 take it away. She's spending money.
9 We are just approving it --

10 TRUSTEE PHILLIPS: We need to
11 know --

12 MAYOR STUESSI: -- but she is
13 going to come and provide an update in
14 six months.

15 TRUSTEE PHILLIPS: She was
16 trying to -- just because you weren't
17 here because her main goal was to get
18 to save the date. That's what her
19 main goal was. She didn't have a full
20 plan as to what vendors she was going
21 to have there and how she was going to
22 do the overall event. She didn't --

23 TRUSTEE DOUGHERTY-JOHNSON: I
24 think the main thing was like last
25 year was a fundraiser for the Skate

1 **BOT REGULAR SESSION ~ 7/24/25**

2 Park. It was kind of undetermined as
3 to what the fundraiser is for this
4 year.

5 VILLAGE ATTORNEY: But the
6 question I have then is, are you
7 making it a requirement that she come
8 and speak to you? If it is, then it
9 should be subject to. If it's not a
10 requirement and just a request, then
11 you can use different language.

12 TRUSTEE PHILLIPS: I think we
13 kind of wanted to know what direction
14 because there are other questions,
15 Brian, as far as -- and I have had
16 questions from some people about
17 public lands being used to -- for a
18 private business to profit. If they
19 are not -- and that's another thought
20 to bring up, we need to come up with a
21 policy, which we need to have a
22 discussion and this one I think is
23 probably going to be the first one on
24 the dissection of conversations, but
25 if I remember correctly, I think she

1 **BOT REGULAR SESSION ~ 7/24/25**

2 is under the understanding that was
3 going to be a part of the resolution.

4 MAYOR STUESSI: Yeah. As I
5 suggested, is there anything wrong
6 with it's approved subject to provide
7 an update to the Village Board in six
8 months? Does that make sense to
9 everybody?

10 TRUSTEE BRENNAN: It makes
11 sense, but I think counsel was
12 suggesting that we put in specific
13 things that we want the update to
14 cover.

15 VILLAGE ATTORNEY: If you know
16 what they are, if not, you can leave
17 it general right now.

18 DEPUTY MAYOR BRENNAN: One of
19 the things we discussed was trying to
20 get a greater understanding of whether
21 there was going to be a donation and
22 who the recipient was going to be,
23 right?

24 TRUSTEE PHILLIPS: Yeah. She
25 didn't know that, to which direction

1 **BOT REGULAR SESSION ~ 7/24/25**

2 they were going.

3 DEPUTY MAYOR BRENNAN: Is there
4 anything else?

5 TRUSTEE DOUGHERTY-JOHNSON: No.

6 MAYOR STUESSI: Does somebody
7 wants to amend it?

8 TRUSTEE PHILLIPS: I'll amend
9 it. Brian, you may need to help me on
10 this on.

11 Amending the Resolution
12 07-2025-24 to approve the date of June
13 6, 2026 and June 7, 2026, from 9:00
14 a.m. to 5:00 p.m. for a North Fork Dog
15 Dock Diving Weekend and in six months
16 before the June 6th date, the
17 applicant update the Village Board as
18 to the operation of the event and
19 approve the possible donor of the --
20 who the possible receiver of donations
21 may be.

22 Does that make sense to you?

23 VILLAGE ATTORNEY: So it would
24 be -- it would be an update no less
25 than six months before the event to

1 **BOT REGULAR SESSION ~ 7/24/25**

2 the Village Board with respect to
3 funding and operations.

4 How is that?

5 TRUSTEE PHILLIPS: So moved.

6 TRUSTEE DOUGHERTY-JOHNSON:
7 Second.

8 MAYOR STUESSI: All favor.

9 (Whereupon, there was a
10 unanimous, affirmative vote of the
11 Board.)

12 MAYOR STUESSI: Motion carries.

13 TRUSTEE PHILLIPS: Resolution
14 07-2025-25: Resolution authorizing
15 the suspension of the open container
16 law of the village Greenport for
17 sections 35-3B and 35-3C of the
18 Greenport Village code. Allowing
19 vendors to sell craft beer and local
20 wine within the festival parameters
21 outlined on the application submitted
22 by Kim Loper of Harbor Pet to host the
23 North Fork Dog Dock Diving Weekend at
24 the polo grounds on June 6th and June
25 7th of 2026 from 9:00 a.m. to 5:00

1 **BOT REGULAR SESSION ~ 7/24/25**

2 p.m.

3 So moved.

4 TRUSTEE DOUGHERTY-JOHNSON:

5 Second.

6 MAYOR STUESSI: All in favor.

7 DEPUTY MAYOR BRENNAN: I think
8 we -- discussion.

9 I think we have to confine again
10 the suspension to the hours of the --

11 TRUSTEE PHILLIPS: I will so
12 amend it to -- the suspension will be
13 on the 6th and 7th of 2026 from the
14 hours of 9:00 a.m. to 5:00 p.m.

15 So moved.

16 MAYOR STUESSI: Isn't there --

17 TRUSTEE DOUGHERTY-JOHNSON:

18 Second.

19 Do we also have to add --

20 MAYOR STUESSI: Hold on. It's
21 already there.

22 TRUSTEE DOUGHERTY-JOHNSON: Is
23 it? Do we have to amend it to add in
24 the subject to coming in six months or
25 no?

1 **BOT REGULAR SESSION ~ 7/24/25**

2 VILLAGE ATTORNEY: No. That's
3 the second part. The first part is
4 authorization, so you're good as is.

5 MAYOR STUESSI: It's included.
6 You read it and we have a second.

7 All in favor.

8 (Whereupon, there was a
9 unanimous, affirmative vote of the
10 Board.)

11 MAYOR STUESSI: Motion carries.

12 TRUSTEE DOUGHERTY-JOHNSON:
13 Resolution 07-2025-26: Resolution to
14 approve the public assembly
15 application received from Destiny
16 Salter on behalf of the North Fork Kid
17 Connect Inc. to host a community
18 barbecue and outdoor movie from 2:00
19 to 9:30 p.m. on Saturday, August 16,
20 2025, rain date Sunday, August 17,
21 2025, at 5th/6th Street Beach.

22 So moved.

23 DEPUTY MAYOR BRENNAN: Second.

24 MAYOR STUESSI: All in favor.

25 (Whereupon, there was a

1 **BOT REGULAR SESSION ~ 7/24/25**

2 unanimous, affirmative vote of the
3 Board.)

4 DEPUTY MAYOR BRENNAN:

5 Resolution 07-2025-27: Resolution to
6 approve the public assembly
7 application received from the
8 Greenport Rotary for the annual
9 Halloween Train Ride to take place at
10 the Village Mini Train October 24th,
11 25th and 31st of 2025 from 6:30 to
12 10:30 p.m.

13 So moved.

14 TRUSTEE PHILLIPS: Second.

15 TRUSTEE DOUGHERTY-JOHNSON:

16 Discussion. I just know when we were
17 talking about this before, are we
18 talking three days versus two days, I
19 think we got a letter from the rotary
20 specifying -- I don't totally
21 remember -- specifying that one would
22 be a Village day; is that correct?

23 DEPUTY MAYOR BRENNAN: So the
24 agreement between the Village and the
25 Rotary is that the Rotary can have two

1 **BOT REGULAR SESSION ~ 7/24/25**

2 of their own events on an annual basis
3 and this is three days, and the Rotary
4 asked to consider it as two events as
5 opposed to three separate events. I
6 don't remember the --

7 TRUSTEE DOUGHERTY-JOHNSON: The
8 Mini Train won't be open other hours
9 those days, just those?

10 DEPUTY MAYOR BRENNAN: I believe
11 it's not open. We have someone that
12 can maybe clarify. Would you like to
13 help us with this?

14 RICHARD ISRAEL: I can speak.

15 Good evening. So Richard
16 Israel. My address is 685 Osprey Nest
17 Road in Greenport. I represent the
18 Rotary Club. I am their treasurer.

19 The Halloween, we are trying to
20 expand the Train and get it more
21 notarized. Last year, the Halloween,
22 we had a tremendous, tremendous
23 participation of the community.

24 MAYOR STUESSI: That's a polite
25 understatement, by the way.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 RICHARD ISRAEL: Okay. So on
3 the two days that we had it last year,
4 it coordinated with a Saturday and a
5 Sunday prior, and we had it Halloween
6 night. We had -- I'm going to
7 guesstimate about 800 to 1,000 people
8 come. And we found that because it
9 was the first time that we ran it,
10 that the evening, and it was
11 Halloween, was far greater received
12 than during the day. And if it hadn't
13 been for the participation of the bid
14 and the parade, it probably wouldn't
15 have been half as successful on the
16 day. So as always, the Rotary wants
17 to see the Train prosper, grow an
18 become a major asset for the Village.
19 So we came up with a concept of -- for
20 Halloween, which seems to be the
21 thing, and that time of year, that if
22 we can run it in the evening the week
23 before, and we are kind of lucky this
24 year that it -- Halloween is on a
25 Friday night, so the stars have

1 **BOT REGULAR SESSION ~ 7/24/25**

2 aligned. And what we are really
3 proposing to the Village is that we
4 are going to run it for three nights.
5 We would like to give the proceeds of
6 the ticket sales on Friday night back
7 to the Village, to their coffers.
8 Again, we originally only had asked
9 for a minimum of two nights, if you
10 want to grant us three nights, we
11 would gladly accept it. All of the
12 money that is raised by the Rotary,
13 I'm going to say 70 percent of it goes
14 back right into our community through
15 scholarships and helping local people,
16 local businesses and the like, so I'll
17 leave that up to the Village. But,
18 you know, part of our creed is, is it
19 fair to all concerned? And we looked
20 at it to say, after it was brought to
21 our attention that, sure, our job is
22 to make the Train successful because
23 if you remember also through our
24 obligation between each other, we also
25 received some of the benefit of the

1 **BOT REGULAR SESSION ~ 7/24/25**

2 profit, so it's half a dozen, you
3 know, to the other. So we always try
4 to put the best foot forward and the
5 like.

6 So it's whatever the Board would
7 like. We are probably going to give
8 you Friday's ticket sales. We want to
9 see the Train -- and we are in our
10 early years -- we want it to succeed.
11 We want it to be a good thing on the
12 Village budget, we want it to prosper.

13 TRUSTEE DOUGHERTY-JOHNSON:
14 Thank you.

15 MAYOR STUESSI: Thank you. I
16 just wanted to make mention for the
17 public, I mean, you've really been a
18 champion for this all the way through
19 and it's become a wonderful asset for
20 the community.

21 RICHARD ISRAEL: And we won't
22 stop.

23 MAYOR STUESSI: I know you
24 won't. I know Patrick is -- he is of
25 the committee as well. I think it

1 **BOT REGULAR SESSION ~ 7/24/25**

2 makes a lot of sense. I know how much
3 effort and expense the Rotary goes
4 through to put it altogether. It
5 would seem like a huge benefit for the
6 community to get that added third
7 night for sure.

8 DEPUTY MAYOR BRENNAN: To answer
9 your question, I don't think the
10 Village will be operating during that
11 day.

12 MAYOR STUESSI: -- it's out of
13 our window.

14 All in favor.

15 TRUSTEE DOUGHERTY-JOHNSON: It
16 ends early October.

17 MAYOR STUESSI: Yes. All the
18 more reason for all this effort to
19 take advantage.

20 TRUSTEE DOUGHERTY-JOHNSON: It
21 was very crowded last year and fun, so
22 that makes sense.

23 MAYOR STUESSI: All in favor.

24 (Whereupon, there was a
25 unanimous, affirmative vote of the

1 **BOT REGULAR SESSION ~ 7/24/25**

2 Board.)

3 MAYOR STUESSI: Take her to
4 dinner now.

5 TRUSTEE PHILLIPS: Resolution
6 07-2025-28: Resolution to amend the
7 previously approved Resolution
8 01-2025-35 for public assembly permit
9 application submitted by the East End
10 Seaport Museum. The applicant
11 requested the road closure to begin at
12 8:00 a.m. on Saturday, September 20,
13 2025, and Sunday, September 21, 2025.

14 So moved.

15 TRUSTEE DOUGHERTY-JOHNSON:
16 Second.

17 MAYOR STUESSI: All in favor.

18 (Whereupon, there was a
19 unanimous, affirmative vote of the
20 Board.)

21 MAYOR STUESSI: Motion carries.

22 TRUSTEE DOUGHERTY-JOHNSON:
23 Resolution --

24 MAYOR STUESSI: Before we go
25 there, I wanted to publicly mention

1 **BOT REGULAR SESSION ~ 7/24/25**

2 that Erin, the new executive director
3 of the Seaport Museum, has been great
4 to work with. She's working closely
5 with Candace in the Village Hall and
6 all of this. It's been a pleasure
7 dealing with her and the group.

8 TRUSTEE DOUGHERTY-JOHNSON:

9 Resolution 07-2025-29: Resolution to
10 approve the public assembly
11 application received from Tyler Hauser
12 on behalf of BEST FRIENDS Studios to
13 host a Community End of Season Event
14 and Market at the Village Skate Park
15 on August 23, 2025 from 1:00 p.m. to
16 8:00 p.m. with a rain date of August
17 30, 2025.

18 So moved.

19 DEPUTY MAYOR BRENNAN: Second.
20 And discussion.

21 Is everyone clear about what's
22 going to happen at this event? I
23 wasn't entirely clear of the
24 presentation last week. Is that last
25 week?

1 **BOT REGULAR SESSION ~ 7/24/25**

2 MAYOR STUESSI: Yeah.

3 TRUSTEE DOUGHERTY-JOHNSON: They
4 are going to have vendors and a DJ.

5 MAYOR STUESSI: It's very
6 similar of what Rena has been doing
7 with all of our events with kids and
8 adults skating, vendors there and some
9 sort of art and music component. And
10 they are adding photography.

11 TRUSTEE PHILLIPS: Well, Kim is
12 in the audience, maybe she wants to
13 clarify it for us a little bit.

14 AUDIENCE MEMBER: I am not that
15 clear. I wasn't a part of --

16 TRUSTEE PHILLIPS: You're not a
17 part of that.

18 AUDIENCE MEMBER: -- that part
19 of the discussion. But what Kevin was
20 sent and what I believe to be as well.

21 VILLAGE CLERK: It was explained
22 to me that it was a smaller scale of
23 what Rena does for the Get Out and
24 Skate Day or National Go and Skate
25 Day, where there will be five to seven

1 **BOT REGULAR SESSION ~ 7/24/25**

2 vendors, is what we are told, which
3 Rena usually has 20-plus vendors, so
4 it's a smaller scale. And they are
5 just looking to close out the season
6 with this community event.

7 TRUSTEE PHILLIPS: If I remember
8 correctly, I think it also involves
9 photo shoots, similar to what kind of
10 events that happened there before.
11 They just wanted some added to --
12 these vendors that are part of all
13 this pop-up, I guess maybe call it a
14 pop-up. I'm not really sure. But
15 pretty much it's to lure people there
16 to do a photo shoot. I'm not sure
17 what other activities. I can't
18 remember.

19 TRUSTEE DOUGHERTY-JOHNSON: I
20 think there's art and fashion.

21 MAYOR STUESSI: Yeah. Art and
22 fashion, music, photography.

23 TRUSTEE DOUGHERTY-JOHNSON: But
24 I think the vendors are not going to
25 be food or anything. It's going to --

1 **BOT REGULAR SESSION ~ 7/24/25**

2 DEPUTY MAYOR BRENNAN: Does it
3 include for any donation for the Skate
4 Park?

5 MAYOR STUESSI: They weren't
6 charging admission to this.

7 TRUSTEE DOUGHERTY-JOHNSON: Good
8 question. And I don't remember. I
9 think it maybe get some -- donation --

10 MAYOR STUESSI: They are not
11 asking for the fee to be waived.

12 TRUSTEE DOUGHERTY-JOHNSON: I
13 think they are -- it seems like they
14 are very young and new group. And
15 like they were going to ask them for
16 like \$20 -- maybe \$75, but not very
17 much.

18 MAYOR STUESSI: I would say they
19 are just looking to cover their
20 expenses and equipment.

21 TRUSTEE DOUGHERTY-JOHNSON: It
22 is is a good point as to our
23 discussion of policy going forward.

24 MAYOR STUESSI: Do have a
25 discussion before we vote? All in

1 **BOT REGULAR SESSION ~ 7/24/25**

2 favor.

3 (Whereupon, there was a
4 unanimous, affirmative vote of the
5 Board.)

6 MAYOR STUESSI: Motion carries.

7 DEPUTY MAYOR BRENNAN:

8 Resolution 07-2025-30: Resolution
9 approving the attached "card only"
10 policy for the Village of Greenport
11 Carousel.

12 So moved.

13 TRUSTEE DOUGHERTY-JOHNSON:

14 Second.

15 MAYOR STUESSI: All in favor.

16 TRUSTEE DOUGHERTY-JOHNSON:

17 Discussion. I want to remind the
18 Board and the public that our job is
19 to make policy, so when policy gets
20 put in place, before we put it, we
21 decide on it. It forces our hand.
22 Like what we were talking about before
23 with public assembly applications and
24 advertising before we decided. So I
25 just think moving forward, when we are

1 **BOT REGULAR SESSION ~ 7/24/25**

2 going to discuss things and then -- it
3 be best before we voted on it, it
4 happens, or at least closer.

5 DEPUTY MAYOR BRENNAN: What
6 happened here?

7 TRUSTEE DOUGHERTY-JOHNSON: What
8 happened here is, we discussed it, it
9 was tabled and then it was put in
10 place and then I was made aware of and
11 then I told the Board we should really
12 vote this because it was already been
13 put in place. And -- you know --

14 MAYOR STUESSI: We discussed
15 this with Adam at the work session.

16 TRUSTEE DOUGHERTY-JOHNSON:
17 Right. I just think, yeah, ideally,
18 it also could have been at the last
19 meeting after it was put in place
20 because I know sometimes we do ratify
21 things like after they started, but it
22 just seems like it could have been
23 closer --

24 MAYOR STUESSI: I voted for the
25 prior meeting --

1 **BOT REGULAR SESSION ~ 7/24/25**

2 (Whereupon, there was inaudible,
3 indecipherable cross-talk amongst the
4 parties present.)

5 MAYOR STUESSI: This again was
6 at the recommendation of the Carousel.

7 TRUSTEE DOUGHERTY-JOHNSON:
8 Well, it was the recommendation of the
9 treasurer and not the Carousel. I
10 mean, I have my reservations, I am not
11 going to vote yes on this. I
12 understand it's not a life and death
13 really important situation. I guess
14 my point is more we discuss something
15 and spend time, that's our job and we
16 should be --

17 MAYOR STUESSI: We are in
18 agreement on that for sure.

19 TRUSTEE DOUGHERTY-JOHNSON: --
20 to actually voting on it before we put
21 it in place.

22 MAYOR STUESSI: I will remind
23 for purpose of the public, I know
24 there was concern about loss of cash
25 and there had been numerous

1 **BOT REGULAR SESSION ~ 7/24/25**

2 discrepancies over the past cash
3 balance. And we've seen all the
4 success of the Mini Train being credit
5 card only, which has helped for speedy
6 transactions and also not losing
7 money and make sure it's all taken
8 care of, which is why the treasurer
9 made the recommendation. And then
10 after speaking to the Carousel
11 committee, they agreed as well.

12 DEPUTY MAYOR BRENNAN: What
13 about the recreation part? Do they
14 have a view on this?

15 MAYOR STUESSI: Yeah. They are
16 in support of it.

17 TRUSTEE PHILLIPS: I believe, my
18 understanding is that members, Rick or
19 Margo, attend the Carousel committee.
20 They are a part of that committee.

21 MAYOR STUESSI: They are a part
22 of the committee, but they go to
23 meetings as needed. Margo more so
24 than Rick.

25 All in favor.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 (Whereupon, there was an
3 affirmative vote of Trustee Phillips
4 and Mayor Deputy Brennan.)

5 TRUSTEE DOUGHERTY-JOHNSON: No.

6 MAYOR STUESSI: Motion carries.

7 This is a long one. We are
8 having a public hearing.

9 TRUSTEE DOUGHERTY-JOHNSON: One
10 is not that long.

11 TRUSTEE PHILLIPS: Thirty-one is
12 short.

13 Resolution 07-2025-31:
14 Resolution to schedule Local Law
15 Hearing whereas the Board of Trustee
16 has received and reviewed a copy of a
17 propose local law to amend Chapter 150
18 of the Village Code to provide
19 clarification relative to the
20 authorization of apartment dwelling
21 units as permitted uses in the CR
22 Retail Commercial District (the
23 "Proposed Law").

24 There are -- now, therefore, be
25 it resolved, that the Board of

1 **BOT REGULAR SESSION ~ 7/24/25**

2 Trustees will hold a public hearing on
3 Thursday, August 21, 2025 at 6:00 p.m.
4 at the Third Street Fire Station,
5 Third and South Streets, Greenport,
6 New York 11944, to hear all interested
7 parties regarding the adoption of the
8 Proposed Law, and to direct the
9 Village Clerk to post and publish
10 notice as is required by law.

11 So moved and discussion. You go
12 first Lily because I have my own
13 thoughts.

14 TRUSTEE DOUGHERTY-JOHNSON:
15 Well, one thing is just I know -- I
16 know there's been talks about amending
17 other parts of this code. I just
18 wonder if it doesn't make more sense
19 to amend the other parts, to not do
20 this piecemeal. I know, like, the
21 entertainment permits, the catering
22 was talked about in the building code
23 as well, so if we are not going to
24 count the Board however many times
25 doing it once.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 Also, I guess, I mean, if the
3 clarification is absolutely necessary,
4 it seems to me that that is already
5 written in there, that -- that
6 we're -- in the CR, look at those
7 codes that allow apartments, so to me,
8 it just seems it's a little
9 unnecessary. We always wish to
10 discuss it at the work sessions.

11 TRUSTEE PHILLIPS: Well, that's
12 my point. I'm uncomfortable. In
13 fact, this wasn't brought up and that
14 the public hearing didn't have the
15 opportunity to hear our discussions
16 about it. I understand -- and I
17 understand the reasoning behind it,
18 but I'm uncomfortable with us not
19 discussing code changes in front of
20 the public first. And I know it's
21 being classified as a clarification,
22 but we also are under -- we have taken
23 the opportunity or we have tried to
24 set the process, which the Planning
25 Board has an opportunity to comment on

1 **BOT REGULAR SESSION ~ 7/24/25**

2 it before we even get to public
3 hearing. And my understanding is,
4 yes, we have to go back to Suffolk
5 County Planning. I'm uncomfortable --
6 I'm comfortable looking at different
7 sections of the code that needed to be
8 changed, so we are doing it carefully
9 and we do get enough input from the
10 public on each of those, the
11 entertainment permits and the other
12 things that we discussed. But as I
13 said before, I'm uncomfortable that
14 this was not discussed at our work
15 session in front of the public so that
16 they could hear us discuss it and see
17 us do our work on it. This is making
18 me uncomfortable, so that's why I'm
19 going to vote no for it.

20 TRUSTEE DOUGHERTY-JOHNSON:

21 Brian, maybe for the benefit of the
22 public, can you briefly, like,
23 explain? I guess I also just feel I
24 don't really understand why we need
25 clarity.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 MAYOR STUESSI: Your point that
3 this was a one-off clarification.

4 VILLAGE ATTORNEY: Just to
5 Trustee Dougherty-Johnson's point,
6 there are different provisions as we
7 are looking at the code that we are
8 realizing are potential issues,
9 including another one that came up
10 today. So this particular one, while
11 you may want to consider all the
12 others together, comprehensively, so
13 that as we send it over to the Suffolk
14 County Planning Commission, for
15 instance, they are not looking at us
16 and saying, why are you doing this
17 piecemeal.

18 But this one involves a current
19 application where we realized there is
20 a potential issue with respect to
21 apartment dwelling units where they're
22 defined or -- not defined, but they
23 are listed in the CR District as
24 permitted, but then there is a
25 separate provision in the code that

1 **BOT REGULAR SESSION ~ 7/24/25**

2 references code sections that permits
3 them incorrectly. It identified a
4 previous version of the code when we
5 were working through it or when the
6 Board was working through it back in
7 2023. It never got changed in the
8 final version, so when it references
9 the incorrect section because it
10 references the incorrect section as
11 the section that permits the use. It
12 basically refers to nothing as
13 permitting the use. So instead, what
14 this -- what that does to correct that
15 is now it identifies and references
16 the correct section, so that in both
17 sections where apartment dwelling
18 units are referenced, it is clear that
19 they are a permitted use subject to
20 the conditions in the CR District that
21 permit it to be considered a permitted
22 use.

23 TRUSTEE DOUGHERTY-JOHNSON: So
24 the section number was wrong?

25 VILLAGE ATTORNEY: Correct.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 TRUSTEE DOUGHERTY-JOHNSON:

3 Okay. That I didn't understand
4 yesterday.

5 DEPUTY MAYOR BRENNAN: So I
6 think we are concerned here that the
7 public doesn't have enough context at
8 the hearing. Is that your concern
9 here because it hasn't been discussed?

10 TRUSTEE PHILLIPS: That's part
11 of it. And we need to start living up
12 to our processes on doing things. We
13 haven't as of late. It's been -- we
14 need -- the public needs to see us
15 doing our work. And I think we have
16 questions continuously from the public
17 that we are not doing our work, when I
18 know that we are all plugging every
19 day on certain aspects of it. But the
20 communication out to the public isn't
21 getting there, which is what the work
22 session is for. It's to create the
23 communication and -- to the public
24 that, here, we've been doing this,
25 we've been working on it, we're

1 **BOT REGULAR SESSION ~ 7/24/25**

2 scheduling the public hearing. As I
3 said, I am just uncomfortable that
4 this wasn't done at the work session
5 that -- I'm a process person, so
6 that's -- that's me, okay? And I just
7 feel it makes it secure, so that
8 people don't feel that the Building
9 Department is so far behind on things
10 or that there is no communication. We
11 keep hearing this. We need to get it
12 fixed, so hopefully --

13 MAYOR STUESSI: This has nothing
14 to do with the Building Department.
15 This is a complete --

16 TRUSTEE PHILLIPS: I understand,
17 but it's still part of the
18 communication to the community that we
19 are not getting clearly to them that
20 we are doing our work and we are
21 trying to move forward on things. The
22 Code Committee, when they did all this
23 work, it understood there was going to
24 be some discussion and changes because
25 there was a lot of looking at it and

1 **BOT REGULAR SESSION ~ 7/24/25**

2 saying, okay, well, let's see if this
3 will work. I'm just to the point as a
4 trustee, I feel that the Village
5 community is not being securely given
6 enough information. And that is
7 because I get a lot of questions. We
8 all get a lot of questions. But when
9 I have people come stand at that
10 podium and tell us we are not doing
11 our job, basically, that bothers me,
12 so --

13 MAYOR STUESSI: Well, we heard a
14 lot of folks earlier say that we
15 needed to look at the parking code
16 again. And it's probably an important
17 subject to talk about, it involves the
18 Business District. When we voted on
19 it, the code changed back, when was
20 that? October of '23? They were
21 supported unanimously by Suffolk
22 County as well as everybody will
23 recall. We said at that time that we
24 would relook at things. I hear you
25 loud and clear. There's a number of

1 **BOT REGULAR SESSION ~ 7/24/25**

2 folks in here thinks we need to look
3 at parking. We should probably do
4 that. This is a clean up item. It
5 seems to me that there is no reason
6 not to proceed with it. The public is
7 going to have ample opportunity and
8 notice to read through it all. And
9 then in three weeks, when the public
10 hearing -- in a month, when the public
11 hearing opens, we will hear public
12 comment and we keep it open. If
13 there's a lot of public comment, then
14 we will then be able to discuss public
15 comments moving forward. But I would
16 not want to see us wait on something
17 that we are being told by counsel is a
18 clean up item with reference that
19 needs to be taken care of.

20 TRUSTEE PHILLIPS: A clean up
21 item, did I not hear it's in reference
22 to an application?

23 VILLAGE ATTORNEY: Yeah.
24 It's -- there is a pending application
25 now that is on the agenda for both the

1 **BOT REGULAR SESSION ~ 7/24/25**

2 Zoning Board and the Planning Board.
3 And it's not moving forward until this
4 is addressed. I think that's one of
5 the things you heard from residents
6 today that things aren't moving
7 forward, so this takes care of one of
8 those. It's not intended to address
9 this specific property, but just
10 became an issue when we were dealt
11 with it when we had to deal with it in
12 the first instance.

13 MAYOR STUESSI: Any comments
14 from the Board?

15 DEPUTY MAYOR BRENNAN: Well, is
16 there anything we can do here? We
17 discussed on the 21st and have a
18 hearing the same day?

19 VILLAGE ATTORNEY: That's what a
20 hearing is for.

21 DEPUTY MAYOR BRENNAN: So -- but
22 the public is not necessary aware when
23 they come to a meeting because they
24 haven't had the benefit of hearing the
25 discussion. I know we are in decision

1 **BOT REGULAR SESSION ~ 7/24/25**

2 right now, but I know we can hold the
3 hearing open the 28th or anytime
4 thereafter.

5 MAYOR STUESSI: Yes. It's
6 published everywhere a public hearing
7 as well, with the language on the
8 website. The public hearing is in the
9 newspaper.

10 TRUSTEE PHILLIPS: Has the
11 language been drawn up yet?

12 (Whereupon, there was inaudible,
13 indecipherable cross-talk amongst the
14 parties present.)

15 MAYOR STUESSI: Yes. It's in --

16 TRUSTEE PHILLIPS: So --

17 VILLAGE ATTORNEY: I think it
18 was posted.

19 THE VILLAGE CLERK: It's attach
20 in here.

21 TRUSTEE PHILLIPS: It's attach
22 to the agenda, but that doesn't put it
23 out forefront on the community
24 unless --

25 MAYOR STUESSI: We have to vote

1 **BOT REGULAR SESSION ~ 7/24/25**

2 to make it a public hearing and then
3 the community be on the attached for
4 the agenda, right? Am I missing
5 something?

6 TRUSTEE DOUGHERTY-JOHNSON: I
7 just think usually things like this
8 come up in the work session, we
9 discuss it, we see a draft and then
10 make it a hearing. This was very --
11 it was not. But I mean, it's the same
12 end is accomplished by -- we can set a
13 public hearing and we can keep it
14 open. I do still, I guess, think that
15 if we are talking about other things,
16 it makes some sense to me to put them
17 all together. But Maybe we don't
18 really have the time for that in this
19 case. I didn't really realize it was
20 just a number being wrong. I mean
21 like the code, the section being
22 misprinted. So yeah, I guess, I just
23 think to Mary Bess' point, ideally,
24 the process would be a little clearer.
25 But we are where we are, so --

1 **BOT REGULAR SESSION ~ 7/24/25**

2 DEPUTY MAYOR BRENNAN: It's a
3 clean up. I understand it's
4 characterized as a clean up, but I
5 take your point about trying to
6 balance the public's interests and
7 move things along, that's the other
8 thing we are hearing today. But
9 beyond a clean up, it has implications
10 for all of downtown, right?

11 VILLAGE ATTORNEY: Anything in
12 the CR District. Any property.

13 TRUSTEE PHILLIPS: It's not
14 just --

15 TRUSTEE DOUGHERTY-JOHNSON: If
16 we pass the code, that was our intent.

17 DEPUTY MAYOR BRENNAN: That was
18 the intent.

19 (Whereupon, there was inaudible,
20 indecipherable cross-talk amongst the
21 parties present.)

22 MAYOR STUESSI: We voted the
23 pro-housing community, we added or
24 re-changed the zoning all along the
25 south side of Front Street to allow

1 **BOT REGULAR SESSION ~ 7/24/25**

2 for housing where it wasn't legal.
3 And to -- the word is normalize. To
4 what all apartments that weren't legal
5 apartments zoned at the corner over
6 there, so that was clearly all of our
7 intent when we passed the code.

8 DEPUTY MAYOR BRENNAN: I'm
9 comfortable with scheduling a public
10 hearing for the 21st.

11 TRUSTEE DOUGHERTY-JOHNSON:
12 Yeah. After discussing it, I am too.
13 We can always leave it open now that
14 we have discussed it.

15 TRUSTEE PHILLIPS: Now that we
16 discussed it, I -- I -- once again, I
17 am pressing for desire to have this
18 type of discussion at our work
19 session, so that we develop the
20 process that not only benefits us and
21 the Planning Board and the Zoning
22 Board and the historic because we are
23 the policymakers, but also that the
24 community has access to it sooner.
25 Similar to some of our wetlands

1 **BOT REGULAR SESSION ~ 7/24/25**

2 applications that, you know, people
3 need to have the opportunity to review
4 that stuff, that's why we are the
5 Village, so --

6 DEPUTY MAYOR BRENNAN: I agree
7 with you.

8 TRUSTEE PHILLIPS: We have to --
9 we have to get back to a process. We
10 have to.

11 Anyway, I will call the vote.

12 MAYOR STUESSI: All in favor.

13 (Whereupon, there was a
14 unanimous, affirmative vote of the
15 Board.)

16 MAYOR STUESSI: Motion carries.

17 VILLAGE CLERK: I'm sorry. I
18 just need to confirm who seconded it?

19 TRUSTEE DOUGHERTY-JOHNSON: I
20 did.

21 VILLAGE CLERK: Okay.

22 TRUSTEE DOUGHERTY-JOHNSON:
23 Resolution 07-2025-32: Resolution
24 authorizing extension of Sandy Beach
25 Sewer District, whereas the owners of

1 **BOT REGULAR SESSION ~ 7/24/25**

2 the properties in the area located on
3 Sandy Beach Road, Beach Road, Beach
4 Street, ("Sandy Beach Community"),
5 requested the Village to extend the
6 wastewater main of the Village of
7 Greenport Wastewater Treatment Plant
8 to the Sandy Beach Community (the
9 "Main") and to provide Owner access to
10 tie into the Main ("sewer access"),
11 and whereas, the owners of the
12 property listed here have entered into
13 a sewer connection and easement access
14 agreement (the "Agreement") in 2022,
15 which Agreement provided the Village
16 with an easement across the property
17 of the Owner in order to design and
18 construct a sewer connection from the
19 respective owners' properties to the
20 Greenport Village Sewer System, and
21 whereas the agreement sets forth
22 certain obligations of the respective
23 owners and the Village for the payment
24 and return of monies, with dates by
25 which those monies should be paid or

1 **BOT REGULAR SESSION ~ 7/24/25**

2 returned, and whereas, the owners and
3 the Village previously agreed to
4 extend the dates by which various
5 steps in the agreement are to take
6 place including extending the time
7 within which the Village was obligated
8 to return monies paid to the owners
9 due to the additional time that the
10 underlying project and approvals start
11 taking. Now, therefore, be it
12 resolved, that the Board agrees to a
13 further extension agreement providing
14 for repayment to the owners based on
15 the passage of certain milestones,
16 including the finalization of the Safe
17 Harbor agreement and notification that
18 the work has been commenced and
19 authorizes the Mayor to execute the
20 extension agreement with respect to
21 the following properties and owners:

22 * 2 Bay Road --

23 VILLAGE ATTORNEY: You don't
24 need to read all the addresses and
25 names. It's 28 listed properties with

1 **BOT REGULAR SESSION ~ 7/24/25**

2 the owners of those properties.

3 TRUSTEE DOUGHERTY-JOHNSON: So
4 moved.

5 DEPUTY MAYOR BRENNAN: Second.
6 And discussion.

7 I don't really understand the
8 origin of this. Was it necessary to
9 have an agreement with the community
10 in order to move forward with the
11 extending our sewer district?

12 TRUSTEE PHILLIPS: I believe,
13 and I have to go -- I have to go
14 really back and look at the
15 resolutions that were created to do
16 this -- but part of it was dealing
17 with we had to have a planning grant
18 that we did -- that we received money
19 for. And part of that was that they
20 had to show an interest in it, okay?
21 And I believe that was also that Safe
22 Harbor at the point was one of the
23 key -- key applicants of it, wanted to
24 be secured in the fact that everybody
25 understands that the beach was

1 **BOT REGULAR SESSION ~ 7/24/25**

2 committed to it, but I have to go back
3 to resolutions.

4 Patrick --

5 VILLAGE ATTORNEY: To add to
6 what Trustee Phillips is saying, the
7 agreement provided for payments to be
8 made by the owners of those
9 properties, so the only way to
10 effectuate that is enter into an
11 agreement with the property owners.

12 TRUSTEE PHILLIPS: They were
13 looking for the upfront money.

14 DEPUTY MAYOR BRENNAN: What was
15 the purpose of the use of the fund?

16 MAYOR STUESSI: It's held in
17 escrow. It's a commitment from them
18 that they all want to participate in
19 the sewer project, and my
20 understanding, too, which obviously
21 was as Trustee Phillips said, it was
22 part of the original planning grant,
23 so we are essentially extending what
24 has been put in place.

25 VILLAGE ATTORNEY: They are

1 **BOT REGULAR SESSION ~ 7/24/25**

2 contributing to the costs.

3 TRUSTEE DOUGHERTY-JOHNSON: And
4 we are extending it to the 2026 and/or
5 2028?

6 TRUSTEE PHILLIPS: Plus also in
7 our sewer code, if you read it, that
8 if you are within the Village of
9 Greenport, there is no hook up fee.
10 And by within the Village of Greenport
11 and it was decided at that time that
12 because there is no pump station over
13 there, the pump station, if I remember
14 correctly, however you want to term
15 it, was going to be in Safe Harbor
16 property. As -- I'm reaching back in
17 my memory an awful lot here, so it
18 had -- it had to do because I think
19 it's \$15,000, isn't it? Is that what
20 the amount was?

21 VILLAGE ATTORNEY: It's \$15,000.
22 I think everybody had paid \$1500.

23 TRUSTEE PHILLIPS: Right. The
24 \$15,000 is outside the district hook
25 up fee, which is in our Village code.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 DEPUTY MAYOR BRENNAN: Yeah. So
3 I understand that in the agreement, I
4 guess, is the commitment on their
5 behalf. I'm just wondering why they
6 had to contribute funds as well since
7 they are held in escrow and we are not
8 using them.

9 MAYOR STUESSI: It's tiered.
10 There's an initial payment that is
11 already there, if memory serves me
12 correctly, \$1500. I don't have the
13 actual agreement in front of me. And
14 then there is a tier one and the plan,
15 once it gets approved and the planning
16 is happening and being funded and
17 there's a final payment when it's
18 actually turned on. And if -- if the
19 step stone happened and then their
20 money gets refunded by a date certain
21 in the agreement.

22 TRUSTEE DOUGHERTY-JOHNSON: But
23 so it's possible we will extend it
24 again in 2026 if we have gotten it by
25 January, right?

1 **BOT REGULAR SESSION ~ 7/24/25**

2 DEPUTY MAYOR BRENNAN: I guess
3 it's possible.

4 VILLAGE ATTORNEY: I would
5 agree. That's the purpose of this
6 motion is to just extend the times
7 that aren't in the agreement now and
8 obviously this can happen again later
9 if things aren't completed in time.

10 DEPUTY MAYOR BRENNAN: What are
11 we committing to do? Just to continue
12 to try to design this?

13 MAYOR STUESSI: Look for funding
14 to -- to do it, yeah. There's no
15 commitment on our part to doing
16 anything other than best efforts.

17 TRUSTEE DOUGHERTY-JOHNSON:
18 Well, the agreement with Safe Harbor
19 that has to be created going forward.

20 TRUSTEE PHILLIPS: And also the
21 point was -- there was a cost. The
22 cost was not really thought out
23 because the project started and there
24 has since been other people along
25 there that had wanted to commit to

1 **BOT REGULAR SESSION ~ 7/24/25**

2 trying to get in the sewer, especially
3 those who are all around Stirling
4 Harbor.

5 MAYOR STUESSI: It would also be
6 helpful towards getting the planning
7 grant for this because there will be
8 some money to utilize towards it from
9 them as well as potentially the
10 Village contribution.

11 DEPUTY MAYOR BRENNAN: Does this
12 allow for that?

13 MAYOR STUESSI: Pardon me?

14 DEPUTY MAYOR BRENNAN: Does this
15 agreement allow for that?

16 MAYOR STUESSI: We would be
17 going in as a separate contractor.

18 DEPUTY MAYOR BRENNAN: Okay.

19 (Whereupon, there was inaudible,
20 indecipherable cross-talk amongst the
21 parties present.)

22 MAYOR STUESSI: Who seconded it?

23 TRUSTEE PHILLIPS: Patrick did.

24 MAYOR STUESSI: All in favor.

25 (Whereupon, there was a

1 **BOT REGULAR SESSION ~ 7/24/25**

2 unanimous, affirmative vote of the
3 Board.)

4 MAYOR STUESSI: Motion carries.

5 DEPUTY MAYOR BRENNAN:

6 Resolution 07-2025-33: Resolution to
7 authorize application to Department of
8 State for LWRP funding, whereas New
9 York State, through the Department of
10 State (DOS), has made available funds
11 for its 2025 grant program in
12 connection with local waterfront
13 revitalization programs (LWRP) and the
14 Village seeks to obtain funding
15 through this program. Now, therefore,
16 be it resolved, that the Village
17 authorizes the submission application
18 with DOS seeking LWRP funding of up to
19 \$275,000 with a corresponding match
20 using the Village funds of not more
21 than 25 percent and also authorizes
22 the Mayor to sign any documents
23 necessary for the submission of the
24 application.

25 So moved.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 TRUSTEE PHILLIPS: Second.

3 MAYOR STUESSI: All in favor.

4 (Whereupon, there was a
5 unanimous, affirmative vote of the
6 Board.)

7 MAYOR STUESSI: Motion carries.

8 TRUSTEE PHILLIPS: Resolution
9 07-2025-34: Resolution authorizing
10 support for funding, whereas the East
11 End Seaport Museum is applying to
12 Empire State Development (ESD) for
13 tourism funding for the Bug Lighthouse
14 Rockpile Stabilization and Pier
15 Reconstruction project (Project
16 funding) to emphasize the project's
17 connection to local tourism. And
18 whereas, the Village is in support of
19 funding application. Therefore, being
20 it resolved that the Board authorizes
21 the Mayor to submit a letter of
22 support to ESD for the project
23 funding.

24 So moved.

25 TRUSTEE DOUGHERTY-JOHNSON:

1 **BOT REGULAR SESSION ~ 7/24/25**

2 Second.

3 MAYOR STUESSI: All in favor.

4 (Whereupon, there was a
5 unanimous, affirmative vote of the
6 Board.)

7 MAYOR STUESSI: Motion carries.

8 TRUSTEE DOUGHERTY-JOHNSON:

9 Resolution 07-2025-35: Resolution to
10 request Town Board support for the
11 LIFHP program application, whereas,
12 the Village understands that the Town
13 of Southold is applying for a Long
14 Island Housing Forward Program (LIFHP)
15 award. Therefore, be it resolved,
16 that the Board authorizes the Mayor to
17 provide written support, as deemed
18 appropriate, including submitting any
19 supporting written document to the
20 Empire State Development in connection
21 with the Town's application, relative
22 to the Village owned and privately
23 owned properties within the Greenport
24 hamlet.

25 So moved.

1 **BOT REGULAR SESSION ~ 7/24/25**

2 DEPUTY MAYOR BRENNAN: Second.

3 MAYOR STUESSI: All in favor.

4 DEPUTY MAYOR BRENNAN:

5 Resolution 07-2025-36: Resolution to
6 authorize application for LIFHP
7 Program for technical assistance,
8 whereas, New York Empire State
9 Development has authorized the Long
10 Island Housing Forward Program (LIFHP)
11 to assist municipalities around Nassau
12 and Suffolk Counties to address
13 barriers to housing development and
14 enhance affordability by focusing on
15 adding new multifamily housing in
16 downtown centers to create vibrant,
17 walkable communities and whereas,
18 LIFHP is a technical assistance
19 program, wherein, ESD directly funds
20 select predevelopment activities from
21 a designated list of services to help
22 municipalities advance multifamily
23 housing development on priority sites
24 and LIFHP provides municipalities with
25 expert support based on their specific

1 **BOT REGULAR SESSION ~ 7/24/25**

2 needs and local conditions and
3 whereas, the Village is an eligible
4 applicant for LIFHP and if awarded to
5 the Village, the LIFHP services will
6 be provided at no cost.

7 Now, therefore, be it resolved,
8 that the Village authorizes the
9 submission of a letter of intent and a
10 consolidated funding application to
11 seek an LFHP technical services award.

12 So moved.

13 TRUSTEE PHILLIPS: Second.

14 MAYOR STUESSI: All in favor.

15 (Whereupon, there was a
16 unanimous, affirmative vote of the
17 Board.)

18 TRUSTEE PHILLIPS: Resolution
19 07-2025-37: Resolution approving all
20 checks per the voucher Summary Report
21 for Fiscal Year 2024/2025 in total
22 amount of \$31,905.22 consisting of:
23 All regular checks in the amount of
24 \$31,905.22 and all prepaid checks
25 (including wire transfers) in the

1 **BOT REGULAR SESSION ~ 7/24/25**

2 amount of zero dollars.

3 So moved.

4 TRUSTEE DOUGHERTY-JOHNSON:

5 Second.

6 MAYOR STUESSI: All in favor.

7 (Whereupon, there was a
8 unanimous, affirmative vote of the
9 Board.)

10 TRUSTEE DOUGHERTY-JOHNSON:

11 Village Resolution 07-2025-38:

12 Resolution approving all checks per
13 the Voucher Summary Report for Fiscal
14 Year 2025-2026 dated July 22, 2025, in
15 the total amount of \$2,107,309.23
16 consisting of:

17 All regular checks in the amount
18 of \$1,1995,189.33 and all prepaid
19 checks (including wire transfers) in
20 the amount of \$112,119.90.

21 So moved.

22 DEPUTY MAYOR BRENNAN: Second.

23 MAYOR STUESSI: So all favor.

24 (Whereupon, there was a
25 unanimous, affirmative vote of the

1 **BOT REGULAR SESSION ~ 7/24/25**

2 Board.)

3 MAYOR STUESSI: Motion carries.

4 With that, I'll make a motion to
5 close the meeting.

6 TRUSTEE PHILLIPS: Second.

7 MAYOR STUESSI: All in favor.

8 All meetings adjourned. Thank you.

9 (Whereupon, this meeting was
10 adjourned at this time.)

11 * * *

12

13

14

15

16

17

18

19

20

21

22

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 I O N

I, DOMENICA RAYNOR, a Notary
Public in and for the State of New York,
do hereby certify:

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

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

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

IN WITNESS WHEREOF, I have
hereunto set my hand this 24th day of
July, 2025.

Domenica Raynor

DOMENICA RAYNOR

<div>\$</div>	<div>07-2025-26^[1] - 118:13</div> <div>07-2025-27^[1] - 119:5</div> <div>07-2025-28^[1] - 125:6</div> <div>07-2025-29^[1] - 126:9</div> <div>07-2025-30^[1] - 130:8</div> <div>07-2025-31^[1] - 134:13</div> <div>07-2025-32^[1] - 149:23</div> <div>07-2025-33^[1] - 158:6</div> <div>07-2025-34^[1] - 159:9</div> <div>07-2025-35^[1] - 160:9</div> <div>07-2025-36^[1] - 161:5</div> <div>07-2025-37^[1] - 162:19</div> <div>07-2025-38^[1] - 163:11</div> <div>07-2025-4^[1] - 75:15</div> <div>07-2025-5^[1] - 83:21</div> <div>07-2025-6^[1] - 84:15</div> <div>07-2025-7^[1] - 85:23</div> <div>07-2025-8^[1] - 86:20</div> <div>07-2025-9^[1] - 89:13</div>	<div>19^[2] - 86:3, 92:3</div> <div>1943^[3] - 44:12, 49:6, 57:23</div> <div>1960s^[1] - 10:24</div> <div>1981^[1] - 67:19</div> <div>1986^[1] - 50:12</div> <div>1987^[1] - 50:16</div> <div>1990^[1] - 71:5</div> <div>1992^[1] - 50:11</div> <div>1:00^[1] - 126:15</div> <div>1st^[1] - 87:6</div>	<div>84:6, 84:23</div> <div>24th^[3] - 2:6, 119:10, 165:16</div> <div>25^[4] - 39:5, 68:15, 100:8, 158:21</div> <div>25th^[1] - 119:11</div> <div>26-week^[1] - 93:7</div> <div>27^[1] - 108:18</div> <div>28^[1] - 151:25</div> <div>28th^[1] - 145:3</div> <div>2:00^[3] - 98:23, 106:14, 118:18</div>	<div>68^[1] - 16:22</div> <div>685^[1] - 120:16</div> <div>6:00^[3] - 1:13, 2:3, 135:3</div> <div>6:30^[1] - 119:11</div> <div>6th^[6] - 99:12, 105:20, 110:16, 115:16, 116:24, 117:13</div>	
	<div>1</div>	<div>2</div>	<div>3</div>	<div>7</div>	
<div>\$1,1995,189.33^[1] - 163:18</div> <div>\$112,119.90^[1] - 163:20</div> <div>\$15,000^[3] - 154:19, 154:21, 154:24</div> <div>\$1500^[2] - 154:22, 155:12</div> <div>\$16.50^[4] - 89:18, 90:8, 90:23, 91:14</div> <div>\$2,107,309.23^[1] - 163:15</div> <div>\$20^[1] - 129:16</div> <div>\$20.60^[1] - 92:25</div> <div>\$250^[6] - 107:7, 108:2, 108:21, 109:15, 109:19, 110:3</div> <div>\$254^[2] - 86:5, 92:5</div> <div>\$275,000^[1] - 158:19</div> <div>\$30^[1] - 69:8</div> <div>\$31,905.22^[2] - 162:22, 162:24</div> <div>\$40,000^[1] - 54:24</div> <div>\$50^[1] - 109:17</div> <div>\$570^[2] - 86:4, 92:4</div> <div>\$75^[1] - 129:16</div>		<div>2^[1] - 151:22</div> <div>20^[2] - 57:8, 125:12</div> <div>20-plus^[1] - 128:3</div> <div>2002^[1] - 50:6</div> <div>2009^[2] - 50:3, 98:2</div> <div>2010^[2] - 49:20, 98:2</div> <div>2011^[2] - 49:20, 50:7</div> <div>2012^[1] - 48:17</div> <div>2014^[1] - 48:24</div> <div>2015^[1] - 48:9</div> <div>2017^[1] - 61:24</div> <div>2018^[1] - 12:3</div> <div>2022^[1] - 150:14</div> <div>2023^[2] - 54:25, 139:7</div> <div>2024^[1] - 12:4</div> <div>2024/2025^[1] - 162:21</div> <div>2025^[34] - 1:12, 3:10, 73:6, 75:23, 84:6, 84:24, 86:3, 87:4, 87:5, 89:19, 90:9, 90:24, 91:15, 92:3, 93:2, 93:20, 94:13, 98:23, 99:13, 105:21, 106:14, 107:5, 108:19, 118:20, 118:21, 119:11, 125:13, 126:15, 126:17, 135:3, 158:11, 163:14, 165:17</div> <div>2025-2026^[1] - 163:14</div> <div>2026^[8] - 87:7, 110:16, 115:13, 116:25, 117:13, 154:4, 155:24</div> <div>2028^[1] - 154:5</div> <div>21^[5] - 89:19, 90:8, 90:23, 125:13, 135:3</div> <div>21st^[4] - 29:3, 67:9, 144:17, 148:10</div> <div>22^[2] - 13:21, 163:14</div> <div>225^[1] - 67:17</div> <div>23^[4] - 57:8, 94:13, 98:22, 126:15</div> <div>230^[1] - 22:8</div> <div>24^[4] - 1:12, 75:23, </div>	<div>30^[5] - 59:3, 87:5, 91:14, 99:13, 126:17</div> <div>30,000^[1] - 77:25</div> <div>300^[1] - 41:22</div> <div>31^[1] - 87:7</div> <div>31st^[1] - 119:11</div> <div>325^[1] - 54:22</div> <div>35^[1] - 65:6</div> <div>35-3B^[2] - 100:13, 116:17</div> <div>35-3C^[2] - 100:13, 116:17</div> <div>35-B^[1] - 105:4</div> <div>35-C^[1] - 105:4</div> <div>3:00^[1] - 55:10</div> <div>3:30p.m^[1] - 55:10</div>	<div>7^[1] - 115:13</div> <div>7-2025-3^[1] - 73:16</div> <div>70^[2] - 67:6, 122:13</div> <div>78^[1] - 16:23</div> <div>7of^[1] - 110:16</div> <div>7th^[2] - 116:25, 117:13</div>	
<div>'</div>				<div>8</div>	
<div>'23^[1] - 142:20</div> <div>'67^[1] - 21:3</div>				<div>80^[1] - 67:6</div> <div>800^[1] - 121:7</div> <div>8:00^[4] - 98:23, 106:14, 125:12, 126:16</div> <div>8th^[1] - 55:5</div>	
<div>0</div>	<div>1^[5] - 87:4, 89:16, 90:6, 90:21, 93:2</div> <div>1,000^[1] - 121:7</div> <div>10^[2] - 41:25, 105:21</div> <div>1000^[1] - 93:6</div> <div>1001-02-03-15^[1] - 3:9</div> <div>10:00^[4] - 55:8, 107:5, 108:19</div> <div>10:30^[1] - 119:12</div> <div>11^[2] - 41:23, 67:4</div> <div>110^[1] - 37:24</div> <div>11944^[2] - 3:7, 135:6</div> <div>12^[2] - 5:24, 39:17</div> <div>135^[2] - 47:19, 60:24</div> <div>14^[1] - 106:13</div> <div>14th^[2] - 86:2, 92:2</div> <div>15^[1] - 86:23</div> <div>150^[2] - 52:2, 134:17</div> <div>157^[1] - 29:16</div> <div>16^[1] - 118:19</div> <div>17^[2] - 3:10, 118:20</div> <div>172^[3] - 20:18, 22:23, 25:10</div> <div>172's^[1] - 23:15</div> <div>174^[2] - 19:19, 19:23</div> <div>178^[4] - 3:6, 21:12, 21:21, 21:24</div> <div>178's^[2] - 23:25, 26:3</div> <div>178s^[1] - 24:5</div> <div>17th^[1] - 9:20</div> <div>18^[1] - 5:24</div> <div>181^[1] - 32:12</div>				<div>9</div>
				<div>9:00^[8] - 99:14, 104:15, 104:22, 105:22, 110:17, 115:13, 116:25, 117:14</div> <div>9:30^[1] - 118:19</div> <div>9th^[1] - 55:5</div>	
			<div>4</div>	<div>A</div>	
<div>01-2025-35^[1] - 125:8</div> <div>07-2025-10^[1] - 90:3</div> <div>07-2025-11^[1] - 90:18</div> <div>07-2025-12^[1] - 91:9</div> <div>07-2025-13^[1] - 91:23</div> <div>07-2025-14^[1] - 92:21</div> <div>07-2025-15^[1] - 93:18</div> <div>07-2025-16^[1] - 94:10</div> <div>07-2025-17^[1] - 94:23</div> <div>07-2025-18^[1] - 98:16</div> <div>07-2025-19^[1] - 99:8</div> <div>07-2025-2^[1] - 73:5</div> <div>07-2025-20^[1] - 105:16</div> <div>07-2025-21^[1] - 106:7</div> <div>07-2025-22^[1] - 106:22</div> <div>07-2025-23^[1] - 108:12</div> <div>07-2025-24^[1] - 110:11</div> <div>07-2025-25^[1] - 116:14</div>			<div>40^[3] - 54:18, 55:6, 59:3</div> <div>400^[4] - 56:18, 56:25, 58:11, 67:20</div> <div>4th^[1] - 55:4</div>	<div>A.1325.400^[1] - 86:10</div> <div>A.1410.400^[1] - 92:10</div> <div>a.m^[13] - 55:8, 98:23, 99:14, 104:22, 105:22, 106:14, 107:6, 108:19, 110:17, 115:14, 116:25, 117:14, 125:12</div> <div>ability^[1] - 42:12</div> <div>able^[7] - 10:6, 29:21, 81:18, 81:23, 82:2, 98:5, 143:14</div> <div>absolutely^[2] - 65:12, 136:3</div> <div>Absolutely^[1] - 47:14</div> <div>absolve^[1] - 24:23</div> <div>absorbing^[1] - 54:9</div> <div>abstract^[1] - 79:22</div> <div>abundance^[1] - 83:11</div>	
			<div>5</div>		
			<div>50^[2] - 59:21, 65:4</div> <div>52.9^[1] - 21:20</div> <div>5:00^[8] - 99:14, 104:15, 104:23, 105:22, 110:17, 115:14, 116:25, 117:14</div> <div>5th/6th^[3] - 98:22, 106:12, 118:21</div>		
			<div>6</div>		
			<div>6^[2] - 107:5, 115:13</div> <div>60^[2] - 33:21, 67:6</div> <div>6533^[1] - 84:17</div> <div>6535^[2] - 75:17, 75:21</div> <div>6537^[3] - 83:24, 84:4, 84:22</div>		

<p>accept [2] - 65:25, 122:11</p> <p>accepted [1] - 87:3</p> <p>accepting [1] - 73:16</p> <p>access [11] - 23:9, 29:21, 30:12, 38:19, 39:11, 43:20, 62:15, 148:24, 150:9, 150:10, 150:13</p> <p>accessibility [1] - 62:18</p> <p>accessory [1] - 71:20</p> <p>accidental [1] - 47:25</p> <p>accommodate [4] - 39:5, 39:8, 61:10, 62:17</p> <p>accomplish [1] - 14:4</p> <p>accomplished [2] - 16:9, 146:12</p> <p>accordance [2] - 86:7, 92:7</p> <p>account [3] - 24:3, 86:9, 92:9</p> <p>accumulative [1] - 18:10</p> <p>acknowledge [1] - 61:16</p> <p>acknowledged [1] - 82:15</p> <p>acknowledging [1] - 18:20</p> <p>Act [1] - 93:25</p> <p>action [2] - 12:19, 165:12</p> <p>actions [2] - 66:10, 68:12</p> <p>actively [1] - 63:25</p> <p>activities [2] - 128:17, 161:20</p> <p>activity [1] - 5:19</p> <p>actual [2] - 22:5, 155:13</p> <p>ad [1] - 43:9</p> <p>Adam [6] - 77:14, 77:16, 80:5, 83:3, 85:12, 131:15</p> <p>adamantly [1] - 11:16</p> <p>add [10] - 69:3, 71:23, 100:5, 100:6, 103:21, 104:19, 112:2, 117:19, 117:23, 153:5</p> <p>added [4] - 103:22, 124:6, 128:11, 147:23</p> <p>addendum [1] - 82:10</p> <p>adding [4] - 51:3, 71:20, 127:10, 161:15</p> <p>addition [2] - 11:18,</p>	<p>100:9</p> <p>additional [3] - 9:21, 81:7, 151:9</p> <p>address [8] - 56:2, 63:16, 66:13, 66:19, 102:10, 120:16, 144:8, 161:12</p> <p>addressed [2] - 102:10, 144:4</p> <p>addresses [2] - 52:24, 151:24</p> <p>adequate [2] - 58:13, 104:23</p> <p>adjacent [1] - 64:7</p> <p>adjoined [2] - 164:8, 164:10</p> <p>administration [1] - 51:19</p> <p>Administration [1] - 84:19</p> <p>Administrative [1] - 85:5</p> <p>Administrator [1] - 73:18</p> <p>administrator [1] - 43:9</p> <p>admission [1] - 129:6</p> <p>adopt [1] - 93:19</p> <p>adopted [1] - 68:10</p> <p>adopting [1] - 73:6</p> <p>adoption [1] - 135:7</p> <p>adults [1] - 127:8</p> <p>advance [1] - 161:22</p> <p>advantage [1] - 124:19</p> <p>advertising [1] - 130:24</p> <p>advise [1] - 18:24</p> <p>aerial [1] - 15:22</p> <p>affairs [1] - 43:5</p> <p>affecting [1] - 14:21</p> <p>affordability [2] - 68:5, 161:14</p> <p>affordable [1] - 71:15</p> <p>afraid [1] - 39:21</p> <p>afternoon [2] - 9:11, 41:21</p> <p>agencies [2] - 13:14, 14:11</p> <p>agenda [5] - 2:25, 73:6, 143:25, 145:22, 146:4</p> <p>agent [1] - 3:5</p> <p>agent's [2] - 10:9, 10:16</p> <p>ago [12] - 31:19, 33:18, 39:17, 41:23, 44:2, 48:9, 52:3, 57:8, 67:7, 67:21, 71:2, 72:7</p>	<p>agree [4] - 47:6, 52:22, 149:6, 156:5</p> <p>agreed [5] - 39:18, 98:9, 111:15, 133:11, 151:3</p> <p>agreement [19] - 119:24, 132:18, 150:14, 150:15, 150:21, 151:5, 151:13, 151:17, 151:20, 152:9, 153:7, 153:11, 155:3, 155:13, 155:21, 156:7, 156:18, 157:15</p> <p>agrees [2] - 111:23, 151:12</p> <p>ahead [3] - 24:15, 64:10, 76:12</p> <p>ahold [1] - 81:19</p> <p>aid [1] - 91:12</p> <p>aim [1] - 56:9</p> <p>air [1] - 7:11</p> <p>alarming [1] - 68:11</p> <p>alcohol [2] - 99:23, 101:25</p> <p>Aldo [1] - 50:19</p> <p>Aldo's [2] - 50:15, 53:7</p> <p>alert [2] - 31:15, 31:17</p> <p>Alexander [1] - 91:11</p> <p>aligned [1] - 122:2</p> <p>alike [1] - 66:24</p> <p>alive [1] - 48:10</p> <p>alleged [1] - 4:10</p> <p>allegiance [1] - 2:14</p> <p>Allegiance [1] - 2:16</p> <p>Alley [1] - 49:3</p> <p>alleyway [1] - 31:5</p> <p>allow [7] - 7:22, 16:7, 44:24, 136:7, 147:25, 157:12, 157:15</p> <p>allowing [1] - 116:18</p> <p>allows [1] - 15:25</p> <p>almost [3] - 11:3, 30:22, 63:23</p> <p>alternative [1] - 70:8</p> <p>alternatives [1] - 63:9</p> <p>altogether [2] - 74:15, 124:4</p> <p>AME [2] - 98:20, 106:11</p> <p>Amedon [1] - 90:5</p> <p>amend [9] - 107:22, 107:24, 115:7, 115:8, 117:12, 117:23, 125:6, 134:17, 135:19</p> <p>amending [1] - 135:16</p>	<p>Amending [1] - 115:11</p> <p>amendment [6] - 75:17, 75:21, 76:5, 77:12, 84:4, 84:21</p> <p>amenities [1] - 65:3</p> <p>America's [1] - 50:8</p> <p>American [3] - 42:2, 48:15, 54:3</p> <p>Americans [1] - 93:25</p> <p>amount [17] - 17:8, 17:22, 24:12, 30:7, 31:10, 61:15, 77:8, 81:24, 97:8, 154:20, 162:22, 162:23, 163:2, 163:15, 163:17, 163:20</p> <p>amounts [1] - 77:7</p> <p>ample [1] - 143:7</p> <p>amplified [2] - 101:23, 102:13</p> <p>analysis [1] - 52:5</p> <p>anchor [2] - 6:2</p> <p>anecdotally [1] - 46:15</p> <p>Angela [1] - 50:10</p> <p>Angevine [1] - 2:20</p> <p>angle [1] - 25:12</p> <p>angled [1] - 23:10</p> <p>animals [1] - 14:22</p> <p>Ann [1] - 2:21</p> <p>anniversary [1] - 41:25</p> <p>announced [1] - 97:8</p> <p>announcement [1] - 98:6</p> <p>Annual [1] - 107:2</p> <p>annual [5] - 85:25, 91:24, 94:11, 119:8, 120:2</p> <p>answer [4] - 6:6, 8:9, 31:6, 124:8</p> <p>answers [2] - 9:5, 45:3</p> <p>Anthony [1] - 49:21</p> <p>anticipate [1] - 78:7</p> <p>anticipated [1] - 78:19</p> <p>anytime [1] - 145:3</p> <p>anyway [1] - 149:11</p> <p>apartment [3] - 134:20, 138:21, 139:17</p> <p>apartments [4] - 71:23, 136:7, 148:4, 148:5</p> <p>apologize [2] - 19:17, 88:15</p> <p>appear [1] - 39:9</p> <p>appeared [1] - 9:16</p> <p>APPEL [2] - 37:23, 38:3</p> <p>Appel [1] - 37:24</p>	<p>applicable [2] - 86:6, 92:6</p> <p>applicant [16] - 4:3, 7:25, 8:10, 11:13, 12:5, 22:16, 25:13, 107:6, 107:18, 107:25, 108:20, 111:23, 112:3, 115:17, 125:10, 162:4</p> <p>applicants [7] - 3:17, 4:8, 16:12, 22:13, 27:10, 44:24, 152:23</p> <p>Application [1] - 28:24</p> <p>application [39] - 3:3, 9:8, 11:22, 12:11, 14:25, 24:15, 24:16, 24:22, 25:2, 54:12, 55:2, 69:3, 98:18, 99:9, 102:12, 102:14, 105:18, 106:9, 106:23, 107:8, 108:14, 108:21, 110:13, 116:21, 118:15, 119:7, 125:9, 126:11, 138:19, 143:22, 143:24, 158:7, 158:17, 158:24, 159:19, 160:11, 160:21, 161:6, 162:10</p> <p>applications [7] - 8:23, 43:12, 46:9, 52:8, 96:25, 130:23, 149:2</p> <p>applied [1] - 68:23</p> <p>apply [5] - 24:21, 54:2, 93:6, 97:14, 104:21</p> <p>applying [2] - 159:11, 160:13</p> <p>appreciate [2] - 30:15, 32:7</p> <p>approach [2] - 50:19, 62:10</p> <p>appropriate [3] - 16:19, 75:18, 160:18</p> <p>approval [1] - 103:12</p> <p>approvals [1] - 151:10</p> <p>approve [14] - 16:21, 94:24, 98:17, 99:8, 105:17, 106:8, 106:22, 108:13, 111:16, 115:12, 115:19, 118:14, 119:6, 126:10</p> <p>approved [8] - 33:5, 103:25, 104:7, 105:5, 111:22,</p>
--	--	---	--	--

<p>114:6, 125:7, 155:15 approving [9] - 85:23, 87:8, 91:23, 94:10, 110:12, 112:9, 130:9, 162:19, 163:12 area [10] - 4:13, 7:18, 24:10, 27:13, 27:22, 34:12, 43:18, 57:6, 89:4, 150:2 argue [1] - 65:10 Arlene [1] - 106:24 army [5] - 5:16, 5:21, 24:5, 24:17, 24:19 arose [1] - 61:23 arrange [1] - 31:8 arrangement [1] - 11:13 arrow [1] - 86:24 art [3] - 127:9, 128:20, 128:21 article [1] - 50:7 aspects [1] - 140:19 assemblies [1] - 101:5 assembly [19] - 98:17, 99:9, 101:14, 101:20, 101:21, 102:25, 103:10, 105:17, 106:8, 106:23, 108:13, 109:8, 109:11, 110:12, 118:14, 119:6, 125:8, 126:10, 130:23 assessments [1] - 60:6 asset [3] - 48:6, 121:18, 123:19 assets [1] - 43:22 assist [1] - 161:11 assistance [2] - 161:7, 161:18 association [1] - 10:23 assuming [1] - 103:9 assure [1] - 80:3 astronomical [1] - 70:9 attach [2] - 145:19, 145:21 attached [5] - 75:17, 83:23, 84:17, 130:9, 146:3 attempting [1] - 56:25 attend [1] - 133:19 attendance [2] - 85:24, 91:24 Attendant [2] - 89:16, 90:20 attendant [1] - 90:6</p>	<p>attention [3] - 12:15, 46:6, 122:21 ATTORNEY [23] - 1:20, 102:6, 103:20, 104:8, 104:24, 107:16, 111:11, 112:2, 113:5, 114:15, 115:23, 118:2, 138:4, 139:25, 143:23, 144:19, 145:17, 147:11, 151:23, 153:5, 153:25, 154:21, 156:4 attorney [2] - 27:11, 73:20 attract [3] - 52:15, 56:7, 65:15 attracted [2] - 49:16, 66:22 attracting [1] - 51:5 attributed [1] - 70:2 AUDIENCE [5] - 26:9, 26:14, 26:23, 127:14, 127:18 August [17] - 28:16, 29:3, 87:4, 92:25, 95:12, 95:13, 95:15, 98:22, 99:13, 105:21, 107:5, 108:18, 118:19, 118:20, 126:15, 126:16, 135:3 authorization [3] - 103:24, 118:4, 134:20 authorize [4] - 100:11, 104:25, 158:7, 161:6 authorized [1] - 161:9 authorizes [6] - 151:19, 158:17, 158:21, 159:20, 160:16, 162:8 authorizing [7] - 75:15, 83:22, 84:16, 86:21, 116:14, 149:24, 159:9 available [3] - 55:6, 67:8, 158:10 ave [1] - 51:17 Ave [1] - 37:24 Avenue [9] - 29:16, 30:14, 38:4, 38:11, 38:16, 40:2, 41:15, 47:19, 60:25 average [1] - 70:13 award [3] - 86:22, 160:15, 162:11 awarded [1] - 162:4</p>	<p>aware [2] - 131:10, 144:22 awful [1] - 154:17</p> <p style="text-align: center;">B</p> <p>backbone [1] - 49:17 background [1] - 38:21 bake [1] - 49:2 balance [2] - 133:3, 147:6 baptism [1] - 105:20 bar [3] - 49:4, 49:8, 57:23 Bar [1] - 49:7 barbecue [1] - 118:18 barn [1] - 49:18 barrels [1] - 7:10 barriers [3] - 52:19, 70:11, 161:13 Barszczewski [1] - 2:22 base [1] - 69:13 based [4] - 7:16, 12:7, 151:14, 161:25 basis [2] - 67:25, 120:2 basketball [1] - 103:8 batch [1] - 32:20 Bay [3] - 40:2, 47:19, 60:24 bay [7] - 30:14, 37:24, 38:4, 38:11, 38:16, 41:15, 151:22 beach [3] - 97:21, 150:3, 152:25 Beach [10] - 98:22, 99:12, 105:21, 106:13, 118:21, 149:24, 150:3, 150:4, 150:8 beams [1] - 77:5 bearing [1] - 30:8 beautiful [1] - 35:18 became [1] - 144:10 become [6] - 40:17, 41:15, 43:13, 57:11, 121:18, 123:19 becoming [1] - 16:25 beds [1] - 17:23 Beech [3] - 42:2, 48:15, 54:3 beer [1] - 116:19 began [2] - 2:3, 39:9 begin [1] - 125:11 begins [1] - 87:6 behalf [9] - 3:17, 27:9, 98:19, 106:10, 106:24, 108:14,</p>	<p>118:16, 126:12, 155:5 behavior [1] - 55:23 behind [4] - 58:12, 71:3, 136:17, 141:9 behold [1] - 70:23 belief [1] - 41:15 benefit [5] - 93:3, 122:25, 124:5, 137:21, 144:24 benefits [1] - 148:20 benthic [4] - 5:4, 6:20, 14:18, 15:12 Bergen [6] - 3:5, 3:15, 10:3, 15:8, 27:6, 27:8 BERGEN [9] - 3:15, 6:14, 7:8, 7:15, 7:24, 8:7, 8:15, 9:2, 27:7 BESS [1] - 1:17 Bess [4] - 8:3, 46:24, 75:6, 96:17 Bess' [1] - 146:23 best [8] - 17:5, 44:7, 45:8, 59:17, 82:13, 123:4, 131:3, 156:16 BEST [1] - 126:12 better [1] - 66:15 between [11] - 12:2, 12:3, 55:8, 55:10, 55:16, 72:2, 93:5, 94:25, 98:23, 119:24, 122:24 beverage [1] - 110:20 beyond [3] - 65:25, 97:22, 147:9 bicycle [1] - 46:16 bid [7] - 78:25, 80:13, 80:16, 80:18, 81:15, 82:17, 121:13 biding [1] - 81:13 big [2] - 23:6, 78:9 biking [1] - 62:11 bill [2] - 77:22, 80:5 billy [2] - 83:3, 83:5 biodiversity [1] - 14:21 bit [2] - 109:18, 127:13 black [3] - 7:10, 11:6, 54:10 blasted [1] - 33:22 blighting [1] - 70:25 block [4] - 5:9, 6:13, 7:4, 44:19 blocking [1] - 39:11 blood [1] - 165:11 Blue [1] - 49:3 blunt [1] - 64:17 board [47] - 9:11, 11:8, 11:23, 12:11, 17:15,</p>	<p>17:18, 18:24, 33:5, 46:2, 47:2, 52:10, 54:2, 55:3, 55:24, 55:25, 67:16, 67:24, 69:6, 71:5, 71:10, 72:6, 73:20, 77:15, 84:6, 84:24, 95:8, 108:3, 111:24, 112:4, 114:7, 115:17, 116:2, 123:6, 130:18, 134:15, 134:25, 135:24, 136:25, 139:6, 144:2, 144:14, 148:21, 148:22, 159:20, 160:10, 160:16 BOARD [1] - 1:7 Board [45] - 2:7, 2:12, 28:8, 28:16, 29:9, 73:13, 75:12, 75:23, 83:18, 84:13, 85:20, 86:18, 89:10, 89:25, 90:16, 91:6, 91:21, 92:18, 93:15, 94:7, 94:20, 98:13, 99:5, 105:13, 106:4, 106:20, 107:15, 108:10, 108:22, 110:8, 116:11, 118:10, 119:3, 125:2, 125:20, 130:5, 131:11, 149:15, 151:12, 158:3, 159:6, 160:6, 162:17, 163:9, 164:2 board's [1] - 68:12 boardwalk [1] - 35:2 boardwalks [1] - 35:4 boat [9] - 13:11, 13:24, 20:2, 20:5, 20:20, 23:3, 40:4, 42:6 boaters [6] - 38:25, 39:8, 39:25, 40:14, 40:23 boats [4] - 20:3, 30:25, 39:6, 39:9 bodies [2] - 17:20, 17:24 bothers [1] - 142:11 bought [1] - 48:13 bounds [2] - 21:19, 22:5 bow [1] - 86:24 Branch [1] - 48:22 brand [2] - 48:6, 50:24 Brautigam [4] - 75:16, 83:22, 84:16, 85:24 break [1] - 36:10</p>
---	---	--	---	--

breakaway [1] - 16:6
breaking [1] - 15:5
breast [1] - 93:22
Brennan [3] - 47:17, 96:7, 134:4
BRENNAN [77] - 1:16, 2:8, 7:6, 7:13, 73:9, 73:15, 74:21, 75:2, 76:3, 76:11, 77:19, 78:4, 78:15, 79:5, 81:12, 82:7, 84:9, 84:14, 87:12, 88:6, 88:17, 89:12, 91:2, 91:8, 93:11, 93:17, 95:5, 95:19, 95:24, 98:15, 99:24, 100:21, 102:15, 103:2, 103:17, 104:3, 104:18, 105:7, 105:24, 106:6, 108:25, 110:10, 111:13, 111:21, 114:10, 114:18, 115:3, 117:7, 118:23, 119:4, 119:23, 120:10, 124:8, 126:19, 129:2, 130:7, 131:5, 133:12, 140:5, 144:15, 144:21, 147:2, 147:17, 148:8, 149:6, 152:5, 153:14, 155:2, 156:2, 156:10, 157:11, 157:14, 157:18, 158:5, 161:2, 161:4, 163:22
BRENT [2] - 41:21, 47:13
Brent [3] - 41:22, 48:13, 53:25
brewing [1] - 49:25
BRIAN [1] - 1:20
Brian [5] - 102:4, 111:10, 113:15, 115:9, 137:21
Bridget [2] - 47:15, 47:18
BRIDGET [1] - 47:16
brief [1] - 29:19
briefly [1] - 137:22
bring [6] - 28:10, 30:2, 45:5, 63:17, 72:16, 113:20
bringing [3] - 12:14, 35:11, 103:3
Brix [1] - 49:8
Briz [1] - 58:5
broader [1] - 65:23

broadly [1] - 66:8
brought [5] - 27:12, 31:18, 101:20, 122:20, 136:13
Buchanan [1] - 103:3
budget [11] - 69:8, 75:17, 75:20, 76:4, 77:9, 77:11, 83:23, 84:3, 84:17, 84:21, 123:12
bug [1] - 159:13
build [3] - 56:10, 60:14, 65:8
builder [1] - 78:5
builders [1] - 4:17
building [13] - 11:24, 12:10, 43:6, 49:13, 50:24, 68:20, 69:24, 70:20, 74:3, 74:22, 135:22, 141:8, 141:14
buildings [2] - 70:19, 71:24
built [1] - 12:16
bulkhead [3] - 20:8, 22:2, 22:4
bump [2] - 32:15, 78:9
bunch [1] - 49:13
burdens [1] - 63:2
business [25] - 42:21, 44:14, 44:17, 45:11, 45:15, 46:4, 47:11, 48:11, 49:11, 50:19, 51:2, 53:4, 59:19, 63:4, 65:4, 67:19, 68:3, 68:23, 70:13, 70:25, 71:8, 95:3, 95:16, 113:18, 142:18
businesses [11] - 43:17, 47:8, 49:16, 52:7, 52:22, 53:12, 58:23, 61:19, 63:2, 66:24, 122:16
busses [1] - 43:20

C

cafe [2] - 53:6, 53:8
calculate [1] - 78:13
Camp [1] - 91:13
Candace [3] - 26:22, 87:14, 126:5
CANDACE [1] - 1:19
cannot [1] - 55:18
capable [1] - 36:2
capital [1] - 69:10
caps [1] - 11:6
Captain [1] - 2:19
captain [1] - 20:2

car [7] - 26:15, 26:19, 30:3, 30:12, 37:12, 64:4, 72:20
card [2] - 130:9, 133:5
care [5] - 25:4, 26:22, 133:8, 143:19, 144:7
careful [1] - 80:6
carefully [1] - 137:8
Carousel [5] - 75:20, 89:17, 90:7, 90:22, 130:11
carousel [7] - 76:16, 79:7, 82:5, 132:6, 132:9, 133:10, 133:19
Carpenter [1] - 50:3
carried [1] - 88:15
carries [27] - 29:10, 73:14, 75:13, 83:19, 85:21, 89:11, 90:2, 91:7, 92:19, 93:16, 94:8, 94:21, 98:14, 99:6, 105:14, 106:5, 110:9, 116:12, 118:11, 125:21, 130:6, 134:6, 149:16, 158:4, 159:7, 160:7, 164:3
cars [7] - 29:25, 34:12, 54:21, 62:16, 63:6, 63:10, 63:18
cascading [1] - 14:20
case [3] - 52:18, 61:14, 146:19
cash [2] - 132:24, 133:2
casing [1] - 50:8
catering [1] - 135:21
catwalk [1] - 14:6
catwalks [1] - 6:15
causes [1] - 14:14
caution [1] - 80:22
celebrating [2] - 41:25, 49:10
center [1] - 64:9
centers [1] - 161:16
central [2] - 29:16, 61:24
Central [1] - 69:19
centralized [1] - 63:8
century [1] - 67:10
certain [12] - 23:12, 23:13, 25:3, 45:14, 76:23, 78:22, 80:14, 110:24, 140:19, 150:22, 151:15, 155:20
certainly [2] - 20:20, 63:11
certification [1] -

78:21
certified [2] - 10:13, 76:14
certify [2] - 165:6, 165:10
cetera [1] - 18:9
Chair [1] - 46:25
challenge [1] - 64:18
challenges [2] - 51:12, 60:11
challenging [1] - 53:6
champion [1] - 123:18
chance [1] - 97:4
change [3] - 65:13, 77:20, 77:21
changed [4] - 137:8, 139:7, 142:19, 147:24
changes [11] - 43:24, 44:4, 45:5, 45:6, 52:2, 60:16, 61:5, 65:12, 65:21, 136:19, 141:24
Chapeton [1] - 91:11
Chapter [2] - 52:2, 134:17
chapter [2] - 17:16, 18:7
characterized [1] - 147:4
charge [1] - 31:9
charging [1] - 129:6
check [2] - 5:12, 76:22
checked [1] - 4:15
checking [1] - 79:24
checks [6] - 162:20, 162:23, 162:24, 163:12, 163:17, 163:19
Chef [1] - 49:22
chef [1] - 50:5
cherish [1] - 67:2
chicken [1] - 65:8
chicken-and-egg [1] - 65:8
chief [2] - 34:11, 99:25
chose [1] - 72:6
Chris [1] - 24:6
church [6] - 98:20, 98:21, 105:19, 106:11
CINDY [1] - 19:19
Cindy [1] - 19:19
circulated [1] - 39:3
cites [1] - 17:4
cities [1] - 53:22
city [1] - 42:15
civically [1] - 65:20
Civil [1] - 93:8
clarification [4] -

134:19, 136:3, 136:21, 138:3
clarify [3] - 6:10, 120:12, 127:13
clarity [2] - 83:11, 137:25
class [1] - 67:7
classic [1] - 71:3
classified [1] - 136:21
clean [8] - 99:15, 104:6, 143:4, 143:18, 143:20, 147:3, 147:4, 147:9
clear [16] - 19:17, 19:22, 55:23, 55:25, 58:20, 60:10, 80:19, 83:10, 96:19, 103:23, 107:17, 126:21, 126:23, 127:15, 139:18, 142:25
clearer [1] - 146:24
clearly [4] - 51:21, 78:11, 141:19, 148:6
Clerk [3] - 91:24, 92:10, 94:12
CLERK [9] - 1:19, 87:17, 88:10, 88:25, 102:12, 127:21, 145:19, 149:17, 149:21
clerk [2] - 73:19, 135:9
clients [2] - 9:23, 10:25
Clifford [1] - 2:20
climate [1] - 17:19
Clinton [1] - 106:10
close [3] - 30:4, 128:5, 164:5
closed [1] - 38:9
closely [1] - 126:4
closer [5] - 22:19, 25:16, 64:2, 131:4, 131:23
closing [1] - 55:15
closure [1] - 125:11
club [1] - 120:18
coast [1] - 81:20
cocktail [1] - 49:8
code [35] - 51:25, 52:15, 52:23, 56:6, 59:14, 60:17, 61:6, 61:11, 63:3, 63:25, 66:18, 70:8, 74:4, 74:18, 100:14, 102:3, 102:21, 105:5, 116:18, 135:17, 135:22, 136:19, 137:7, 138:7, 138:25,

<p>139:2, 139:4, 141:22, 142:15, 142:19, 146:21, 147:16, 148:7, 154:7, 154:25 Code [1] - 134:18 code's [1] - 53:2 codes [2] - 78:23, 136:7 coding [1] - 52:17 Coffee [1] - 50:15 coffers [1] - 122:7 COGIC [1] - 105:19 cold [1] - 15:19 collaboration [2] - 107:3, 108:17 collectively [1] - 56:9 combined [1] - 71:17 comfortable [4] - 85:13, 110:25, 137:6, 148:9 coming [7] - 4:25, 37:11, 40:14, 51:23, 77:12, 111:7, 117:24 commenced [1] - 151:18 comment [6] - 29:11, 61:4, 97:16, 136:25, 143:12, 143:13 comments [3] - 3:21, 143:15, 144:13 Commercial [1] - 134:22 commercial [4] - 47:23, 55:17, 64:9, 68:15 commission [1] - 138:14 commit [1] - 156:25 commitment [3] - 153:17, 155:4, 156:15 committed [4] - 32:23, 58:21, 111:6, 153:2 committee [7] - 46:24, 123:25, 133:11, 133:19, 133:20, 133:22, 141:22 committing [1] - 156:11 common [3] - 13:7, 27:21, 37:17 communicated [1] - 78:11 communication [10] - 41:7, 41:10, 60:3, 80:19, 82:24, 96:10, 140:20, 140:23, 141:10, 141:18 communities [2] -</p>	<p>66:8, 161:17 community [29] - 5:4, 6:20, 14:18, 15:13, 44:8, 48:7, 48:11, 50:18, 57:12, 57:21, 65:22, 66:22, 87:25, 118:17, 120:23, 122:14, 123:20, 124:6, 126:13, 128:6, 141:18, 142:5, 145:23, 146:3, 147:23, 148:24, 150:4, 150:8, 152:9 community's [2] - 44:7, 58:19 community-minded [1] - 50:18 Company [1] - 38:18 company [5] - 49:25, 50:15, 76:15, 96:10 complete [2] - 44:18, 141:15 completed [1] - 156:9 completely [1] - 100:19 complicated [1] - 68:21 comply [1] - 70:7 component [1] - 127:9 comprehensive [1] - 12:24 comprehensively [1] - 138:12 comprehensiveness [1] - 11:21 concept [1] - 121:19 concern [5] - 30:10, 30:13, 30:17, 132:24, 140:8 concerned [9] - 21:10, 29:20, 43:3, 43:11, 44:11, 44:21, 45:12, 122:19, 140:6 concerns [2] - 29:18, 39:13 concurrence [1] - 5:18 conditional [1] - 52:25 conditions [3] - 45:14, 139:20, 162:2 conduct [1] - 86:22 conducted [1] - 60:7 conference [4] - 85:25, 86:4, 91:25, 92:4 confine [1] - 117:9 confirm [2] - 95:14, 149:18 conflating [1] - 66:7 conflicts [1] - 21:21</p>	<p>confused [1] - 59:25 confusing [1] - 104:17 confusion [1] - 68:20 congestion [1] - 63:14 conjunction [1] - 54:25 Connect [1] - 118:17 connected [1] - 109:9 connection [5] - 150:13, 150:18, 158:12, 159:17, 160:20 consecutive [2] - 13:20, 16:24 consider [3] - 52:7, 120:4, 138:11 considered [1] - 139:21 consistency [1] - 58:22 consistent [1] - 87:19 consisting [2] - 162:22, 163:16 consolidated [1] - 162:10 construct [1] - 150:18 constructing [1] - 59:13 construction [5] - 12:6, 17:11, 17:12, 38:17, 60:17 constructive [1] - 60:8 consultant [3] - 44:5, 45:6, 97:10 consultation [1] - 38:13 consulting [2] - 3:16, 27:8 Consulting [1] - 95:2 container [7] - 100:4, 100:12, 100:25, 103:25, 104:20, 105:2, 116:15 contains [1] - 165:8 context [2] - 51:10, 140:7 continuation [1] - 3:24 continue [3] - 30:25, 63:5, 156:11 continued [2] - 19:9, 72:11 continues [1] - 46:3 continuing [2] - 19:14, 19:16 continuously [1] - 140:16 contract [3] - 93:4, 94:25, 95:21 contracting [1] - 82:9</p>	<p>contractor [5] - 7:16, 32:19, 77:2, 78:6, 157:17 contractors [2] - 79:25, 80:10 contracts [1] - 83:4 Contractual [2] - 86:10, 92:10 contractual [1] - 84:20 contradict [1] - 53:19 contrary [1] - 60:14 contribute [2] - 65:18, 155:6 contributing [3] - 51:9, 51:24, 154:2 contribution [1] - 157:10 control [1] - 66:2 convenient [2] - 13:8, 14:12 conversation [2] - 61:22, 66:20 conversations [1] - 113:24 coordinated [1] - 121:4 copy [1] - 134:16 core [1] - 62:11 corner [5] - 22:4, 22:9, 55:12, 69:18, 148:5 corps [5] - 5:17, 5:21, 24:6, 24:17, 24:20 correct [9] - 24:23, 25:2, 75:4, 96:2, 119:22, 139:14, 139:16, 139:25, 165:8 Correct [1] - 79:4 correctly [5] - 79:3, 113:25, 128:8, 154:14, 155:12 corresponding [1] - 158:19 cost [5] - 60:7, 65:2, 156:21, 156:22, 162:6 costly [1] - 70:10 costs [3] - 86:7, 92:7, 154:2 counsel [5] - 18:22, 18:23, 103:18, 114:11, 143:17 count [1] - 135:24 Counties [1] - 161:12 countless [1] - 62:16 country [1] - 66:9 County [5] - 3:8, 93:8, 137:5, 138:14, 142:22 COUNTY [1] - 1:3</p>	<p>couple [5] - 3:18, 4:2, 31:19, 40:20, 97:18 course [2] - 4:21, 50:15 COURT [1] - 105:25 court [1] - 103:8 Cove [1] - 38:18 cover [2] - 114:14, 129:19 covered [1] - 85:6 covering [1] - 85:6 covers [1] - 104:16 COVID [1] - 51:21 CR [5] - 134:21, 136:6, 138:23, 139:20, 147:12 craft [2] - 49:8, 116:19 create [6] - 58:12, 72:9, 82:14, 82:22, 140:22, 161:16 created [4] - 70:4, 77:9, 152:15, 156:19 creating [3] - 39:13, 52:18, 64:8 credit [1] - 133:4 creed [1] - 122:18 Creek [1] - 27:16 creek [1] - 48:25 crisis [2] - 51:16, 68:5 critical [2] - 31:17, 69:12 cross [5] - 27:2, 132:3, 145:13, 147:20, 157:20 cross-talk [5] - 27:2, 132:3, 145:13, 147:20, 157:20 crowded [1] - 124:21 crucial [2] - 47:23, 58:15 CSEA [1] - 93:6 culture [1] - 62:14 curb [1] - 56:10 current [9] - 11:21, 50:4, 51:12, 53:2, 59:4, 62:22, 93:4, 102:14, 138:18 Cutchogue [2] - 3:16, 27:9 cycle [1] - 51:9 Cynthia [2] - 9:16, 10:25</p>
D				
<p>D'Angelo's [1] - 50:12 daily [1] - 62:16 damage [4] - 15:17, 15:20, 16:3, 68:2 danger [1] - 23:15</p>				

database ^[1] - 52:5 date ^[7] - 95:7, 112:18, 115:12, 115:16, 118:20, 126:16, 155:20 dated ^[2] - 53:17, 163:14 dates ^[2] - 150:24, 151:4 David ^[4] - 3:5, 3:15, 27:7, 67:16 DAVID ^[10] - 3:15, 6:14, 7:8, 7:15, 7:24, 8:7, 8:15, 9:2, 27:7, 67:15 days ^[9] - 39:17, 54:18, 54:19, 54:22, 119:18, 120:3, 120:9, 121:3 dead ^[1] - 68:18 deal ^[1] - 144:11 dealing ^[5] - 74:9, 79:12, 79:13, 126:7, 152:16 dealt ^[1] - 144:10 death ^[1] - 132:12 debris ^[2] - 37:4, 37:16 debuted ^[1] - 49:19 DEC ^[4] - 5:15, 14:9, 24:17, 24:19 decades ^[2] - 64:10, 69:11 decide ^[4] - 7:16, 69:5, 104:9, 130:21 decided ^[3] - 38:9, 130:24, 154:11 decision ^[1] - 144:25 decking ^[7] - 5:5, 6:12, 6:15, 6:21, 15:9, 15:25, 16:10 decline ^[1] - 68:11 decrepit ^[1] - 57:4 deemed ^[1] - 160:17 deepen ^[1] - 63:6 deeper ^[1] - 15:10 deer ^[1] - 86:23 Deer ^[1] - 87:10 define ^[1] - 58:22 defined ^[3] - 52:21, 138:22 definite ^[1] - 111:3 definition ^[1] - 53:3 definitive ^[1] - 10:19 defusing ^[1] - 5:3 delay ^[1] - 68:18 delays ^[2] - 59:11, 60:2 delineation ^[1] - 21:16 deliveries ^[1] - 62:18	demands ^[1] - 51:4 demolishing ^[1] - 70:19 department ^[11] - 5:16, 34:3, 43:6, 68:20, 74:3, 74:23, 99:11, 107:4, 141:14, 158:7, 158:9 Department ^[5] - 73:18, 99:11, 99:22, 108:18, 141:9 dependence ^[1] - 63:7 Deputy ^[7] - 32:8, 39:16, 45:24, 47:17, 94:12, 96:7, 134:4 DEPUTY ^[76] - 1:16, 2:8, 7:6, 7:13, 73:9, 73:15, 74:21, 75:2, 76:3, 76:11, 77:19, 78:4, 78:15, 79:5, 81:12, 82:7, 84:9, 84:14, 87:12, 88:6, 88:17, 89:12, 91:2, 91:8, 93:11, 93:17, 95:5, 95:19, 95:24, 98:15, 99:24, 100:21, 102:15, 103:2, 103:17, 104:3, 104:18, 105:7, 105:24, 106:6, 108:25, 110:10, 111:13, 111:21, 114:18, 115:3, 117:7, 118:23, 119:4, 119:23, 120:10, 124:8, 126:19, 129:2, 130:7, 131:5, 133:12, 140:5, 144:15, 144:21, 147:2, 147:17, 148:8, 149:6, 152:5, 153:14, 155:2, 156:2, 156:10, 157:11, 157:14, 157:18, 158:5, 161:2, 161:4, 163:22 Desiderio's ^[1] - 69:18 design ^[4] - 13:5, 17:6, 150:17, 156:12 designate ^[1] - 38:10 designated ^[2] - 87:2, 161:21 desire ^[1] - 148:17 desperately ^[1] - 69:22 despite ^[2] - 59:22, 60:11 destination ^[2] - 51:7, 66:23	Destiny ^[1] - 118:15 determination ^[2] - 10:19, 12:20 determine ^[2] - 12:12, 18:5 develop ^[4] - 54:12, 56:25, 69:20, 148:19 development ^[9] - 50:23, 52:16, 59:23, 60:4, 68:24, 159:12, 161:9, 161:13, 161:23 Development ^[2] - 95:3, 160:20 developments ^[1] - 39:16 dialogue ^[1] - 60:9 difference ^[2] - 5:6, 22:11 different ^[11] - 13:14, 17:4, 17:17, 17:24, 36:6, 36:14, 46:19, 46:21, 113:11, 137:6, 138:6 difficult ^[3] - 40:19, 45:15, 78:16 digest ^[1] - 66:12 dilemma ^[1] - 65:8 dine ^[1] - 51:15 dingy ^[1] - 21:4 dining ^[1] - 49:24 dinner ^[2] - 42:23, 125:4 direct ^[2] - 51:19, 135:8 directing ^[3] - 75:20, 84:3, 84:21 direction ^[2] - 113:13, 114:25 directly ^[8] - 21:21, 23:4, 53:19, 66:19, 68:12, 69:25, 79:14, 161:19 director ^[1] - 126:2 Disability ^[1] - 93:25 discipline ^[1] - 65:25 discouraged ^[1] - 56:23 discrepancies ^[2] - 12:2, 133:2 discuss ^[9] - 47:21, 51:12, 110:4, 131:2, 132:14, 136:10, 137:16, 143:14, 146:9 discussed ^[11] - 38:6, 96:17, 114:19, 131:8, 131:14, 137:12, 137:14, 140:9, 144:17,	148:14, 148:16 discussing ^[3] - 28:15, 136:19, 148:12 discussion ^[20] - 74:2, 76:4, 87:13, 99:17, 109:2, 109:12, 110:23, 113:22, 117:8, 119:16, 126:20, 127:19, 129:23, 129:25, 130:17, 135:11, 141:24, 144:25, 148:18, 152:6 Discussion ^[2] - 95:7, 99:21 discussions ^[3] - 60:12, 96:5, 136:15 dispute ^[2] - 11:11, 25:5 dissection ^[1] - 113:24 disservice ^[1] - 42:11 distinct ^[1] - 50:23 distinction ^[1] - 10:12 District ^[4] - 138:23, 139:20, 147:12, 149:25 district ^[14] - 45:11, 46:4, 47:11, 47:23, 55:17, 68:3, 70:25, 71:8, 95:16, 98:20, 134:22, 142:18, 152:11, 154:24 Diving ^[1] - 110:15 diving ^[2] - 115:15, 116:23 DJ ^[1] - 127:4 dock ^[75] - 4:16, 4:23, 7:7, 7:23, 8:19, 8:20, 10:17, 11:7, 13:4, 13:6, 13:9, 13:18, 13:22, 14:17, 14:24, 15:2, 15:3, 16:3, 16:12, 16:13, 16:16, 16:17, 16:18, 16:20, 17:6, 17:7, 20:7, 20:21, 20:25, 22:20, 22:24, 23:3, 23:4, 23:10, 23:11, 23:17, 25:11, 25:16, 26:13, 30:14, 30:20, 30:21, 31:13, 38:5, 38:8, 38:10, 38:12, 38:16, 38:24, 39:2, 39:4, 40:2, 40:3, 40:6, 40:7, 40:10, 40:13, 40:22, 40:24, 41:2, 41:3, 41:5, 41:9, 41:12, 41:16, 42:4,	42:6, 42:7, 42:13, 42:19, 43:2, 45:25, 110:14, 115:15, 116:23 docks ^[19] - 4:14, 13:7, 13:17, 14:12, 15:4, 15:16, 15:21, 15:23, 16:24, 18:11, 18:15, 22:12, 22:14, 26:8, 26:10, 27:14, 27:19, 27:22, 27:24 document ^[1] - 160:19 documents ^[2] - 80:11, 158:22 Dog ^[2] - 115:14, 116:23 dollars ^[1] - 163:2 DOMENICA ^[2] - 165:4, 165:19 dominate ^[1] - 71:25 Donald ^[1] - 9:15 donation ^[3] - 114:21, 129:3, 129:9 donations ^[1] - 115:20 done ^[8] - 34:5, 34:20, 38:13, 40:16, 47:9, 81:25, 97:12, 141:4 donor ^[1] - 115:19 Donovan ^[1] - 96:6 door ^[1] - 57:25 Dorothea ^[1] - 89:15 DOS ^[2] - 158:10, 158:18 double ^[2] - 5:12, 79:24 double-check ^[1] - 5:12 double-checking ^[1] - 79:24 doubling ^[2] - 48:19, 53:24 DOUGHERTY ^[84] - 1:18, 6:9, 7:21, 28:9, 29:4, 73:4, 73:25, 74:17, 75:5, 75:25, 80:20, 81:6, 83:20, 86:13, 86:19, 88:8, 90:11, 90:17, 92:13, 92:20, 94:15, 94:22, 95:6, 95:17, 99:18, 100:18, 100:23, 101:8, 101:16, 101:24, 102:18, 105:8, 105:15, 107:10, 108:5, 108:11, 109:13, 109:23, 112:23, 115:5, 116:6, 117:4, 117:17, 117:22, 118:12, 119:15,
--	---	--	--	--

120:7, 123:13, 124:15, 124:20, 125:15, 125:22, 126:8, 127:3, 128:19, 128:23, 129:7, 129:12, 129:21, 130:13, 130:16, 131:7, 131:16, 132:7, 132:19, 134:5, 134:9, 135:14, 137:20, 139:23, 140:2, 146:6, 147:15, 148:11, 149:19, 149:22, 152:3, 154:3, 155:22, 156:17, 159:25, 160:8, 163:4, 163:10 Dougherty [1] - 138:5 DOUGHERTY- JOHNSON [84] - 1:18, 6:9, 7:21, 28:9, 29:4, 73:4, 73:25, 74:17, 75:5, 75:25, 80:20, 81:6, 83:20, 86:13, 86:19, 88:8, 90:11, 90:17, 92:13, 92:20, 94:15, 94:22, 95:6, 95:17, 99:18, 100:18, 100:23, 101:8, 101:16, 101:24, 102:18, 105:8, 105:15, 107:10, 108:5, 108:11, 109:13, 109:23, 112:23, 115:5, 116:6, 117:4, 117:17, 117:22, 118:12, 119:15, 120:7, 123:13, 124:15, 124:20, 125:15, 125:22, 126:8, 127:3, 128:19, 128:23, 129:7, 129:12, 129:21, 130:13, 130:16, 131:7, 131:16, 132:7, 132:19, 134:5, 134:9, 135:14, 137:20, 139:23, 140:2, 146:6, 147:15, 148:11, 149:19, 149:22, 152:3, 154:3, 155:22, 156:17, 159:25, 160:8, 163:4, 163:10 Dougherty-Johnson'	s [1] - 138:5 down [27] - 5:3, 5:9, 13:10, 13:11, 14:13, 33:19, 33:21, 34:2, 35:2, 35:5, 35:10, 35:14, 35:15, 35:18, 35:19, 36:8, 36:17, 36:24, 37:10, 42:19, 53:25, 62:6, 70:21, 81:3, 81:21 downtown [5] - 48:10, 50:23, 63:23, 147:10, 161:16 downward [1] - 72:12 dozen [2] - 68:13, 123:2 draft [2] - 93:20, 146:9 dramatically [1] - 77:22 drawings [2] - 10:9, 10:16 drawn [2] - 51:8, 145:11 drive [1] - 63:11 driving [1] - 44:2 drop [1] - 29:22 Drum [1] - 106:25 Dubin [1] - 9:13 due [2] - 59:10, 151:9 during [12] - 15:17, 15:22, 30:22, 55:7, 63:8, 63:14, 96:18, 103:5, 103:25, 105:5, 121:12, 124:10 dwelling [4] - 71:20, 134:20, 138:21, 139:17 DWPV [1] - 78:22 dynamic [1] - 51:9	edge [2] - 21:24, 25:24 EFC [3] - 97:7, 97:14, 97:25 effect [4] - 14:20, 43:25, 63:5, 102:7 effective [6] - 89:18, 90:8, 90:23, 91:14, 92:25, 94:13 effectively [2] - 38:18, 61:10 effectuate [1] - 153:10 effort [4] - 59:22, 61:17, 124:3, 124:18 efforts [2] - 66:15, 156:16 egg [1] - 65:8 either [7] - 4:4, 5:17, 13:10, 20:21, 21:19, 68:18, 165:11 elaborates [1] - 13:3 elderly [1] - 30:2 elements [1] - 61:7 eligible [1] - 162:3 eliminate [1] - 71:10 eliminating [1] - 61:18 ELKIN [2] - 47:16, 60:24 Elkin [2] - 47:18, 60:24 eluded [1] - 5:19 embrace [1] - 62:13 embraced [1] - 62:2 emerge [1] - 63:10 emergency [3] - 62:17, 79:2, 81:16 Emilio's [2] - 54:4, 54:5 emphasize [1] - 159:16 Empire [3] - 159:12, 160:20, 161:8 employee [1] - 93:21 employees [1] - 44:16 Employment [1] - 93:24 empty [4] - 43:15, 51:17, 57:3, 64:12 encourage [3] - 47:10, 62:13, 64:2 encouraged [1] - 64:6 encouraging [1] - 43:17 End [2] - 125:9, 159:11 end [11] - 16:17, 30:14, 32:24, 34:15, 38:10, 38:24, 40:22, 85:11, 95:21, 126:13, 146:12 ends [1] - 124:16	energy [2] - 51:5, 66:2 enforced [1] - 71:7 enforcement [2] - 74:4, 74:19 enforcing [1] - 103:5 engaging [1] - 60:8 engineer [2] - 10:15, 24:18 engineering [1] - 54:23 engineers [1] - 24:6 enhance [1] - 161:14 enhancing [1] - 62:20 enter [1] - 153:10 entered [2] - 4:6, 150:12 entertainment [2] - 135:21, 137:11 enthusiasm [1] - 58:19 entire [1] - 48:7 entirely [1] - 126:23 entitled [1] - 50:7 entrepreneurial [2] - 48:2, 52:20 entrepreneurs [4] - 49:14, 50:22, 52:13, 56:8 entry [1] - 110:19 environmental [2] - 17:5, 62:24 environmentally [1] - 5:7 Equal [1] - 93:24 equally [1] - 55:25 equation [1] - 65:13 equipment [1] - 129:20 ERIC [1] - 60:24 Eric [1] - 60:24 Erin [1] - 126:2 escrow [2] - 153:17, 155:7 ESD [3] - 159:12, 159:22, 161:19 especially [2] - 63:3, 157:2 ESQ [1] - 1:20 essential [1] - 64:8 essentially [1] - 153:23 establish [1] - 59:2 established [4] - 40:17, 50:25, 57:20, 67:19 establishment [1] - 59:5 estimate [2] - 78:12, 78:14 et [1] - 18:8	Evan [1] - 49:8 evening [11] - 2:23, 3:13, 9:9, 47:16, 56:16, 56:17, 72:24, 77:17, 120:15, 121:10, 121:22 event [15] - 99:15, 99:23, 102:16, 104:21, 107:2, 108:16, 110:18, 111:4, 111:25, 112:22, 115:18, 115:25, 126:13, 126:22, 128:6 events [6] - 103:6, 120:2, 120:4, 120:5, 127:7, 128:10 everywhere [1] - 145:6 evidence [1] - 10:22 exacerbate [1] - 68:4 example [1] - 13:16 exceed [2] - 86:5, 92:5 except [1] - 25:22 excessive [1] - 109:19 excuse [2] - 5:2, 99:12 execute [1] - 151:19 executive [2] - 50:5, 126:2 exhausting [1] - 57:2 exhibit [1] - 21:14 existing [7] - 16:18, 39:10, 51:8, 53:8, 53:9, 70:19, 71:21 Exit [1] - 93:21 expand [4] - 53:13, 70:17, 71:15, 120:20 expanded [1] - 48:18 expectation [1] - 78:2 expense [8] - 81:8, 81:11, 83:25, 84:2, 84:19, 84:20, 85:5, 124:3 Expense [2] - 86:11, 92:11 expensed [2] - 86:9, 92:9 expenses [1] - 129:20 Experience [1] - 106:25 experience [1] - 108:15 experienced [1] - 79:13 experiencing [2] - 65:22, 68:14 expert [1] - 161:25 explain [3] - 30:9, 57:2, 137:23 explained [1] - 127:21
---	---	--	--	--

<p>explicitly ^[1] - 52:23</p> <p>expressed ^[1] - 13:16</p> <p>expressing ^[1] - 30:9</p> <p>Expression ^[1] - 93:22</p> <p>extend ^[4] - 150:5, 151:4, 155:23, 156:6</p> <p>extended ^[1] - 5:13</p> <p>extending ^[4] - 151:6, 152:11, 153:23, 154:4</p> <p>extension ^[3] - 149:24, 151:13, 151:20</p> <p>extensions ^[1] - 97:21</p> <p>extra ^[1] - 78:17</p> <p>extremely ^[1] - 53:5</p> <p>eyesore ^[1] - 36:24</p>	<p>162:14, 163:6, 163:23, 164:7</p> <p>favorite ^[1] - 48:20</p> <p>feared ^[1] - 64:5</p> <p>fee ^[11] - 86:4, 92:4, 107:8, 107:19, 108:21, 109:15, 109:21, 110:19, 129:11, 154:9, 154:25</p> <p>feedback ^[1] - 88:2</p> <p>fees ^[3] - 70:10, 70:16, 109:10</p> <p>feet ^[5] - 16:23, 21:20, 22:9, 22:25</p> <p>felt ^[1] - 57:22</p> <p>fence ^[1] - 36:9</p> <p>fencing ^[1] - 36:15</p> <p>ferry ^[3] - 33:8, 42:14</p> <p>festival ^[1] - 116:20</p> <p>few ^[4] - 29:17, 33:10, 55:12, 81:2</p> <p>field ^[1] - 17:22</p> <p>Fifth ^[3] - 32:12, 32:15, 35:14</p> <p>figure ^[1] - 32:13</p> <p>filed ^[1] - 69:3</p> <p>fill ^[1] - 38:7</p> <p>final ^[5] - 76:7, 77:21, 97:6, 139:8, 155:17</p> <p>finalization ^[1] - 151:16</p> <p>financial ^[1] - 52:11</p> <p>financially ^[1] - 59:17</p> <p>fine ^[1] - 104:24</p> <p>finish ^[1] - 97:4</p> <p>Fire ^[4] - 73:17, 99:10, 99:22, 108:17</p> <p>fire ^[1] - 135:4</p> <p>firehouse ^[1] - 50:2</p> <p>Firehouse ^[1] - 1:11</p> <p>firewood ^[1] - 36:11</p> <p>firm ^[1] - 54:23</p> <p>first ^[13] - 2:25, 48:12, 59:19, 63:18, 69:22, 87:22, 113:23, 118:3, 121:9, 135:12, 136:20, 144:12</p> <p>First ^[1] - 72:2</p> <p>fiscal ^[1] - 162:21</p> <p>Fiscal ^[1] - 163:13</p> <p>fish ^[1] - 20:2</p> <p>fisherman ^[1] - 19:25</p> <p>fishing ^[1] - 20:17</p> <p>five ^[3] - 48:3, 58:4, 127:25</p> <p>fix ^[1] - 35:6</p> <p>fixed ^[3] - 14:7, 35:17, 141:12</p>	<p>fixture ^[1] - 50:16</p> <p>flat ^[1] - 81:22</p> <p>flatten ^[1] - 56:9</p> <p>float ^[7] - 4:24, 4:25, 5:8, 7:7, 7:8, 13:19, 14:8</p> <p>floating ^[21] - 4:14, 4:23, 5:8, 13:6, 13:9, 13:22, 14:12, 14:17, 14:25, 15:4, 15:23, 16:15, 16:16, 16:24, 22:24, 23:3, 23:4, 27:14, 27:18, 27:22, 27:24</p> <p>floats ^[4] - 7:4, 7:19, 13:20, 14:3</p> <p>flood ^[1] - 16:4</p> <p>floor ^[2] - 69:4, 69:22</p> <p>flow ^[7] - 5:5, 6:11, 6:14, 6:21, 16:2, 53:21, 63:16</p> <p>flow-through ^[4] - 5:5, 6:11, 6:14, 6:21</p> <p>focus ^[1] - 66:2</p> <p>focused ^[2] - 49:23, 66:16</p> <p>focusing ^[1] - 161:14</p> <p>FOIL ^[1] - 12:7</p> <p>folded ^[1] - 12:22</p> <p>folks ^[5] - 46:19, 47:6, 103:7, 142:14, 143:2</p> <p>follow ^[2] - 34:23, 71:13</p> <p>following ^[3] - 2:19, 93:19, 151:21</p> <p>food ^[2] - 110:20, 128:25</p> <p>foot ^[3] - 35:22, 39:5, 123:4</p> <p>Forbes ^[1] - 50:7</p> <p>forces ^[2] - 65:24, 130:21</p> <p>forcing ^[1] - 68:5</p> <p>forecasted ^[1] - 51:22</p> <p>forefront ^[1] - 145:23</p> <p>foregoing ^[1] - 165:7</p> <p>foresight ^[1] - 71:9</p> <p>forget ^[1] - 25:20</p> <p>forgot ^[1] - 32:5</p> <p>fork ^[2] - 76:8, 115:14</p> <p>Fork ^[7] - 30:8, 76:9, 76:18, 76:20, 110:14, 116:23, 118:16</p> <p>form ^[2] - 82:14, 99:13</p> <p>formal ^[4] - 67:25, 75:22, 84:5, 84:23</p> <p>former ^[6] - 49:2, 49:5, 49:12, 54:4, 54:5, 69:17</p>	<p>formula ^[1] - 52:22</p> <p>forth ^[2] - 11:8, 150:21</p> <p>fortunate ^[1] - 81:25</p> <p>forty ^[1] - 54:8</p> <p>forty-plus ^[1] - 54:8</p> <p>Forward ^[1] - 160:14</p> <p>forward ^[14] - 48:4, 58:24, 83:12, 102:9, 123:4, 129:23, 130:25, 141:21, 143:15, 144:3, 144:7, 152:10, 156:19, 161:10</p> <p>foundations ^[1] - 79:15</p> <p>four ^[4] - 19:24, 22:25, 39:5, 94:11</p> <p>Fourth ^[1] - 67:17</p> <p>frankly ^[1] - 51:22</p> <p>Friday ^[3] - 37:20, 121:25, 122:6</p> <p>Friday's ^[1] - 123:8</p> <p>friend ^[1] - 58:9</p> <p>friendly ^[1] - 110:18</p> <p>friends ^[3] - 42:5, 42:18, 68:6</p> <p>FRIENDS ^[1] - 126:12</p> <p>Frisky ^[2] - 50:5, 57:19</p> <p>Front ^[2] - 71:25, 147:25</p> <p>front ^[10] - 23:5, 39:10, 46:13, 48:22, 55:2, 55:13, 67:20, 136:19, 137:15, 155:13</p> <p>fronts ^[1] - 43:15</p> <p>frustrated ^[1] - 59:25</p> <p>full ^[9] - 7:11, 15:16, 35:21, 45:12, 47:20, 65:18, 92:23, 93:3, 112:19</p> <p>full-time ^[4] - 47:20, 65:18, 92:23, 93:3</p> <p>fully ^[1] - 43:7</p> <p>fun ^[1] - 124:21</p> <p>functioning ^[1] - 43:7</p> <p>fund ^[4] - 31:12, 75:18, 75:19, 153:15</p> <p>funded ^[1] - 155:16</p> <p>funding ^[14] - 46:5, 97:8, 98:6, 116:3, 156:13, 158:8, 158:14, 158:18, 159:10, 159:13, 159:16, 159:19, 159:23, 162:10</p> <p>fundraiser ^[2] - 112:25, 113:3</p> <p>funds ^[6] - 83:24, 84:18, 155:6,</p>	<p>158:10, 158:20, 161:19</p> <p>FunFest ^[1] - 107:2</p> <p>Funny ^[1] - 32:17</p> <p>furthermore ^[1] - 70:15</p> <p>furthest ^[1] - 23:8</p> <p>future ^[6] - 43:23, 51:13, 56:4, 71:4, 72:18, 102:22</p>
F				
<p>face ^[3] - 52:10, 56:24, 64:18</p> <p>faced ^[2] - 17:18, 65:7</p> <p>fact ^[5] - 20:2, 27:20, 77:13, 136:13, 152:24</p> <p>factor ^[1] - 51:24</p> <p>failures ^[1] - 69:25</p> <p>fair ^[2] - 97:8, 122:19</p> <p>family ^[6] - 11:2, 42:5, 42:17, 68:6, 72:19, 110:18</p> <p>family-friendly ^[1] - 110:18</p> <p>far ^[3] - 113:15, 121:11, 141:9</p> <p>farm ^[2] - 49:2, 49:24</p> <p>farm-to-table ^[1] - 49:24</p> <p>fashion ^[2] - 128:20, 128:22</p> <p>father ^[1] - 49:9</p> <p>fault ^[1] - 51:19</p> <p>favor ^[45] - 2:9, 29:6, 73:10, 73:24, 75:9, 83:15, 84:10, 85:17, 86:15, 89:7, 89:22, 90:13, 91:3, 91:18, 92:15, 93:12, 94:4, 94:17, 98:10, 99:2, 105:10, 105:25, 106:17, 107:12, 108:7, 110:5, 116:8, 117:6, 118:7, 118:24, 124:14, 124:23, 125:17, 130:2, 130:15, 133:25, 149:12, 157:24, 159:3, 160:3, 161:3,</p>				
G				
<p>garage ^[1] - 70:20</p> <p>garbage ^[2] - 35:20, 36:25</p> <p>general ^[3] - 23:21, 75:18, 114:17</p> <p>generation ^[1] - 56:7</p> <p>Generator ^[1] - 84:2</p> <p>Gillooly ^[1] - 3:3</p> <p>given ^[2] - 45:18, 142:5</p> <p>glad ^[1] - 34:22</p> <p>gladly ^[1] - 122:11</p> <p>global ^[1] - 65:23</p> <p>goal ^[4] - 58:25, 62:23, 112:17, 112:19</p> <p>governance ^[1] - 65:11</p> <p>governed ^[1] - 103:10</p> <p>grandfather ^[2] - 19:25, 20:12</p> <p>grant ^[5] - 122:10, 152:17, 153:22, 157:7, 158:11</p> <p>granted ^[1] - 15:2</p> <p>granting ^[5] - 5:17, 107:19, 107:23, 108:3, 108:22</p> <p>grappling ^[1] - 51:15</p> <p>grass ^[1] - 17:23</p> <p>grate ^[4] - 4:13, 15:9, 15:25, 16:9</p> <p>great ^[8] - 37:5, 42:9, 44:13, 44:17, 57:12, 58:7, 79:7, 126:3</p> <p>greater ^[6] - 27:15, 27:19, 27:23, 55:21, 114:20, 121:11</p> <p>greatest ^[1] - 66:3</p> <p>greatly ^[1] - 30:15</p> <p>GREENPORT ^[2] - 1:2, 1:6</p> <p>Greenport ^[50] - 1:11, 3:7, 29:17, 38:20, 42:23, 43:23, 48:8, 49:15, 50:9, 50:24, 51:14, 53:24, 55:16, 56:11, 57:6, 58:18,</p>				

66:21, 67:5, 67:18,
68:2, 69:11, 70:14,
72:18, 73:17, 86:8,
86:21, 87:9, 90:7,
90:21, 91:13, 92:8,
93:5, 95:2, 99:10,
100:13, 100:14,
105:3, 105:5,
108:17, 116:16,
116:18, 119:8,
120:17, 130:10,
135:5, 150:7,
150:20, 154:9,
154:10, 160:23
Greenport's [5] -
47:24, 51:6, 61:25,
62:12, 67:3
Greenporter [1] - 69:2
Greenporters [1] -
2:19
grew [1] - 19:23
ground [1] - 14:15
grounds [2] - 110:15,
116:24
group [2] - 126:7,
129:14
Group [1] - 95:3
groups [1] - 81:18
grow [2] - 58:18,
121:17
growing [4] - 6:23,
44:9, 58:16, 69:13
growth [3] - 43:22,
45:8, 51:10
guess [8] - 128:13,
132:13, 136:2,
137:23, 146:14,
146:22, 155:4, 156:2
guesstimate [1] -
121:7
guidance [1] - 60:10
guided [2] - 62:9, 72:5
guiding [1] - 96:10
Gull [1] - 27:17
guy [1] - 44:13
guys [1] - 37:7

H

half [8] - 22:25, 26:16,
34:3, 52:7, 54:9,
55:7, 121:15, 123:2
half-hour [1] - 55:7
Hall [3] - 87:4, 91:24,
126:5
HALL [1] - 1:19
Halloween [7] - 119:9,
120:19, 120:21,
121:5, 121:11,
121:20, 121:24

hamlet [1] - 160:24
hampered [1] - 60:2
Hampton [1] - 4:20
hand [2] - 130:21,
165:16
handful [1] - 63:22
handle [1] - 82:13
handwritten [1] -
74:14
happy [1] - 11:12
harbor [5] - 31:7,
152:22, 154:15,
156:18, 157:4
Harbor [4] - 49:4,
110:14, 116:22,
151:17
hard [4] - 18:5, 31:3,
65:4, 96:8
hardly [1] - 56:20
hardware [1] - 49:6
harm [1] - 25:15
Harrington [1] - 20:24
hate [1] - 57:4
Hauser [1] - 126:11
health [1] - 93:2
hear [6] - 135:6,
136:15, 137:16,
142:24, 143:11,
143:21
heard [4] - 34:9, 46:5,
142:13, 144:5
hearing [37] - 3:9,
3:22, 3:23, 4:11,
9:17, 9:20, 11:19,
19:6, 19:8, 26:7,
26:12, 27:6, 28:4,
28:24, 43:13, 67:2,
134:8, 134:15,
135:2, 136:14,
137:3, 140:8, 141:2,
141:11, 143:10,
143:11, 144:18,
144:20, 144:24,
145:3, 145:6, 145:8,
146:2, 146:10,
146:13, 147:8,
148:10

heart [1] - 45:19
heat [1] - 54:9
held [6] - 29:3, 54:13,
86:2, 91:25, 153:16,
155:7
help [5] - 35:24, 37:18,
115:9, 120:13,
161:21
helped [1] - 133:5
helper [1] - 92:24
helpful [4] - 57:15,
83:13, 89:2, 157:6
helping [3] - 46:6,

72:8, 122:15
Henry [1] - 91:10
hereby [1] - 165:6
hereunto [1] - 165:16
hi [2] - 37:23, 38:3
high [2] - 35:23, 65:2
higher [1] - 77:22
highest [1] - 68:14
highlighted [1] - 50:6
highly [1] - 38:24
himself [1] - 50:19
hire [2] - 58:3, 97:10
hiring [6] - 89:14,
90:4, 90:19, 91:10,
92:22, 93:6
historical [1] - 148:22
historical [2] - 10:22,
51:10
historically [2] -
23:10, 52:21
history [4] - 11:4,
38:15, 66:25, 67:3
hitting [1] - 37:11
hold [4] - 56:3,
117:20, 135:2, 145:2
holds [1] - 67:10
home [1] - 66:5
homegrown [1] -
69:16
honest [4] - 64:21,
64:22, 66:20, 67:9
honoring [1] - 50:17
hook [2] - 154:9,
154:24
hope [3] - 3:20, 58:24,
97:9
hopefully [1] - 141:12
hoping [1] - 45:20
horses [1] - 80:21
host [10] - 98:20,
99:11, 105:19,
106:11, 107:2,
108:15, 110:14,
116:22, 118:17,
126:13
hotel [3] - 46:14,
48:16, 54:3
Hotel [1] - 69:2
hotels [2] - 64:4,
64:10
hour [8] - 33:22, 34:4,
55:7, 89:18, 90:8,
90:23, 91:14, 92:25
hours [8] - 54:19,
104:2, 104:4, 104:7,
105:6, 117:10,
117:14, 120:8
house [2] - 33:20,
54:21
houses [1] - 16:5

housing [15] - 58:14,
64:11, 68:4, 69:23,
71:12, 71:16, 71:21,
72:9, 96:24, 147:23,
148:2, 161:10,
161:13, 161:15,
161:23
Housing [1] - 160:14
HR [1] - 93:19
huge [2] - 17:21,
124:5
hundred [2] - 11:3,
55:12
hunt [1] - 88:4
hunting [3] - 86:23,
86:25, 89:4
Hunting [1] - 87:5
hurdles [1] - 52:12
hurt [2] - 22:16, 25:12
hyperbolic [1] - 54:10

I

Ian [1] - 48:24
icing [1] - 15:20
iconic [1] - 49:25
idea [3] - 6:12, 62:3,
62:6
ideally [2] - 131:17,
146:23
ideas [1] - 66:12
identified [1] - 139:3
identifies [1] - 139:15
identity [3] - 51:16,
61:25, 62:7
immediately [1] -
71:11
impact [2] - 24:14,
66:3
impacts [2] - 14:20,
18:10
implications [1] -
147:9
implies [1] - 112:7
importance [1] - 24:8
important [6] - 10:12,
49:15, 68:16, 72:17,
132:13, 142:16
impossibility [1] -
70:5
impossible [2] -
63:24, 70:12
improve [3] - 18:2,
53:21, 63:12
improvement [4] -
46:4, 47:11, 58:15,
95:16
improvements [1] -
12:7
IN [1] - 165:15

in-place [1] - 17:10
in-town [1] - 64:2
inaction [2] - 71:18,
72:11
inadvertently [1] -
53:9
inaudible [5] - 26:25,
132:2, 145:12,
147:19, 157:19
Inc [1] - 118:17
incentive [1] - 63:17
incentivize [1] - 52:15
inches [2] - 5:24, 35:5
include [4] - 74:18,
100:3, 110:19, 129:3
included [8] - 12:17,
75:21, 77:10, 84:4,
84:22, 103:11,
104:5, 118:5
includes [1] - 76:8
including [10] - 55:9,
97:20, 99:14,
102:17, 138:9,
151:6, 151:16,
160:18, 162:25,
163:19
income [1] - 65:16
incorporate [1] - 59:6
incorrect [2] - 139:9,
139:10
incorrectly [2] - 103:9,
139:3
increase [3] - 87:15,
87:18, 94:11
increases [2] - 53:11,
69:15
increasing [1] - 70:23
increment [2] - 55:7,
55:9
indecipherable [7] -
27:2, 49:20, 74:9,
132:3, 145:13,
147:20, 157:20
indicate [1] - 41:11
individuals [1] - 51:2
Indulgences [1] -
50:11
infeasible [1] - 59:18
influxes [1] - 50:21
information [6] - 4:15,
9:21, 26:21, 74:23,
112:4, 142:6
informed [1] - 69:7
infringe [1] - 53:4
infringed [1] - 23:20
ingredients [1] - 49:24
initial [1] - 155:10
initiatives [2] - 17:17,
71:14
injecting [1] - 51:5

inner [2] - 21:5, 31:4
input [3] - 22:14, 52:5, 137:9
inspector [1] - 11:25
inspired [1] - 48:10
install [1] - 11:15
installation [1] - 77:4
installed [1] - 39:7
instance [2] - 138:15, 144:12
instead [3] - 37:8, 52:14, 139:13
insurance [2] - 82:10, 93:2
insurmountable [1] - 52:13
intended [2] - 104:13, 144:8
intense [1] - 55:9
intent [5] - 18:6, 147:16, 147:18, 148:7, 162:9
interest [1] - 152:20
interested [3] - 1:21, 135:6, 165:13
interests [5] - 44:7, 45:8, 45:10, 59:17, 147:6
interference [1] - 24:17
international [1] - 66:13
interpreting [1] - 104:12
interrupt [1] - 32:18
intrenched [1] - 41:14
introduced [1] - 17:14
Introduced [1] - 46:18
invest [2] - 43:17, 45:16
invested [1] - 72:15
investment [1] - 69:10
investments [1] - 69:11
invites [1] - 63:13
invoice [3] - 76:6, 76:8, 96:14
involved [1] - 61:17
involves [3] - 128:8, 138:18, 142:17
Island [5] - 4:19, 42:14, 42:22, 160:14, 161:10
island [1] - 98:19
isolation [1] - 55:19
ISRAEL [3] - 120:14, 121:2, 123:21
Israel [1] - 120:16
issue [9] - 11:9, 12:22, 38:5, 38:6, 47:5,

47:12, 74:8, 138:20, 144:10
issued [1] - 87:21
issues [9] - 4:9, 8:25, 9:22, 11:20, 13:3, 55:24, 81:2, 85:15, 138:8
issuing [1] - 12:23
item [5] - 2:25, 28:4, 143:4, 143:18, 143:21
iteration [1] - 59:20
itself [1] - 7:17
ivy [1] - 35:21

J

Jack [1] - 2:21
Jane [1] - 96:5
January [2] - 87:7, 155:25
Jason [1] - 49:19
Jeanmarie [1] - 94:12
Jefferson [1] - 105:18
Jitney [1] - 42:16
job [4] - 122:21, 130:18, 132:15, 142:11
jobs [1] - 44:9
Joe [2] - 2:20, 88:24
john [3] - 2:20, 35:16, 36:21
John's [1] - 49:25
JOHNSON [84] - 1:18, 6:9, 7:21, 28:9, 29:4, 73:4, 73:25, 74:17, 75:5, 75:25, 80:20, 81:6, 83:20, 86:13, 86:19, 88:8, 90:11, 90:17, 92:13, 92:20, 94:15, 94:22, 95:6, 95:17, 99:18, 100:18, 100:23, 101:8, 101:16, 101:24, 102:18, 105:8, 105:15, 107:10, 108:5, 108:11, 109:13, 109:23, 112:23, 115:5, 116:6, 117:4, 117:17, 117:22, 118:12, 119:15, 120:7, 123:13, 124:15, 124:20, 125:15, 125:22, 126:8, 127:3, 128:19, 128:23, 129:7, 129:12, 129:21, 130:13, 130:16, 131:7,

131:16, 132:7, 132:19, 134:5, 134:9, 135:14, 137:20, 139:23, 140:2, 146:6, 147:15, 148:11, 149:19, 149:22, 152:3, 154:3, 155:22, 156:17, 159:25, 160:8, 163:4, 163:10

Johnson's [1] - 138:5
Josephine [1] - 89:14
jug [1] - 21:9

July [15] - 1:12, 2:6, 3:10, 48:24, 50:3, 55:4, 55:5, 73:6, 75:22, 84:5, 84:23, 90:8, 94:13, 163:14, 165:17
jump [1] - 13:10
June [10] - 89:19, 90:23, 91:14, 110:16, 115:12, 115:13, 115:16, 116:24

K

KAPPELL [1] - 67:15
Kappell [1] - 67:17
keen [1] - 60:8
keep [6] - 40:14, 50:13, 58:17, 141:11, 143:12, 146:13
keeping [1] - 87:19
Kelley [1] - 9:13
KEVIN [11] - 1:15, 32:11, 32:25, 33:12, 33:16, 34:8, 34:13, 34:24, 35:13, 36:10, 36:23
Kevin [2] - 32:11, 127:19
key [3] - 68:17, 152:23
kid [1] - 21:6
Kid [1] - 118:16
kids [2] - 33:19, 127:7
killed [2] - 33:24, 34:21
Kim [3] - 110:13, 116:22, 127:11
Kimberly's [1] - 49:4
kind [9] - 17:7, 17:12, 40:17, 81:19, 88:2, 113:2, 113:13, 121:23, 128:9
Klein [1] - 106:24
knocks [1] - 36:17

knowing [2] - 24:24, 38:15
knowledge [2] - 11:2, 25:2
known [1] - 19:8
knows [1] - 104:11
KREAHLING [1] - 29:15
Kreahling [1] - 29:16
Kruk [1] - 89:15

L

labor [1] - 78:3
laborer [1] - 92:23
lack [3] - 29:21, 68:8, 96:9
lacked [1] - 52:5
lacking [1] - 64:15
ladder [4] - 39:6, 39:11, 39:19, 39:20
Lake [3] - 49:3, 86:3, 92:3
LaMaina [1] - 48:16
land [2] - 30:7, 54:21
lands [1] - 113:17
language [4] - 100:8, 113:11, 145:7, 145:11
large [5] - 20:23, 38:23, 53:3, 61:15, 78:17
largely [1] - 67:7
larger [5] - 13:23, 40:25, 58:13, 59:4, 101:17
largest [1] - 69:10
last [34] - 3:18, 3:22, 3:24, 4:11, 5:19, 6:8, 9:17, 11:19, 19:6, 19:12, 19:22, 27:12, 45:25, 54:12, 54:13, 68:25, 74:16, 74:22, 87:18, 88:2, 88:9, 88:12, 88:13, 88:22, 96:17, 96:18, 102:23, 112:24, 120:21, 121:3, 124:21, 126:24, 131:18
late [1] - 140:13
latest [1] - 76:5
Latham [1] - 9:13
Law [1] - 84:20
law [11] - 43:24, 100:4, 100:12, 103:25, 104:21, 105:3, 116:16, 134:14, 134:17, 135:8, 135:10

law") [1] - 134:23
lawsuit [2] - 35:7, 39:21
least [3] - 68:15, 109:17, 131:4
Leather [1] - 50:12
leave [12] - 20:25, 24:13, 25:13, 28:23, 37:15, 57:21, 60:20, 68:7, 82:11, 114:16, 122:17, 148:13
leaves [1] - 78:16
leaving [3] - 28:19, 37:8, 60:19
left [5] - 7:18, 26:15, 59:24, 71:3, 111:14
legacy [1] - 50:18
legal [4] - 83:13, 85:10, 148:2, 148:4
legislate [1] - 66:12
legislating [1] - 52:17
legislative [1] - 52:11
length [5] - 8:18, 8:19, 13:21, 16:15, 27:20
less [6] - 16:3, 53:20, 61:7, 64:4, 79:13, 115:24
letter [4] - 18:21, 119:19, 159:21, 162:9
letters [2] - 4:2, 4:7
level [2] - 8:25, 24:18
LFHP [1] - 162:11
liability [1] - 30:20
liberalizing [1] - 71:19
lieu [1] - 70:9
life [3] - 62:21, 108:15, 132:12
Life [1] - 106:25
lifestyle [1] - 62:12
LIFHP [8] - 160:11, 160:14, 161:6, 161:10, 161:18, 161:24, 162:4, 162:5
lift [1] - 37:13
light [7] - 4:25, 5:2, 5:9, 6:13, 6:25, 7:2, 7:20
lighthouse [1] - 159:13
lighting [1] - 35:3
Lily [1] - 135:12
LILY [1] - 1:18
limit [2] - 13:18, 61:23
limitations [2] - 64:22, 64:23
limited [2] - 60:14, 63:8
line [7] - 23:2, 23:25, 83:25, 84:3, 84:20,

<p>84:21, 85:5 lines [2] - 5:14, 10:5 lip [1] - 71:17 Lisa [1] - 3:3 list [4] - 80:10, 81:13, 81:14, 161:21 listed [3] - 138:23, 150:12, 151:25 literally [1] - 70:12 literature [1] - 14:17 livability [1] - 62:24 live [4] - 11:9, 51:14, 65:18, 72:19 lives [1] - 63:12 living [6] - 56:12, 58:17, 64:15, 64:20, 65:2, 140:11 Lizzie [1] - 49:9 Local [1] - 93:6 local [12] - 4:16, 38:14, 63:21, 65:17, 116:19, 122:15, 122:16, 134:14, 134:17, 158:12, 159:17, 162:2 locally [1] - 49:23 located [2] - 3:6, 150:2 location [1] - 10:20 locations [1] - 53:13 lodging [2] - 86:5, 92:5 logic [1] - 102:20 logically [1] - 101:9 logs [1] - 37:9 longwinded [1] - 51:11 look [24] - 11:5, 11:25, 13:13, 14:24, 18:5, 18:9, 18:14, 21:12, 21:13, 25:19, 25:23, 25:25, 35:20, 44:3, 45:4, 54:11, 81:4, 81:10, 97:20, 136:6, 142:15, 143:2, 152:14, 156:13 looked [4] - 34:15, 35:15, 58:10, 122:19 looking [11] - 17:9, 24:12, 36:8, 36:14, 128:5, 129:19, 137:6, 138:7, 138:15, 141:25, 153:13 loose [1] - 15:5 loosened [1] - 47:2 loosing [1] - 133:6 Loper [2] - 110:13, 116:22 Lorraine [3] - 29:14,</p>	<p>29:15, 32:7 LORRAINE [1] - 29:15 loss [1] - 132:24 lost [4] - 31:13, 42:12, 51:17, 89:4 lottery [2] - 86:22, 87:3 loud [1] - 142:25 love [5] - 57:9, 57:18, 64:20, 64:24, 67:2 loves [1] - 13:8 low [1] - 70:23 lower [1] - 109:21 Lucharitos [2] - 48:17, 53:14 lucky [1] - 121:23 lure [1] - 128:15 LWRP [7] - 17:16, 56:4, 96:8, 96:23, 158:8, 158:13, 158:18</p>	<p>75:5, 96:17, 146:23 mass [8] - 101:4, 101:14, 101:19, 101:21, 102:25, 103:10, 109:8, 109:11 massive [1] - 67:23 match [1] - 158:19 material [5] - 5:8, 7:7, 7:9, 9:19, 17:13 matt [3] - 56:16, 60:23, 69:16 Matt [5] - 44:11, 49:6, 53:15, 54:11, 72:9 matter [3] - 24:9, 88:18, 165:14 matters [1] - 29:12 MATTHEW [1] - 56:17 Matthew [1] - 56:18 maximum [1] - 86:23 MAYOR [254] - 1:15, 2:8, 2:17, 7:6, 7:13, 8:3, 9:6, 18:19, 19:3, 19:11, 19:15, 26:5, 26:11, 26:20, 27:4, 28:2, 28:7, 28:14, 28:20, 29:6, 29:10, 32:6, 32:17, 33:4, 33:14, 34:6, 34:10, 34:22, 35:8, 36:4, 36:13, 37:19, 37:25, 41:18, 45:23, 47:15, 56:14, 60:23, 67:14, 72:22, 73:9, 73:10, 73:14, 73:15, 73:24, 74:6, 74:20, 74:21, 74:24, 75:2, 75:4, 75:9, 75:13, 76:3, 76:7, 76:11, 76:17, 76:21, 77:14, 77:19, 77:24, 78:4, 78:10, 78:15, 79:4, 79:5, 79:11, 80:3, 80:15, 80:25, 81:9, 81:12, 81:17, 82:7, 82:12, 83:7, 83:19, 84:9, 84:10, 84:14, 85:12, 85:17, 85:21, 86:15, 87:12, 88:6, 88:17, 88:21, 89:3, 89:11, 89:12, 89:22, 90:2, 90:13, 91:2, 91:3, 91:7, 91:8, 91:18, 92:15, 92:19, 93:11, 93:12, 93:16, 93:17, 94:4, 94:8, 94:17, 94:21, 95:5, 95:10, 95:19, 95:22, 95:24, 96:2, 96:16, 97:17, 98:9, 98:14, 98:15,</p>	<p>99:2, 99:6, 99:17, 99:20, 99:24, 100:16, 100:21, 101:19, 102:4, 102:15, 102:23, 103:2, 103:15, 103:17, 104:3, 104:18, 105:7, 105:10, 105:14, 105:24, 106:5, 106:6, 106:17, 107:12, 108:7, 108:25, 110:5, 110:9, 110:10, 111:6, 111:13, 111:15, 111:21, 111:22, 112:6, 112:12, 114:4, 114:18, 115:3, 115:6, 116:8, 116:12, 117:6, 117:7, 117:16, 117:20, 118:5, 118:11, 118:23, 118:24, 119:4, 119:23, 120:10, 120:24, 123:15, 123:23, 124:8, 124:12, 124:17, 124:23, 125:3, 125:17, 125:21, 125:24, 126:19, 127:2, 127:5, 128:21, 129:2, 129:5, 129:10, 129:18, 129:24, 130:6, 130:7, 130:15, 131:5, 131:14, 131:24, 132:5, 132:17, 132:22, 133:12, 133:15, 133:21, 134:6, 138:2, 140:5, 141:13, 142:13, 144:13, 144:15, 144:21, 145:5, 145:15, 145:25, 147:2, 147:17, 147:22, 148:8, 149:6, 149:12, 149:16, 152:5, 153:14, 153:16, 155:2, 155:9, 156:2, 156:10, 156:13, 157:5, 157:11, 157:13, 157:14, 157:16, 157:18, 157:22, 157:24, 158:4, 158:5, 159:3, 159:7, 160:3, 160:7, 161:2, 161:3, 161:4,</p>	<p>162:14, 163:6, 163:22, 163:23, 164:3, 164:7 Mayor [16] - 30:15, 32:8, 39:16, 39:17, 45:24, 47:17, 67:15, 73:20, 94:24, 96:7, 134:4, 151:19, 158:22, 159:21, 160:16 MAYOR/TRUSTEE [1] - 1:16 McBride [1] - 95:2 meal [2] - 86:7, 92:6 mean [17] - 15:4, 17:25, 29:23, 30:18, 31:4, 31:21, 33:2, 37:17, 85:7, 101:9, 102:19, 104:6, 123:17, 132:10, 136:2, 146:11, 146:20 meaningful [1] - 61:14 meaningfully [1] - 63:16 means [2] - 41:7, 41:10 meanwhile [1] - 72:8 measurements [2] - 10:11, 10:14 measures [1] - 18:2 meeting [19] - 2:6, 3:11, 75:22, 84:5, 84:6, 84:23, 84:24, 95:12, 95:13, 96:18, 98:21, 100:2, 101:21, 103:6, 131:19, 131:25, 144:23, 164:5, 164:9 meetings [4] - 59:15, 96:22, 133:23, 164:8 meets [1] - 18:6 Melissa [1] - 90:5 MEMBER [5] - 26:9, 26:14, 26:23, 127:14, 127:18 members [4] - 9:11, 28:6, 67:16, 133:18 Memorial [1] - 106:10 memory [2] - 154:17, 155:11 mention [5] - 31:14, 50:21, 102:13, 123:16, 125:25 mentioned [5] - 22:22, 27:12, 52:8, 74:7, 74:15 met [3] - 19:12, 32:9, 39:17 metes [2] - 21:18, 22:5</p>
M				
<p>ma'am [1] - 37:22 main [13] - 9:22, 34:17, 41:22, 55:13, 56:18, 56:25, 58:11, 69:19, 112:17, 112:19, 112:24, 150:6, 150:10 Main [1] - 150:9 maintaining [1] - 69:12 major [2] - 68:2, 121:18 majority [1] - 70:6 manage [1] - 97:25 management [1] - 87:10 manager's [1] - 85:7 Mange [1] - 24:7 map [1] - 3:8 Marc [1] - 48:16 Margo [1] - 133:19 margo [1] - 133:23 marina [3] - 13:23, 31:9, 42:19 marinas [1] - 15:21 marine [1] - 18:8 Marisa [1] - 35:16 market [2] - 51:4, 126:14 marriage [1] - 165:11 MARTHA [5] - 9:10, 19:2, 19:5, 19:13, 19:18 Martha [1] - 9:12 MARY [1] - 1:17 Mary [5] - 8:3, 46:24,</p>				

Mexican [1] - 48:20
MICHAEL [1] - 56:17
Michael [6] - 44:11, 49:9, 53:15, 56:18, 69:16, 72:9
Michael's [1] - 54:12
middle [4] - 37:9, 37:16, 67:7, 82:6
might [6] - 6:7, 34:3, 64:16, 64:24, 66:11, 112:7
miles [1] - 33:22
milestones [1] - 151:15
milk [2] - 21:9, 93:22
million [1] - 69:8
mind [1] - 63:25
minded [1] - 50:18
mini [2] - 89:5, 89:17
Mini [4] - 90:22, 119:10, 120:8, 133:4
minimal [1] - 31:10
minimizing [1] - 15:16
minimum [2] - 17:8, 122:9
minor [1] - 81:11
minority [1] - 78:22
minutes [3] - 75:22, 84:5, 84:23
mired [1] - 68:18
mirror [1] - 55:22
mischaracterizes [1] - 63:4
mismanagement [1] - 68:19
misprinted [1] - 146:22
missing [2] - 99:21, 146:4
mistake [1] - 40:10
misunderstanding [1] - 6:11
Mitchell [3] - 75:19, 107:3, 108:16
mixed [1] - 27:13
mixed-use [1] - 27:13
mobility [1] - 62:10
moderate [1] - 59:2
moderate-size [1] - 59:2
modernize [1] - 56:6
modify [1] - 100:3
moment [1] - 2:18
money [10] - 85:8, 97:14, 109:18, 112:8, 122:12, 133:7, 152:18, 153:13, 155:20, 157:8
monies [3] - 150:24,

150:25, 151:8
month [4] - 96:3, 96:17, 143:10
monthly [1] - 73:17
months [7] - 111:18, 111:24, 112:14, 114:8, 115:15, 115:25, 117:24
monumented [2] - 21:18, 22:7
Moore's [1] - 87:2
moratorium [2] - 52:3, 59:11
moreover [1] - 10:21
most [10] - 15:21, 21:5, 23:8, 53:21, 55:9, 63:14, 77:4, 79:14, 109:14
mother [1] - 33:18
motion [26] - 2:5, 28:8, 29:10, 73:14, 75:13, 83:19, 85:21, 89:11, 94:21, 99:6, 102:11, 103:21, 103:22, 105:14, 106:5, 110:9, 118:11, 125:21, 130:6, 149:16, 156:6, 158:4, 159:7, 160:7, 164:3, 164:4
Motion [8] - 90:2, 91:7, 92:19, 93:16, 94:8, 98:14, 116:12, 134:6
move [14] - 5:23, 13:9, 14:13, 22:17, 39:18, 58:24, 61:13, 62:19, 72:25, 81:3, 141:21, 147:7, 152:10
moved [46] - 48:8, 48:21, 49:5, 57:7, 73:8, 73:22, 75:24, 84:8, 84:25, 86:12, 87:11, 89:20, 90:10, 90:25, 91:16, 92:12, 93:10, 94:2, 94:14, 95:4, 98:24, 99:16, 100:15, 105:7, 105:23, 106:15, 107:9, 108:4, 108:24, 110:21, 116:5, 117:3, 117:15, 118:22, 119:13, 125:14, 126:18, 130:12, 135:11, 152:4, 158:25, 159:24, 160:25, 162:12, 163:3, 163:21
movie [1] - 118:18

moving [7] - 6:3, 46:9, 83:12, 130:25, 143:15, 144:3, 144:6
multifamily [2] - 161:15, 161:22
multiple [2] - 13:13, 54:22
municipal [3] - 14:10, 55:6, 70:18
municipalities [5] - 69:14, 79:14, 161:11, 161:22, 161:24
museum [2] - 125:10, 159:11
Museum [1] - 126:3
music [6] - 101:23, 102:14, 102:17, 103:11, 127:9, 128:22
must [3] - 55:17, 60:4, 62:17

N

name [3] - 9:12, 47:18, 67:16
names [1] - 151:25
Nancy [1] - 2:22
Nassau [1] - 161:11
national [2] - 66:13, 127:24
naturally [2] - 55:22, 63:10
nature [2] - 52:4, 103:12
nauseam [1] - 66:5
navigate [1] - 60:10
nearly [2] - 15:7, 15:18
necessarily [1] - 15:10
necessary [7] - 14:3, 15:10, 17:8, 136:3, 144:22, 152:8, 158:23
need [34] - 12:12, 14:22, 24:11, 28:23, 34:17, 43:16, 43:21, 44:4, 44:8, 45:5, 64:4, 65:24, 66:19, 80:24, 82:22, 83:4, 100:21, 102:24, 103:18, 109:3, 109:11, 111:9, 112:10, 113:20, 113:21, 115:9, 137:24, 140:11, 140:14, 141:11, 143:2, 149:3, 149:18, 151:24
needed [6] - 69:23,

72:4, 78:3, 133:23, 137:7, 142:15
needle [1] - 61:13
needs [7] - 47:9, 62:16, 97:12, 102:10, 140:14, 143:19, 162:2
neighbor [2] - 9:15
neighbor's [1] - 11:10
neighborhood [1] - 18:11
neighboring [1] - 48:18
neighbors [1] - 68:7
Nelson [1] - 90:19
Nest [1] - 120:16
never [3] - 80:8, 80:12, 139:7
New [13] - 3:7, 3:16, 5:15, 9:14, 27:9, 48:22, 86:3, 86:24, 92:3, 135:6, 158:8, 161:8, 165:5
NEW [1] - 1:3
new [28] - 11:15, 16:25, 17:12, 17:13, 22:18, 28:15, 36:16, 38:11, 39:6, 40:13, 49:15, 50:17, 50:22, 51:5, 52:9, 68:9, 68:21, 68:23, 69:23, 69:24, 70:2, 70:3, 70:13, 126:2, 129:14, 161:15
newspaper [2] - 49:12, 145:9
next [9] - 19:16, 28:25, 32:20, 32:24, 33:7, 56:7, 58:3, 96:15, 97:15
nice [2] - 35:15, 35:18
night [8] - 19:6, 19:12, 86:6, 92:5, 121:6, 121:25, 122:6, 124:7
nights [3] - 122:4, 122:9, 122:10
Noah [1] - 49:22
Noah's [1] - 49:22
noise [3] - 101:4, 103:5, 103:14
none [1] - 109:25
noon [2] - 107:6, 108:19
norm [1] - 16:25
normalize [1] - 148:3
normally [2] - 15:2, 101:11
North [11] - 30:8, 32:21, 33:10, 76:8, 76:9, 76:18, 76:20,

110:14, 115:14, 116:23, 118:16
north [4] - 5:25, 6:3, 33:9, 71:25
notarized [1] - 120:21
Notary [1] - 165:4
notes [1] - 25:19
nothing [6] - 34:19, 68:3, 71:16, 88:13, 139:12, 141:13
notice [3] - 36:19, 135:10, 143:8
noticed [4] - 18:22, 35:3, 37:2, 79:20
notification [1] - 151:17
noting [1] - 61:9
Number [1] - 73:15
number [16] - 3:8, 24:8, 46:19, 47:3, 47:7, 70:24, 83:24, 84:22, 86:9, 87:16, 92:9, 95:15, 111:2, 139:24, 142:25, 146:20
numbers [1] - 77:16
numerous [3] - 44:20, 56:24, 132:25
NYCOM [2] - 85:25, 91:25

O

07-2025-22 [1] - 107:24
07-2025-24 [1] - 115:12
obligated [1] - 151:7
obligation [1] - 122:24
obligations [1] - 150:22
obsession [1] - 54:17
obtain [1] - 158:14
obviously [7] - 3:19, 19:3, 20:14, 79:6, 89:3, 153:20, 156:8
October [4] - 87:6, 119:10, 124:16, 142:20
Oddon [1] - 94:13
OF [5] - 1:2, 1:3, 1:6, 1:7
off-season [2] - 64:14, 65:3
offer [2] - 64:6, 82:18
official [1] - 21:18
officials [2] - 38:9, 38:23
offs [1] - 20:22
often [1] - 63:3

<p>old [2] - 42:7, 50:2</p> <p>once [6] - 16:20, 37:7, 38:8, 135:25, 148:16, 155:15</p> <p>One [2] - 27:6, 40:21</p> <p>one [57] - 4:11, 4:22, 8:13, 9:22, 13:5, 13:19, 15:13, 20:3, 20:15, 27:21, 29:20, 31:6, 31:7, 32:4, 35:13, 36:7, 36:16, 46:11, 46:22, 46:23, 51:22, 54:21, 55:18, 60:20, 61:3, 62:21, 63:19, 66:5, 71:24, 74:5, 81:21, 81:23, 85:6, 87:20, 87:23, 87:24, 88:4, 96:19, 109:11, 109:13, 109:16, 113:22, 113:23, 114:18, 119:21, 134:7, 134:9, 134:11, 135:15, 138:3, 138:9, 138:10, 138:18, 144:4, 144:7, 152:22, 155:14</p> <p>one-off [1] - 138:3</p> <p>one-story [1] - 71:24</p> <p>onerous [1] - 70:2</p> <p>ones [3] - 23:6, 102:22, 109:25</p> <p>op [1] - 67:22</p> <p>op-ed [1] - 67:22</p> <p>open [26] - 2:5, 3:10, 6:22, 14:6, 15:9, 15:24, 16:9, 28:19, 28:25, 46:12, 46:18, 50:14, 53:6, 100:4, 100:11, 100:25, 103:24, 104:20, 105:2, 116:15, 120:8, 120:11, 143:12, 145:3, 146:14, 148:13</p> <p>opened [11] - 48:17, 48:25, 49:6, 49:19, 49:21, 50:2, 50:6, 50:10, 50:12, 57:24, 58:5</p> <p>opening [3] - 4:13, 48:15, 57:23</p> <p>opens [1] - 143:11</p> <p>operating [2] - 44:15, 124:10</p> <p>operation [1] - 115:18</p> <p>operations [1] - 116:3</p> <p>operator [1] - 46:17</p> <p>opportunities [3] -</p>	<p>53:12, 70:16, 97:19</p> <p>opportunity [10] - 56:5, 57:11, 66:18, 68:8, 71:23, 136:15, 136:23, 136:25, 143:7, 149:3</p> <p>Opportunity [1] - 93:24</p> <p>opposed [2] - 88:5, 120:5</p> <p>option [2] - 60:20, 109:16</p> <p>order [4] - 58:17, 77:21, 150:17, 152:10</p> <p>ordnance [2] - 103:5, 103:14</p> <p>organisms [1] - 18:8</p> <p>origin [1] - 152:8</p> <p>original [5] - 20:7, 20:8, 20:13, 78:2, 153:22</p> <p>originally [2] - 41:8, 122:8</p> <p>Osprey [1] - 120:16</p> <p>Otherwise [1] - 82:4</p> <p>otherwise [1] - 104:9</p> <p>outcome [1] - 165:14</p> <p>outdoor [1] - 118:18</p> <p>outlined [1] - 116:21</p> <p>outside [2] - 7:18, 154:24</p> <p>outskirts [1] - 35:21</p> <p>overall [2] - 87:9, 112:22</p> <p>overcome [2] - 52:14, 70:13</p> <p>overcrowded [1] - 63:14</p> <p>overdue [1] - 66:17</p> <p>overwhelming [1] - 57:14</p> <p>own [5] - 58:10, 74:12, 120:2, 135:12</p> <p>owned [3] - 49:21, 160:22, 160:23</p> <p>owner [5] - 48:16, 50:4, 69:17, 150:9, 150:17</p> <p>owners [13] - 45:15, 68:25, 69:6, 149:25, 150:11, 150:23, 151:2, 151:8, 151:14, 151:21, 152:2, 153:8, 153:11</p> <p>owners' [1] - 150:19</p> <p>ownership [2] - 24:20, 50:17</p> <p>Oyster [3] - 48:25, 50:5, 57:19</p>	<p>oyster [1] - 49:4</p>	<p>P</p> <p>p.m [17] - 1:13, 2:3, 55:8, 98:23, 99:14, 104:23, 105:22, 106:14, 110:17, 115:14, 117:2, 117:14, 118:19, 119:12, 126:15, 126:16, 135:3</p> <p>pact [1] - 50:13</p> <p>paid [5] - 76:20, 76:24, 150:25, 151:8, 154:22</p> <p>Pail [1] - 92:22</p> <p>parade [1] - 121:14</p> <p>parameters [1] - 116:20</p> <p>pardon [1] - 157:13</p> <p>Park [2] - 75:19, 107:3</p> <p>park [11] - 35:14, 63:20, 70:22, 72:20, 89:15, 90:5, 90:20, 108:16, 113:2, 126:14, 129:4</p> <p>parked [2] - 20:20, 40:4</p> <p>parking [34] - 8:25, 31:9, 45:13, 46:22, 47:3, 53:17, 53:23, 54:8, 54:17, 54:19, 54:22, 54:24, 55:6, 55:13, 58:14, 59:21, 60:5, 61:5, 61:10, 61:12, 61:18, 62:22, 63:8, 63:13, 68:22, 70:2, 70:10, 70:11, 70:18, 70:20, 70:22, 71:6, 142:15, 143:3</p> <p>parks [2] - 23:4, 92:22</p> <p>parlor [1] - 46:11</p> <p>part [30] - 28:15, 33:6, 38:20, 57:11, 75:21, 82:17, 84:4, 84:22, 89:4, 89:15, 90:5, 90:20, 91:11, 114:3, 118:3, 122:18, 127:15, 127:17, 127:18, 128:12, 133:13, 133:20, 133:21, 140:10, 141:17, 152:16, 152:19, 153:22, 156:15</p> <p>part-time [4] - 89:15, 90:5, 90:20, 91:11</p> <p>partial [1] - 8:19</p> <p>participate [1] -</p>	<p>153:18</p> <p>participation [2] - 120:23, 121:13</p> <p>particular [4] - 13:4, 68:22, 102:16, 138:10</p> <p>parties [10] - 1:21, 27:3, 52:6, 57:16, 132:4, 135:7, 145:14, 147:21, 157:21, 165:12</p> <p>partnership [1] - 49:7</p> <p>parts [2] - 135:17, 135:19</p> <p>pass [2] - 16:8, 147:16</p> <p>pass-through [1] - 16:8</p> <p>passage [1] - 151:15</p> <p>passed [2] - 57:16, 148:7</p> <p>passengers [1] - 30:11</p> <p>past [4] - 79:21, 83:4, 87:20, 133:2</p> <p>paths [1] - 33:11</p> <p>patio [1] - 12:12</p> <p>Patricia [1] - 2:21</p> <p>Patrick [4] - 96:23, 123:24, 153:4, 157:23</p> <p>PATRICK [1] - 1:16</p> <p>Patty [1] - 50:11</p> <p>Paul [2] - 106:25, 108:15</p> <p>Paulos [1] - 2:22</p> <p>paving [3] - 32:21, 33:7, 54:8</p> <p>pay [8] - 76:24, 78:3, 79:6, 89:17, 90:7, 90:22, 91:13, 92:24</p> <p>paying [3] - 46:6, 76:21, 110:2</p> <p>payload [1] - 37:12</p> <p>payment [4] - 70:9, 150:23, 155:10, 155:17</p> <p>payment-in-lieu [1] - 70:9</p> <p>payments [1] - 153:7</p> <p>payroll [1] - 76:14</p> <p>peek [1] - 63:9</p> <p>PELTON [2] - 41:21, 47:13</p> <p>Pelton [1] - 41:22</p> <p>pending [2] - 46:8, 143:24</p> <p>people [30] - 31:7, 34:2, 34:18, 38:7, 41:8, 42:22, 43:11, 44:10, 44:16, 57:10,</p>	<p>58:4, 58:5, 58:17, 62:5, 63:6, 64:3, 64:23, 72:18, 80:23, 88:3, 109:15, 110:2, 113:16, 121:7, 122:15, 128:15, 141:8, 142:9, 149:2, 156:24</p> <p>per [12] - 86:5, 86:24, 87:21, 88:4, 89:18, 90:8, 90:23, 91:14, 92:5, 92:25, 162:20, 163:12</p> <p>perceive [1] - 64:25</p> <p>percent [4] - 59:4, 94:11, 122:13, 158:21</p> <p>perception [1] - 55:14</p> <p>perfect [2] - 51:20, 51:25</p> <p>perfectly [1] - 40:8</p> <p>perform [3] - 75:16, 83:23, 84:17</p> <p>performance [1] - 70:5</p> <p>perhaps [5] - 11:23, 31:8, 77:7, 97:10, 103:8</p> <p>period [3] - 93:9, 104:13, 104:22</p> <p>permit [15] - 3:3, 12:10, 12:13, 12:18, 12:21, 12:23, 28:24, 87:20, 101:14, 103:10, 103:16, 110:12, 125:8, 139:21</p> <p>permits [12] - 5:18, 74:24, 86:23, 87:16, 101:22, 102:25, 109:8, 109:11, 135:21, 137:11, 139:2, 139:11</p> <p>permitted [4] - 134:21, 138:24, 139:19, 139:21</p> <p>permitting [3] - 14:11, 31:20, 139:13</p> <p>person [6] - 30:2, 33:21, 87:23, 87:25, 88:4, 141:5</p> <p>personal [1] - 11:2</p> <p>personnel [1] - 85:9</p> <p>perspective [1] - 7:5</p> <p>pet [3] - 49:5, 110:14, 116:22</p> <p>Peter [1] - 49:21</p> <p>petition [1] - 39:14</p> <p>phase [1] - 33:7</p> <p>Phillips [3] - 134:3,</p>
---	---	---------------------------------	--	---	---

<p>153:6, 153:21</p> <p>PHILLIPS [79] - 1:17, 8:4, 8:13, 8:21, 9:3, 28:18, 28:22, 73:23, 75:7, 75:14, 76:13, 76:19, 77:6, 78:20, 79:18, 80:7, 82:21, 85:2, 85:16, 85:22, 88:20, 89:21, 90:3, 91:17, 91:22, 94:3, 94:9, 96:4, 97:3, 97:24, 98:25, 99:7, 101:6, 101:13, 104:14, 106:16, 106:21, 107:21, 109:6, 109:20, 110:22, 111:9, 111:19, 112:10, 112:15, 113:12, 114:24, 115:8, 116:5, 116:13, 117:11, 119:14, 125:5, 127:11, 127:16, 128:7, 133:17, 134:11, 136:11, 140:10, 141:16, 143:20, 145:10, 145:16, 145:21, 147:13, 148:15, 149:8, 152:12, 153:12, 154:6, 154:23, 156:20, 157:23, 159:2, 159:8, 162:13, 162:18, 164:6</p> <p>phonetic [1] - 24:7</p> <p>photo [2] - 128:9, 128:16</p> <p>photographs [1] - 10:23</p> <p>photography [2] - 127:10, 128:22</p> <p>pick [5] - 37:4, 37:5, 37:7, 42:10, 42:17</p> <p>picked [1] - 42:5</p> <p>picnic [6] - 99:11, 104:2, 104:7, 105:6, 105:20, 106:12</p> <p>picture [2] - 21:2, 21:4</p> <p>pictures [2] - 26:18, 35:15</p> <p>piecemeal [2] - 135:20, 138:17</p> <p>pier [2] - 14:7, 16:14</p> <p>Pier [1] - 159:14</p> <p>pile [1] - 14:6</p> <p>piled [1] - 23:3</p> <p>piling [3] - 21:5, 21:6, 23:8</p>	<p>pilings [30] - 5:11, 5:13, 5:23, 6:3, 9:24, 10:4, 10:8, 10:9, 10:20, 11:5, 11:11, 11:14, 11:15, 11:17, 17:13, 20:7, 20:10, 20:19, 21:22, 22:14, 22:18, 23:16, 23:23, 24:10, 24:12, 24:13, 25:4, 25:6, 25:7, 25:9</p> <p>pinched [3] - 22:23, 23:20</p> <p>pinches [2] - 23:7, 23:9</p> <p>Pip's [1] - 53:4</p> <p>pizza [6] - 44:12, 46:11, 57:13, 57:23, 58:2, 69:18</p> <p>Pizza [1] - 49:7</p> <p>pizzeria [1] - 54:14</p> <p>place [20] - 17:10, 17:11, 35:17, 42:9, 44:25, 45:21, 62:25, 63:18, 63:20, 72:19, 72:20, 95:20, 119:9, 130:20, 131:10, 131:13, 131:19, 132:21, 151:6, 153:24</p> <p>placed [2] - 20:15, 20:19</p> <p>Placid [2] - 86:3, 92:3</p> <p>plan [5] - 59:20, 97:23, 111:3, 112:20, 155:14</p> <p>planning [19] - 8:5, 46:13, 52:10, 54:2, 55:2, 62:10, 65:10, 67:25, 71:22, 72:5, 136:24, 137:5, 138:14, 144:2, 148:21, 152:17, 153:22, 155:15, 157:6</p> <p>plans [1] - 44:20</p> <p>plant [6] - 43:18, 43:19, 92:24, 97:13, 98:2, 150:7</p> <p>pleased [1] - 96:12</p> <p>pleasure [1] - 126:6</p> <p>pledge [1] - 2:14</p> <p>Pledge [1] - 2:15</p> <p>plenty [2] - 14:16, 27:14</p> <p>plugging [1] - 140:18</p> <p>plus [4] - 54:8, 86:6, 92:6, 154:6</p> <p>podium [2] - 54:15, 142:10</p>	<p>point [18] - 5:10, 21:17, 24:19, 25:8, 25:23, 27:17, 97:18, 107:22, 129:22, 132:14, 136:12, 138:2, 138:5, 142:3, 146:23, 147:5, 152:22, 156:21</p> <p>points [1] - 22:8</p> <p>poison [1] - 35:21</p> <p>police [3] - 26:16, 34:3, 107:4</p> <p>policies [1] - 93:20</p> <p>Policy [2] - 92:8, 93:23</p> <p>policy [8] - 86:8, 93:21, 93:25, 113:21, 129:23, 130:10, 130:19</p> <p>policymakers [1] - 148:23</p> <p>polite [1] - 120:24</p> <p>polo [2] - 110:15, 116:24</p> <p>Pond [1] - 27:18</p> <p>pool [1] - 31:22</p> <p>pools [2] - 31:20, 31:24</p> <p>pop [3] - 47:7, 128:13, 128:14</p> <p>pop-up [3] - 47:7, 128:13, 128:14</p> <p>popular [1] - 13:7</p> <p>population [1] - 67:11</p> <p>porch [1] - 33:25</p> <p>port [1] - 35:3</p> <p>portion [2] - 41:2, 88:12</p> <p>poses [1] - 8:25</p> <p>position [3] - 56:2, 85:7, 98:8</p> <p>possible [4] - 115:19, 115:20, 155:23, 156:3</p> <p>post [3] - 30:19, 51:21, 135:9</p> <p>post-COVID [1] - 51:21</p> <p>posted [1] - 145:18</p> <p>posts [1] - 30:24</p> <p>potential [2] - 138:8, 138:20</p> <p>potentially [1] - 157:9</p> <p>power [2] - 43:19, 43:22</p> <p>practical [2] - 7:5, 70:16</p> <p>practically [1] - 56:5</p> <p>practices [1] - 17:6</p> <p>pragmatic [1] - 66:20</p> <p>precedent [2] - 13:6,</p>	<p>18:12</p> <p>predates [1] - 55:24</p> <p>predevelopment [1] - 161:20</p> <p>predicted [1] - 67:23</p> <p>prep [1] - 58:2</p> <p>prepaid [2] - 162:24, 163:18</p> <p>prepared [1] - 10:7</p> <p>present [7] - 27:3, 70:11, 98:5, 132:4, 145:14, 147:21, 157:21</p> <p>presentation [1] - 126:24</p> <p>pressing [1] - 148:17</p> <p>presumably [1] - 39:7</p> <p>Prettiest [1] - 50:8</p> <p>pretty [4] - 25:21, 39:6, 40:16, 128:15</p> <p>prevailing [4] - 78:8, 79:10, 80:2, 83:5</p> <p>prevent [1] - 15:20</p> <p>prevention [1] - 16:4</p> <p>prevents [2] - 4:25, 16:21</p> <p>previous [4] - 8:22, 60:11, 101:21, 139:4</p> <p>previously [2] - 125:7, 151:3</p> <p>pride [1] - 55:21</p> <p>primary [1] - 4:22</p> <p>principal [1] - 62:9</p> <p>principally [1] - 9:22</p> <p>printed [1] - 73:7</p> <p>priorities [1] - 51:13</p> <p>prioritize [1] - 63:6</p> <p>priority [1] - 161:23</p> <p>private [2] - 79:15, 113:18</p> <p>privately [1] - 160:22</p> <p>pro [1] - 147:23</p> <p>pro-housing [1] - 147:23</p> <p>proactive [1] - 98:4</p> <p>probationary [1] - 93:8</p> <p>problem [3] - 39:25, 55:13, 55:14</p> <p>proceed [1] - 143:6</p> <p>proceeding [1] - 60:17</p> <p>proceedings [1] - 165:9</p> <p>proceeds [1] - 122:5</p> <p>process [10] - 46:14, 56:23, 59:24, 71:19, 72:5, 136:24, 141:5, 146:24, 148:20, 149:9</p> <p>processes [1] -</p>	<p>140:12</p> <p>professionally [1] - 72:5</p> <p>profit [2] - 113:18, 123:2</p> <p>profitable [2] - 65:5, 65:6</p> <p>Program [2] - 160:14, 161:10</p> <p>program [6] - 87:10, 158:11, 158:15, 160:11, 161:7, 161:19</p> <p>programs [1] - 158:13</p> <p>progress [3] - 39:23, 44:24, 60:2</p> <p>prohibitive [1] - 88:3</p> <p>project [10] - 58:20, 59:8, 69:9, 97:11, 106:25, 151:10, 153:19, 156:23, 159:15, 159:22</p> <p>Project [2] - 108:15, 159:15</p> <p>project's [1] - 159:16</p> <p>projects [3] - 78:24, 79:21, 98:4</p> <p>proliferate [1] - 17:2</p> <p>promised [1] - 71:13</p> <p>promoted [1] - 62:3</p> <p>promotes [1] - 6:17</p> <p>promoting [1] - 45:8</p> <p>promotional [1] - 62:8</p> <p>proper [1] - 65:10</p> <p>properties [9] - 46:21, 70:6, 150:2, 150:19, 151:21, 151:25, 152:2, 153:9, 160:23</p> <p>property [28] - 3:6, 5:14, 6:5, 10:5, 11:10, 12:3, 12:16, 12:25, 20:18, 21:16, 21:17, 21:19, 21:20, 22:10, 23:2, 25:23, 57:3, 58:10, 60:18, 61:9, 69:15, 69:21, 144:9, 147:12, 150:12, 150:16, 153:11, 154:16</p> <p>proposals [1] - 68:16</p> <p>propose [1] - 134:17</p> <p>proposed [4] - 6:2, 72:10, 134:23, 135:8</p> <p>proposing [1] - 122:3</p> <p>proposition [1] - 64:13</p> <p>prosper [2] - 121:17, 123:12</p> <p>prosperity [1] - 63:11</p> <p>protest [1] - 11:16</p>
---	---	---	---	--

protesting [1] - 39:15
protocol [1] - 28:16
provide [8] - 63:20,
 111:23, 112:3,
 112:13, 114:6,
 134:18, 150:9,
 160:17
provided [6] - 38:16,
 78:12, 97:7, 150:15,
 153:7, 162:6
provides [1] - 161:24
providing [2] - 44:9,
 151:13
provision [1] - 138:25
provisions [2] - 93:3,
 138:6
Public [1] - 165:5
public [56] - 3:2, 3:9,
 3:22, 3:23, 4:10,
 9:17, 11:19, 26:7,
 26:12, 27:6, 28:4,
 28:6, 28:23, 29:11,
 98:17, 99:9, 105:17,
 106:8, 106:23,
 108:13, 110:12,
 113:17, 118:14,
 119:6, 123:17,
 125:8, 126:10,
 130:18, 130:23,
 132:23, 134:8,
 135:2, 136:14,
 136:20, 137:2,
 137:10, 137:15,
 137:22, 140:7,
 140:14, 140:16,
 140:20, 140:23,
 141:2, 143:6, 143:9,
 143:10, 143:11,
 143:13, 143:14,
 144:22, 145:6,
 145:8, 146:2,
 146:13, 148:9
public's [1] - 147:6
publicly [1] - 125:25
publish [1] - 135:9
published [2] - 67:21,
 145:6
pull [2] - 21:25, 25:24
pulley [2] - 21:6, 21:8
pulling [2] - 36:3,
 85:13
pump [2] - 154:12,
 154:13
pumping [1] - 14:14
purchase [1] - 58:12
purchased [2] - 41:23,
 44:19
purest [1] - 63:19
purpose [3] - 132:23,
 153:15, 156:5

purposes [1] - 10:17
purview [1] - 12:14
pushed [1] - 48:4
put [39] - 11:8, 12:5,
 20:6, 20:7, 20:8,
 20:12, 22:17, 22:18,
 22:19, 25:8, 31:11,
 34:18, 36:16, 37:13,
 38:23, 40:21, 43:25,
 52:9, 54:3, 54:7,
 59:23, 61:17, 70:22,
 74:15, 85:9, 97:5,
 111:10, 114:12,
 123:4, 124:4,
 130:20, 131:9,
 131:13, 131:19,
 132:20, 145:22,
 146:16, 153:24
putting [6] - 28:11,
 34:11, 34:14, 43:12,
 74:14, 97:11

Q

quality [4] - 17:21,
 18:3, 58:21, 62:21
Quartararo [1] - 9:14
quest [1] - 69:20
questions [7] - 6:7,
 18:18, 113:14,
 113:16, 140:16,
 142:7, 142:8
quick [1] - 63:23
quickly [6] - 31:2,
 39:7, 40:16, 41:13,
 46:10, 71:13
QUILLIN [10] - 32:11,
 32:25, 33:12, 33:16,
 34:8, 34:13, 34:24,
 35:13, 36:10, 36:23
Quillin [1] - 32:11
quite [1] - 32:3

R

rail [1] - 36:15
railroad [2] - 89:5,
 89:17
rain [3] - 21:7, 118:20,
 126:16
raise [1] - 72:19
raised [3] - 11:19,
 13:4, 122:12
rake [3] - 37:7, 37:8,
 37:18
ramp [1] - 14:7
ran [1] - 121:9
rate [6] - 68:15, 89:18,
 90:7, 90:22, 91:13,
 92:24

rather [1] - 96:12
ratify [1] - 131:20
ratifying [4] - 89:14,
 90:4, 90:19, 91:10
RAYNOR [2] - 165:4,
 165:19
re [1] - 147:24
re-changed [1] -
 147:24
reach [1] - 79:24
reached [3] - 32:22,
 32:25, 99:25
reaching [1] - 154:16
reactive [1] - 52:4
read [10] - 4:4, 61:3,
 61:20, 100:6,
 100:10, 107:25,
 118:6, 143:8,
 151:24, 154:7
reads [1] - 40:23
ready [1] - 97:11
reaffirm [1] - 62:7
real [4] - 30:10, 42:8,
 42:11, 64:18
real-world [1] - 64:18
reality [2] - 5:4, 6:24
realize [1] - 146:19
realized [1] - 138:19
realizing [1] - 138:8
reallocate [2] - 83:24,
 84:18
really [29] - 10:18,
 18:6, 22:11, 25:16,
 29:23, 30:4, 30:22,
 31:19, 31:25, 40:5,
 40:18, 42:9, 44:6,
 44:7, 45:7, 57:17,
 59:16, 61:13, 122:2,
 123:17, 128:14,
 131:11, 132:13,
 137:24, 146:18,
 146:19, 152:7,
 152:14, 156:22
reason [4] - 13:13,
 14:8, 124:18, 143:5
reasoning [1] - 136:17
reasons [2] - 4:22,
 30:20
rebuilding [1] - 31:12
receipt [1] - 18:20
received [15] - 4:2,
 57:13, 98:18, 99:10,
 105:18, 106:9,
 106:23, 108:14,
 118:15, 119:7,
 121:11, 122:25,
 126:11, 134:16,
 152:18
receiver [1] - 115:20
recipient [1] - 114:22

recited [1] - 2:16
recognize [2] - 71:6,
 102:8
recognized [1] - 5:15
recollection [1] -
 77:20
recommendation [4] -
 82:20, 132:6, 132:8,
 133:9
recommended [2] -
 11:23, 57:15
Reconstruction [1] -
 159:15
record [5] - 3:23, 4:5,
 4:6, 5:21, 12:6
records [1] - 10:5
recreation [1] - 133:13
Recreation [1] - 91:12
Recreational [1] -
 84:19
recreational [1] - 85:4
redevelopment [1] -
 68:17
redo [2] - 23:11, 23:12
reduce [2] - 62:23,
 63:17
reducing [1] - 61:23
redundant [1] - 56:19
reestablish [1] - 43:2
refabrication [1] -
 77:3
refer [1] - 69:6
reference [2] - 143:18,
 143:21
referenced [1] -
 139:18
references [4] - 139:2,
 139:8, 139:10,
 139:15
referrals [1] - 11:24
refers [1] - 139:12
reflect [2] - 64:17,
 65:22
refunded [1] - 155:20
regard [3] - 4:12, 26:8,
 96:22
regarding [3] - 3:2,
 9:21, 135:7
regards [1] - 37:20
REGULAR [1] - 1:8
regular [4] - 2:2, 38:8,
 162:23, 163:17
regularly [1] - 2:6
regulations [2] -
 13:17, 86:25
REICHERT [5] - 9:10,
 19:2, 19:5, 19:13,
 19:18
Reichert [1] - 9:12
reigns [1] - 56:3

reiterate [1] - 19:21
related [2] - 26:13,
 165:11
relates [1] - 46:8
relationship [1] -
 55:15
relative [2] - 134:19,
 160:21
relook [1] - 142:24
rely [2] - 62:15, 69:14
remainder [1] - 76:25
remains [4] - 3:10,
 41:13, 48:23, 62:3
remarks [2] - 61:2,
 61:21
remember [11] -
 77:16, 79:2, 110:23,
 113:25, 119:21,
 120:6, 122:23,
 128:7, 128:18,
 129:8, 154:13
remind [4] - 79:25,
 87:15, 130:17,
 132:22
reminder [3] - 59:22,
 88:7, 109:2
remote [1] - 65:12
removal [1] - 11:16
remove [1] - 39:18
removed [4] - 11:12,
 38:19, 39:20, 39:23
removing [1] - 53:23
Rena [4] - 49:19,
 127:6, 127:23, 128:3
renewal [2] - 94:25,
 95:20
rent [4] - 7:22, 8:12,
 8:16, 47:4
rented [1] - 8:24
renting [2] - 8:5, 58:8
rents [1] - 53:11
reopened [1] - 82:3
repair [2] - 75:19,
 80:24
Repair [1] - 84:2
repaired [2] - 20:14,
 79:7
repairs [2] - 35:9,
 79:16
repayment [1] -
 151:14
repeat [1] - 5:20
replacement [4] -
 38:12, 39:4, 40:13,
 41:9
replacing [2] - 36:8,
 36:9
Report [1] - 163:13
report [6] - 55:3,
 73:17, 74:3, 74:22,

<p>97:7, 162:20</p> <p>represent [1] - 120:17</p> <p>representatives [2] - 59:15, 60:13</p> <p>represented [1] - 50:22</p> <p>reputable [1] - 4:16</p> <p>reputation [1] - 51:7</p> <p>request [4] - 4:12, 108:23, 113:10, 160:10</p> <p>requested [4] - 59:13, 112:4, 125:11, 150:5</p> <p>requesting [4] - 107:7, 107:18, 107:25, 108:20</p> <p>requests [1] - 12:8</p> <p>require [3] - 4:18, 71:21, 80:18</p> <p>required [8] - 12:21, 46:22, 54:7, 59:21, 80:10, 111:12, 111:17, 135:10</p> <p>requirement [4] - 70:4, 71:7, 113:7, 113:10</p> <p>requirements [12] - 53:5, 53:17, 53:24, 61:5, 61:18, 62:22, 68:22, 70:3, 77:10, 80:14, 81:13, 81:14</p> <p>requires [1] - 70:10</p> <p>reservations [1] - 132:10</p> <p>reserves [1] - 75:18</p> <p>reside [2] - 47:19, 67:17</p> <p>resident [2] - 47:20, 64:20</p> <p>residential [6] - 13:18, 15:3, 16:22, 18:15, 27:24, 59:6</p> <p>residents [11] - 38:14, 39:15, 55:16, 55:20, 62:15, 63:12, 63:21, 65:16, 66:23, 144:5</p> <p>resiliency [1] - 17:19</p> <p>resolution [54] - 28:23, 73:5, 73:16, 75:15, 85:22, 85:23, 88:14, 89:13, 91:9, 91:22, 91:23, 93:18, 94:10, 94:23, 98:16, 99:8, 100:3, 100:6, 100:8, 100:10, 104:19, 105:16, 106:7, 106:22, 107:24, 110:11, 111:10, 111:20, 114:3, 116:13,</p>	<p>116:14, 118:13, 119:5, 125:6, 125:7, 126:9, 134:13, 134:14, 149:23, 158:6, 159:8, 159:9, 160:9, 161:5, 162:19, 163:11</p> <p>Resolution [32] - 73:5, 75:14, 83:21, 84:15, 86:20, 90:4, 90:18, 92:21, 93:18, 94:9, 98:16, 99:7, 106:7, 106:21, 108:12, 110:11, 115:11, 118:13, 119:5, 125:5, 125:23, 130:8, 160:9, 162:18, 163:12</p> <p>resolutions [4] - 73:2, 97:2, 152:15, 153:3</p> <p>resolved [6] - 134:25, 151:12, 158:16, 159:20, 160:15, 162:7</p> <p>respect [6] - 11:9, 11:20, 18:15, 116:2, 138:20, 151:20</p> <p>respective [2] - 150:19, 150:22</p> <p>responding [1] - 51:4</p> <p>response [2] - 28:5, 111:7</p> <p>responsibility [1] - 82:19</p> <p>rest [3] - 11:6, 37:8, 37:14</p> <p>restaurant [7] - 48:15, 53:8, 53:10, 54:4, 58:13, 59:3, 69:21</p> <p>restaurants [2] - 42:24, 64:12</p> <p>restoring [1] - 17:20</p> <p>restrain [1] - 69:14</p> <p>restricted [1] - 87:24</p> <p>restricting [1] - 62:14</p> <p>restriction [1] - 45:13</p> <p>restrictions [2] - 47:3, 101:15</p> <p>restrictive [1] - 61:8</p> <p>result [2] - 47:25, 51:20</p> <p>resulting [2] - 68:11, 68:19</p> <p>retail [3] - 48:21, 69:21, 134:22</p> <p>retention [1] - 58:16</p> <p>rethink [1] - 54:16</p> <p>rethinking [1] - 62:19</p> <p>return [2] - 150:24, 151:8</p>	<p>returned [1] - 151:2</p> <p>Reverend [2] - 98:18, 106:9</p> <p>review [3] - 10:6, 18:23, 149:3</p> <p>reviewed [1] - 134:16</p> <p>reviews [1] - 79:23</p> <p>revised [1] - 87:8</p> <p>revisions [1] - 93:20</p> <p>revisit [3] - 56:4, 56:6, 109:3</p> <p>revitalization [2] - 72:14, 158:13</p> <p>rezoning [2] - 67:23, 71:14</p> <p>Rich [1] - 49:25</p> <p>RICHARD [3] - 120:14, 121:2, 123:21</p> <p>Richard [2] - 66:4, 120:15</p> <p>Rick [4] - 80:5, 83:7, 133:18, 133:24</p> <p>rid [1] - 30:16</p> <p>ride [1] - 119:9</p> <p>rights [1] - 11:10</p> <p>Rights [1] - 83:25</p> <p>rise [1] - 65:11</p> <p>risk [1] - 15:5</p> <p>Rita [1] - 48:20</p> <p>Riverhead [1] - 9:14</p> <p>road [9] - 33:20, 34:15, 34:17, 37:10, 37:16, 125:11, 150:3, 151:22</p> <p>Road [1] - 120:17</p> <p>roads [1] - 34:14</p> <p>Robby [1] - 50:4</p> <p>rockpile [1] - 159:14</p> <p>rooms [1] - 54:3</p> <p>Rotary [1] - 119:8</p> <p>rotary [8] - 119:19, 119:25, 120:3, 120:18, 121:16, 122:12, 124:3</p> <p>round [9] - 44:17, 50:14, 56:11, 58:14, 64:9, 64:15, 64:19, 66:22, 67:11</p> <p>rowboat [1] - 21:8</p> <p>rules [4] - 87:9, 88:9, 88:10, 101:10</p> <p>run [5] - 15:4, 65:4, 67:18, 121:22, 122:4</p> <p>running [1] - 88:5</p> <p>rushed [2] - 52:4, 67:24</p> <p>rye [2] - 49:9, 58:6</p>	<p>S</p> <p>safe [5] - 22:20, 151:16, 152:21, 154:15, 156:18</p> <p>safer [2] - 15:24, 53:20</p> <p>safety [2] - 30:18, 39:13</p> <p>sailboat [2] - 20:23, 20:25</p> <p>salary [1] - 94:11</p> <p>sales [2] - 122:6, 123:8</p> <p>Salter [1] - 118:16</p> <p>Sandy [5] - 97:21, 149:24, 150:3, 150:4, 150:8</p> <p>Sarah [1] - 48:11</p> <p>Saturday [5] - 55:5, 99:13, 118:19, 121:4, 125:12</p> <p>save [1] - 112:18</p> <p>saw [2] - 33:18, 57:10</p> <p>scale [2] - 127:22, 128:4</p> <p>scarce [1] - 65:3</p> <p>scenario [1] - 71:3</p> <p>scenarios [1] - 52:18</p> <p>schedule [2] - 36:7, 134:14</p> <p>scheduled [3] - 2:6, 33:6, 110:19</p> <p>scheduling [3] - 82:3, 141:2, 148:9</p> <p>scholarships [1] - 122:15</p> <p>SCHOLL [1] - 19:19</p> <p>Scholl [3] - 9:16, 10:25, 19:19</p> <p>scientific [2] - 14:16, 17:4</p> <p>Seaport [1] - 125:10</p> <p>seaport [2] - 126:3, 159:11</p> <p>Searcher [2] - 3:16, 27:8</p> <p>season [5] - 64:14, 65:3, 87:6, 126:13, 128:5</p> <p>seasonality [1] - 56:10</p> <p>seated [1] - 2:23</p> <p>seaward [1] - 16:17</p> <p>second [44] - 5:10, 29:5, 49:10, 73:9, 73:23, 75:7, 76:2, 84:8, 84:9, 85:2, 86:14, 87:12, 89:21, 91:2, 91:17, 92:14, 93:11, 94:3, 94:16, 95:5, 99:19, 100:17,</p>	<p>100:22, 105:9, 105:24, 106:16, 107:11, 108:6, 108:25, 117:5, 117:18, 118:3, 118:6, 118:23, 119:14, 125:16, 126:19, 130:14, 152:5, 159:2, 160:2, 162:13, 163:5, 163:22</p> <p>Second [8] - 2:8, 90:12, 98:25, 100:24, 110:22, 116:7, 161:2, 164:6</p> <p>seconded [2] - 149:18, 157:22</p> <p>Section [1] - 100:13</p> <p>section [7] - 85:9, 139:9, 139:10, 139:11, 139:16, 139:24, 146:21</p> <p>sections [5] - 105:4, 116:17, 137:7, 139:2, 139:17</p> <p>secure [1] - 141:7</p> <p>secured [1] - 152:24</p> <p>securely [1] - 142:5</p> <p>sediment [1] - 14:15</p> <p>see [22] - 15:22, 16:25, 23:19, 31:3, 36:16, 37:25, 41:3, 44:4, 44:5, 44:8, 45:5, 45:6, 82:2, 97:6, 98:7, 121:17, 123:9, 137:16, 140:14, 142:2, 143:16, 146:9</p> <p>seeded [1] - 30:7</p> <p>seek [2] - 15:14, 162:11</p> <p>seeking [2] - 60:9, 158:18</p> <p>seeks [1] - 158:14</p> <p>seem [2] - 110:23, 124:5</p> <p>seizing [1] - 71:22</p> <p>select [1] - 161:20</p> <p>sell [1] - 116:19</p> <p>selling [1] - 60:18</p> <p>send [1] - 138:13</p> <p>sending [1] - 81:4</p> <p>sense [14] - 37:17, 42:8, 42:16, 42:21, 42:25, 45:4, 103:3, 114:8, 114:11, 115:22, 124:2, 124:22, 135:18, 146:16</p> <p>sent [4] - 31:11, 57:16, 77:14, 127:20</p>
---	---	---	--	---

<p>sentence [3] - 88:18, 100:7, 103:22</p> <p>separate [4] - 77:2, 120:5, 138:25, 157:17</p> <p>separately [1] - 83:14</p> <p>September [9] - 86:2, 86:3, 87:5, 92:2, 95:11, 106:13, 125:12, 125:13</p> <p>serve [1] - 99:22</p> <p>served [1] - 87:22</p> <p>serves [1] - 155:11</p> <p>service [4] - 71:17, 98:21, 105:20, 106:12</p> <p>Service [1] - 93:8</p> <p>services [5] - 62:17, 64:7, 161:21, 162:5, 162:11</p> <p>SESSION [1] - 1:8</p> <p>session [15] - 2:2, 3:11, 28:17, 29:2, 38:6, 45:25, 74:7, 102:24, 109:5, 131:15, 137:15, 140:22, 141:4, 146:8, 148:19</p> <p>sessions [1] - 136:10</p> <p>set [8] - 49:17, 59:23, 99:15, 104:5, 104:10, 136:24, 146:12, 165:16</p> <p>setbacks [1] - 56:24</p> <p>sets [2] - 70:9, 150:21</p> <p>setting [2] - 13:6, 18:12</p> <p>seven [2] - 46:20, 127:25</p> <p>sever [1] - 68:4</p> <p>several [5] - 11:19, 17:4, 44:20, 59:6, 68:16</p> <p>sewer [13] - 43:18, 97:6, 97:13, 98:2, 149:25, 150:10, 150:13, 150:18, 150:20, 152:11, 153:19, 154:7, 157:2</p> <p>shaded [1] - 14:12</p> <p>shades [1] - 14:18</p> <p>sharing [1] - 96:23</p> <p>Shea [1] - 9:13</p> <p>Shedrick [1] - 90:20</p> <p>shellfish [1] - 17:23</p> <p>Shelter [3] - 4:19, 42:14, 42:22</p> <p>shift [1] - 53:12</p> <p>shifts [2] - 65:23, 66:13</p>	<p>shoot [2] - 62:6, 128:16</p> <p>shoots [1] - 128:9</p> <p>shop [3] - 46:17, 49:3, 51:15</p> <p>shores [1] - 15:6</p> <p>short [2] - 26:10, 134:12</p> <p>show [6] - 10:8, 12:6, 12:9, 50:8, 55:21, 152:20</p> <p>showing [4] - 10:2, 10:4, 10:22, 12:2</p> <p>shown [3] - 10:10, 10:15, 104:22</p> <p>shows [1] - 34:4</p> <p>shuck [1] - 49:4</p> <p>side [12] - 6:2, 20:18, 20:21, 21:19, 22:21, 22:23, 23:17, 25:9, 25:10, 34:14, 71:25, 147:25</p> <p>sign [8] - 30:17, 33:23, 38:23, 39:18, 39:20, 40:7, 40:22, 158:22</p> <p>signature [1] - 83:12</p> <p>significant [3] - 52:11, 53:3, 60:7</p> <p>signing [2] - 82:15, 94:24</p> <p>signs [1] - 36:20</p> <p>silence [1] - 2:18</p> <p>similar [3] - 127:6, 128:9, 148:25</p> <p>simply [2] - 69:5, 70:7</p> <p>single [2] - 69:10, 103:16</p> <p>sit [2] - 64:12, 80:23</p> <p>site [7] - 16:20, 54:5, 54:6, 54:13, 69:18, 72:10</p> <p>sites [2] - 68:17, 161:23</p> <p>sits [1] - 57:3</p> <p>sitting [2] - 46:5, 82:5</p> <p>situation [2] - 79:2, 132:13</p> <p>six [12] - 13:19, 13:20, 27:15, 27:23, 54:18, 111:18, 111:24, 112:14, 114:7, 115:15, 115:25, 117:24</p> <p>size [6] - 7:17, 13:22, 48:19, 53:7, 54:6, 59:2</p> <p>skate [5] - 112:25, 126:14, 127:24, 129:3</p> <p>skating [1] - 127:8</p>	<p>skip [2] - 21:4, 21:8</p> <p>sky [1] - 5:3</p> <p>slip [3] - 8:12, 8:13, 8:17</p> <p>slips [3] - 8:5, 8:24, 13:24</p> <p>slogan [1] - 62:8</p> <p>slow [1] - 34:2</p> <p>slowing [1] - 34:16</p> <p>small [3] - 63:2, 63:4, 70:7</p> <p>smaller [2] - 127:22, 128:4</p> <p>smallest [1] - 61:19</p> <p>socially [1] - 65:19</p> <p>societal [1] - 65:23</p> <p>Sol [2] - 3:15, 27:8</p> <p>solidify [1] - 72:12</p> <p>solidifying [1] - 51:6</p> <p>solutions [1] - 71:18</p> <p>solved [1] - 39:24</p> <p>someone [3] - 29:22, 30:23, 120:11</p> <p>sometimes [5] - 23:6, 66:11, 82:24, 96:9, 131:20</p> <p>somewhat [1] - 43:3</p> <p>sooner [2] - 19:10, 148:24</p> <p>sorry [5] - 8:8, 16:23, 51:11, 99:20, 149:17</p> <p>sort [6] - 43:10, 62:5, 66:7, 82:14, 97:22, 127:9</p> <p>sought [1] - 30:16</p> <p>soul [1] - 45:19</p> <p>sound [1] - 64:16</p> <p>sounds [2] - 54:10, 95:10</p> <p>sourced [1] - 49:23</p> <p>south [1] - 147:25</p> <p>South [2] - 48:13, 135:5</p> <p>Southampton [3] - 4:21, 13:15, 14:9</p> <p>southern [1] - 5:25</p> <p>Southold [3] - 4:18, 107:4, 160:13</p> <p>space [5] - 7:22, 53:8, 58:2, 58:8, 58:13</p> <p>spaces [3] - 53:10, 54:8, 59:21</p> <p>Spanish [1] - 36:20</p> <p>speaking [1] - 133:10</p> <p>specific [5] - 102:2, 103:19, 114:12, 144:9, 161:25</p> <p>specifically [9] - 47:22, 55:4, 82:16, 101:2, 101:3,</p>	<p>101:12, 101:22, 102:2, 102:20</p> <p>specifications [1] - 80:16</p> <p>specified [1] - 93:4</p> <p>specifying [2] - 119:20, 119:21</p> <p>speed [2] - 32:15, 61:23</p> <p>speedy [1] - 133:5</p> <p>spelling [1] - 96:20</p> <p>spend [1] - 132:15</p> <p>spending [1] - 112:8</p> <p>spent [3] - 46:16, 46:25, 66:15</p> <p>Speyer [1] - 2:21</p> <p>spiral [1] - 72:12</p> <p>Spiridakis [1] - 3:4</p> <p>spirit [3] - 18:7, 48:3, 52:20</p> <p>split [1] - 36:15</p> <p>spoken [1] - 46:3</p> <p>spot [5] - 15:24, 61:11, 61:12, 63:23, 78:17</p> <p>spots [3] - 54:22, 55:6, 55:11</p> <p>Square [4] - 44:13, 48:14, 54:7, 58:23</p> <p>square [1] - 41:24</p> <p>Stabilization [1] - 159:14</p> <p>stable [1] - 15:7</p> <p>staff [2] - 58:15, 82:25</p> <p>staked [2] - 22:3, 22:7</p> <p>stand [2] - 2:13, 142:9</p> <p>standard [1] - 93:7</p> <p>standards [2] - 13:17, 16:5</p> <p>standing [1] - 2:18</p> <p>standpoint [1] - 59:19</p> <p>standstill [1] - 59:12</p> <p>stars [1] - 121:25</p> <p>start [3] - 97:11, 140:11, 151:10</p> <p>started [6] - 39:14, 49:14, 57:13, 100:2, 131:21, 156:23</p> <p>starting [1] - 17:2</p> <p>startup [1] - 70:14</p> <p>State [4] - 5:16, 86:25, 161:8, 165:5</p> <p>state [10] - 20:13, 43:4, 47:22, 68:11, 78:23, 158:8, 158:9, 158:10, 159:12, 160:20</p> <p>STATE [1] - 1:3</p> <p>station [4] - 42:20, 135:4, 154:12,</p>	<p>154:13</p> <p>stay [5] - 2:17, 11:14, 22:15, 25:4, 25:6</p> <p>stays [2] - 64:2, 88:19</p> <p>step [2] - 26:21, 155:19</p> <p>steps [1] - 151:5</p> <p>Sterling [4] - 19:20, 19:23, 21:21, 21:24</p> <p>stick [1] - 50:3</p> <p>stifles [1] - 53:11</p> <p>still [15] - 20:4, 30:17, 34:11, 39:25, 58:20, 59:11, 62:15, 65:17, 74:8, 82:4, 87:23, 102:7, 109:21, 141:17, 146:14</p> <p>stip [1] - 3:20</p> <p>stipulate [2] - 3:21, 4:5</p> <p>stipulating [1] - 104:5</p> <p>Stirling [9] - 3:6, 27:16, 38:18, 41:23, 44:13, 48:13, 54:6, 58:23, 157:3</p> <p>stirs [1] - 14:15</p> <p>stock [1] - 71:15</p> <p>stocks [1] - 64:11</p> <p>STOLAR [1] - 1:20</p> <p>stone [1] - 155:19</p> <p>stop [2] - 33:22, 123:22</p> <p>store [4] - 43:15, 48:19, 48:21, 49:6</p> <p>storefronts [2] - 51:3, 51:18</p> <p>stores [4] - 50:14, 68:13, 70:24, 71:24</p> <p>stories [1] - 69:24</p> <p>storm [2] - 51:21, 51:25</p> <p>storms [2] - 15:6, 16:2</p> <p>story [3] - 44:18, 69:17, 71:24</p> <p>straight [1] - 25:24</p> <p>straighten [1] - 23:14</p> <p>straightforward [1] - 58:25</p> <p>strain [1] - 62:24</p> <p>strangling [1] - 71:8</p> <p>streamlining [1] - 52:14</p> <p>street [10] - 3:7, 29:24, 32:21, 35:14, 41:22, 56:18, 56:25, 58:11, 67:20, 150:4</p> <p>Street [17] - 19:20, 19:24, 21:22, 32:12, 32:16, 33:9, 48:22, 50:3, 67:18, 72:2,</p>
---	---	--	--	--

98:22, 99:12,
105:21, 106:13,
118:21, 135:4,
147:25
street's [1] - 21:24
Streets [2] - 72:3,
135:5
streets [1] - 53:20
strengthened [1] -
48:5
stretched [1] - 36:5
strive [1] - 65:15
structure [2] - 4:24,
7:17
structures [1] - 12:16
student [1] - 66:25
studies [4] - 14:16,
17:5, 60:4, 70:11
studios [1] - 46:12
Studios [1] - 126:12
study [1] - 54:24
STUESSI [182] - 1:15,
2:4, 2:9, 2:13, 2:17,
8:3, 9:6, 18:19, 19:3,
19:11, 19:15, 26:5,
26:11, 26:20, 27:4,
28:2, 28:7, 28:14,
28:20, 29:6, 29:10,
32:6, 32:17, 33:4,
33:14, 34:6, 34:10,
34:22, 35:8, 36:4,
36:13, 37:19, 37:25,
41:18, 45:23, 47:15,
56:14, 60:23, 67:14,
72:22, 73:10, 73:14,
73:24, 74:6, 74:20,
74:24, 75:4, 75:9,
75:13, 76:7, 76:17,
76:21, 77:14, 77:24,
78:10, 79:4, 79:11,
80:3, 80:15, 80:25,
81:9, 81:17, 82:12,
83:7, 83:19, 84:10,
85:12, 85:17, 85:21,
86:15, 88:21, 89:3,
89:11, 89:22, 90:2,
90:13, 91:3, 91:7,
91:18, 92:15, 92:19,
93:12, 93:16, 94:4,
94:8, 94:17, 94:21,
95:10, 95:22, 96:2,
96:16, 97:17, 98:9,
98:14, 99:2, 99:6,
99:17, 99:20,
100:16, 101:19,
102:4, 102:23,
103:15, 105:10,
105:14, 106:5,
106:17, 107:12,
108:7, 110:5, 110:9,

111:6, 111:15,
111:22, 112:6,
112:12, 114:4,
115:6, 116:8,
116:12, 117:6,
117:16, 117:20,
118:5, 118:11,
118:24, 120:24,
123:15, 123:23,
124:12, 124:17,
124:23, 125:3,
125:17, 125:21,
125:24, 127:2,
127:5, 128:21,
129:5, 129:10,
129:18, 129:24,
130:6, 130:15,
131:14, 131:24,
132:5, 132:17,
132:22, 133:15,
133:21, 134:6,
138:2, 141:13,
142:13, 144:13,
145:5, 145:15,
145:25, 147:22,
149:12, 149:16,
153:16, 155:9,
156:13, 157:5,
157:13, 157:16,
157:22, 157:24,
158:4, 159:3, 159:7,
160:3, 160:7, 161:3,
162:14, 163:6,
163:23, 164:3, 164:7
Stuessi [2] - 47:17,
94:24
stuff [2] - 66:4, 149:4
stunning [1] - 69:8
stymied [1] - 69:20
sub [3] - 76:10, 76:25,
78:22
subject [7] - 112:3,
112:6, 113:9, 114:6,
117:24, 139:19,
142:17
submission [6] - 9:18,
13:2, 17:3, 158:17,
158:23, 162:9
submissions [1] -
87:3
submit [1] - 159:21
submitted [8] - 3:4,
9:17, 9:19, 10:21,
44:20, 110:13,
116:21, 125:9
submitting [1] -
160:18
substantial [1] - 60:16
succeed [1] - 123:10
success [4] - 44:18,

58:6, 69:17, 133:4
successes [1] - 51:8
successful [5] -
44:14, 48:21, 72:14,
121:15, 122:22
successfully [2] -
45:16, 53:14
successive [1] - 48:2
sufficient [1] - 10:16
Suffolk [8] - 3:8,
49:12, 67:22, 93:7,
137:4, 138:13,
142:21, 161:12
SUFFOLK [1] - 1:3
suggested [1] - 114:5
suggesting [1] -
114:12
suggestion [2] - 41:6,
82:22
suggestions [1] -
40:21
summary [1] - 77:15
Summary [2] - 162:20,
163:13
summer [8] - 30:23,
38:22, 47:7, 54:24,
63:22, 82:4, 82:6,
91:13
Sunday [6] - 99:12,
105:21, 106:13,
118:20, 121:5,
125:13
Sunita [1] - 49:23
sunk [1] - 35:10
super [1] - 89:2
supply [1] - 70:18
support [10] - 4:3, 4:7,
57:12, 133:16,
159:10, 159:18,
159:22, 160:10,
160:17, 161:25
supported [2] - 62:4,
142:21
supporting [2] - 6:19,
160:19
supports [2] - 6:20,
7:12
supposed [2] - 17:25,
78:21
surface [1] - 4:13
surprise [1] - 79:9
surprising [1] - 47:5
surrounding [1] - 57:6
survey [8] - 5:12, 10:4,
22:2, 22:5, 22:6
surveyor [1] - 10:14
surveys [3] - 9:25,
12:2, 12:4
suspend [4] - 101:3,

102:2, 102:21,
103:24
suspending [4] -
101:10, 101:12,
102:7, 103:13
suspension [7] -
100:4, 100:11,
104:20, 105:2,
116:15, 117:10,
117:12
sustainability [1] -
62:25
sustainable [1] -
56:11
Suzie [1] - 96:6
Sweet [1] - 50:10
swim [1] - 40:3
swimmers [2] - 31:2,
39:12
swimming [4] - 30:19,
30:21, 31:20, 31:24
swum [1] - 31:22
sybiotic [1] - 55:18
system [2] - 74:12,
150:20
systems [1] - 15:19

T

table [2] - 49:24, 97:5
tabled [1] - 131:9
talented [1] - 56:8
talks [1] - 135:16
tape [1] - 80:22
tax [3] - 3:8, 69:13,
69:15
team [2] - 36:5, 80:4
tear [1] - 70:21
technical [3] - 161:7,
161:18, 162:11
Temple [1] - 105:19
ten [4] - 44:15, 48:3,
48:9, 58:4
tenant [1] - 44:12
term [1] - 154:14
terms [2] - 14:19,
17:18
tethered [1] - 21:4
th [1] - 110:16
THAT [2] - 165:7,
165:13
THE [2] - 105:25,
145:19
their's [1] - 25:15
theirs [2] - 9:25, 10:2
theme [1] - 61:24
themselves [1] - 24:23
thereafter [1] - 145:4
therefore [6] - 134:24,
151:11, 158:15,

159:19, 160:15,
162:7
thin [1] - 36:5
thinking [1] - 57:25
thinks [1] - 143:2
Third [1] - 135:4
third [7] - 48:12, 52:6,
69:4, 72:2, 92:22,
124:6, 135:5
thirty [1] - 134:11
thirty-one [1] - 134:11
thorough [1] - 18:21
thoughts [3] - 97:12,
102:5, 135:13
threatening [1] -
72:13
three [15] - 13:20,
14:3, 16:23, 22:18,
22:24, 22:25, 33:17,
35:5, 35:22, 119:18,
120:3, 120:5, 122:4,
122:10, 143:9
thrive [1] - 67:11
thriving [1] - 66:21
throughout [1] - 14:5
throw [1] - 21:9
Thursday [2] - 2:5,
135:3
ticket [2] - 122:6,
123:8
tide [2] - 13:12, 14:13
tie [7] - 5:11, 5:12,
20:22, 24:11, 30:24,
30:25, 150:10
tied [4] - 42:13, 42:14,
42:15, 65:16
tier [1] - 155:14
tiered [1] - 155:9
tight [1] - 25:11
tired [1] - 33:24
today [14] - 9:18, 13:2,
20:16, 48:7, 48:23,
51:15, 52:10, 54:2,
67:8, 67:12, 71:9,
138:10, 144:6, 147:8
together [6] - 33:10,
45:20, 50:13, 74:14,
138:12, 146:17
tomorrow [1] - 33:15
tonight [4] - 19:4,
35:16, 47:21, 97:2
Tony [1] - 3:4
took [2] - 32:8, 81:24
tool [2] - 53:18, 62:8
top [1] - 54:10
total [5] - 46:20, 77:7,
77:8, 162:21, 163:15
totally [1] - 119:20
toured [1] - 46:20
tourism [3] - 63:9,

159:13, 159:17 towards [2] - 157:6, 157:8 towed [1] - 26:18 Town [2] - 13:15, 14:9 town [7] - 52:23, 53:13, 63:18, 64:2, 74:13, 160:10, 160:12 Town's [1] - 160:21 Towns [1] - 50:8 towns [1] - 53:22 tracking [1] - 74:10 traditionally [1] - 14:5 traffic [4] - 53:21, 55:10, 60:5, 63:16 train [17] - 29:22, 30:3, 30:5, 42:6, 42:10, 42:15, 42:20, 43:20, 90:22, 119:9, 119:10, 120:8, 120:20, 121:17, 122:22, 123:9, 133:4 training [2] - 85:25, 91:25 transactions [1] - 133:6 transcription [1] - 165:8 transfer [2] - 83:23, 84:17 transfers [2] - 162:25, 163:19 transforming [1] - 49:2 Transmission [1] - 83:25 travel [4] - 86:6, 86:8, 92:6, 92:8 Treasurer [4] - 73:19, 75:16, 83:22, 86:10 treasurer [5] - 84:16, 85:24, 120:18, 132:9, 133:8 treatment [2] - 92:24, 150:7 tremendous [2] - 120:22 tricky [1] - 54:19 tried [1] - 136:23 truck [4] - 37:13, 37:15, 57:13, 58:2 trucks [1] - 110:20 true [3] - 61:6, 82:23, 165:8 TRUSTEE [167] - 1:17, 1:18, 2:4, 2:9, 2:13, 6:9, 7:21, 8:4, 8:13, 8:21, 9:3, 28:9, 28:18, 28:22, 29:4, 73:4, 73:23, 73:25, 74:17, 75:5, 75:7, 75:14, 75:25, 76:13, 76:19, 77:6, 78:20, 79:18, 80:7, 80:20, 81:6, 82:21, 83:20, 85:2, 85:16, 85:22, 86:13, 86:19, 88:8, 88:20, 89:21, 90:3, 90:11, 90:17, 91:17, 91:22, 92:13, 92:20, 94:3, 94:9, 94:15, 94:22, 95:6, 95:17, 96:4, 97:3, 97:24, 98:25, 99:7, 99:18, 100:18, 100:23, 101:6, 101:8, 101:13, 101:16, 101:24, 102:18, 104:14, 105:8, 105:15, 106:16, 106:21, 107:10, 107:21, 108:5, 108:11, 109:6, 109:13, 109:20, 109:23, 110:22, 111:9, 111:19, 112:10, 112:15, 112:23, 113:12, 114:10, 114:24, 115:5, 115:8, 116:5, 116:6, 116:13, 117:4, 117:11, 117:17, 117:22, 118:12, 119:14, 119:15, 120:7, 123:13, 124:15, 124:20, 125:5, 125:15, 125:22, 126:8, 127:3, 127:11, 127:16, 128:7, 128:19, 128:23, 129:7, 129:12, 129:21, 130:13, 130:16, 131:7, 131:16, 132:7, 132:19, 133:17, 134:5, 134:9, 134:11, 135:14, 136:11, 137:20, 139:23, 140:2, 140:10, 141:16, 143:20, 145:10, 145:16, 145:21, 146:6, 147:13, 147:15, 148:11, 148:15, 149:8, 149:19, 149:22, 152:3, 152:12, 153:12, 154:3, 154:6, 154:23, 155:22, 156:17, 156:20, 157:23, 159:2, 159:8, 159:25, 160:8, 162:13, 162:18, 163:4, 163:10, 164:6 trustee [1] - 142:4 Trustee [5] - 134:3, 134:15, 138:5, 153:6, 153:21 Trustees [8] - 13:15, 14:10, 47:18, 73:21, 75:23, 84:7, 84:24, 135:2 TRUSTEES [1] - 1:7 try [7] - 29:18, 31:4, 56:19, 66:12, 97:13, 123:3, 156:12 trying [11] - 32:13, 53:16, 57:2, 62:5, 95:9, 112:16, 114:19, 120:19, 141:21, 147:5, 157:2 turned [2] - 81:21, 155:18 twenty [4] - 13:19, 27:15, 27:23, 58:4 Twenty [1] - 55:11 twice [1] - 54:6 two [18] - 4:9, 4:16, 8:14, 12:4, 33:18, 37:5, 43:25, 52:2, 67:21, 68:9, 72:7, 81:3, 81:18, 119:18, 119:25, 120:4, 121:3, 122:9 Twomey [1] - 9:12 tying [1] - 39:9 Tyler [1] - 126:11 type [4] - 13:21, 36:14, 52:16, 148:18 typically [1] - 13:23	125:19, 130:4, 149:14, 158:2, 159:5, 160:5, 162:16, 163:8, 163:25 unanimously [1] - 142:21 unclear [1] - 60:3 uncomfortable [6] - 136:12, 136:18, 137:5, 137:13, 137:18, 141:3 uncorrected [1] - 41:14 under [6] - 6:23, 12:17, 17:15, 50:17, 114:2, 136:22 underlying [1] - 151:10 undermine [2] - 62:23, 72:13 underneath [5] - 4:24, 6:18, 7:4, 7:12, 37:11 understandable [1] - 40:8 understatement [1] - 120:25 understood [1] - 141:23 undertake [2] - 60:4, 72:6 undetermined [1] - 113:2 undo [1] - 40:19 unfortunately [1] - 59:10 unintended [1] - 52:19 unique [2] - 48:5, 56:2 units [5] - 59:6, 71:20, 134:21, 138:21, 139:18 unless [3] - 30:23, 40:15, 145:24 unlike [1] - 57:9 unnecessary [2] - 79:9, 136:9 unrealistic [1] - 62:25 unsafe [1] - 39:19 unstable [1] - 39:6 unwavering [2] - 50:18, 57:7 up [67] - 2:25, 5:2, 7:15, 13:9, 13:11, 14:13, 15:5, 19:23, 27:12, 28:10, 30:5, 30:24, 30:25, 31:18, 34:4, 34:16, 34:23, 35:17, 36:11, 36:20, 37:4, 37:5, 37:7, 37:11, 37:13, 38:23, 39:9, 40:21, 42:5, 42:11, 42:17, 46:12, 47:7, 48:25, 54:20, 57:23, 70:22, 71:13, 78:9, 81:3, 98:7, 99:15, 101:20, 103:4, 104:5, 104:6, 113:20, 121:19, 122:17, 128:13, 128:14, 136:13, 138:9, 140:11, 143:4, 143:18, 143:20, 145:11, 146:8, 147:3, 147:4, 147:9, 154:9, 154:25, 158:18 update [9] - 66:17, 111:8, 111:18, 111:23, 112:13, 114:7, 114:13, 115:17, 115:24 updated [1] - 88:13 upfront [1] - 153:13 upgrade [1] - 97:25 upholding [1] - 58:21 upper [1] - 69:23 upset [1] - 39:15 usable [1] - 39:10 usage [2] - 10:24, 40:17 useless [1] - 66:14 uses [1] - 134:21 utilize [2] - 43:21, 157:8 Utz [1] - 2:20
U	
ultimately [2] - 47:4, 62:20 unanimous [38] - 2:11, 29:8, 73:12, 75:11, 83:17, 84:12, 85:19, 86:17, 89:9, 89:24, 90:15, 91:5, 91:20, 92:17, 93:14, 94:6, 94:19, 98:12, 99:4, 105:12, 106:3, 106:19, 107:14, 108:9, 110:7, 116:10, 118:9, 119:2, 124:25, 425:19, 430:4, 439:14, 458:2, 459:5, 460:5, 462:16, 463:8, 463:25 unanimously [1] - 142:21 unclear [1] - 60:3 uncomfortable [6] - 136:12, 136:18, 137:5, 137:13, 137:18, 141:3 uncorrected [1] - 41:14 under [6] - 6:23, 12:17, 17:15, 50:17, 114:2, 136:22 underlying [1] - 151:10 undermine [2] - 62:23, 72:13 underneath [5] - 4:24, 6:18, 7:4, 7:12, 37:11 understandable [1] - 40:8 understatement [1] - 120:25 understood [1] - 141:23 undertake [2] - 60:4, 72:6 undetermined [1] - 113:2 undo [1] - 40:19 unfortunately [1] - 59:10 unintended [1] - 52:19 unique [2] - 48:5, 56:2 units [5] - 59:6, 71:20, 134:21, 138:21, 139:18 unless [3] - 30:23, 40:15, 145:24 unlike [1] - 57:9 unnecessary [2] - 79:9, 136:9 unrealistic [1] - 62:25 unsafe [1] - 39:19 unstable [1] - 39:6 unwavering [2] - 50:18, 57:7 up [67] - 2:25, 5:2, 7:15, 13:9, 13:11, 14:13, 15:5, 19:23, 27:12, 28:10, 30:5, 30:24, 30:25, 31:18, 34:4, 34:16, 34:23, 35:17, 36:11, 36:20, 37:4, 37:5, 37:7, 37:11, 37:13, 38:23, 39:9, 40:21, 42:5, 42:11, 42:17, 46:12, 47:7, 48:25, 54:20, 57:23, 70:22, 71:13, 78:9, 81:3, 98:7, 99:15, 101:20, 103:4, 104:5, 104:6, 113:20, 121:19, 122:17, 128:13, 128:14, 136:13, 138:9, 140:11, 143:4, 143:18, 143:20, 145:11, 146:8, 147:3, 147:4, 147:9, 154:9, 154:25, 158:18 update [9] - 66:17, 111:8, 111:18, 111:23, 112:13, 114:7, 114:13, 115:17, 115:24 updated [1] - 88:13 upfront [1] - 153:13 upgrade [1] - 97:25 upholding [1] - 58:21 upper [1] - 69:23 upset [1] - 39:15 usable [1] - 39:10 usage [2] - 10:24, 40:17 useless [1] - 66:14 uses [1] - 134:21 utilize [2] - 43:21, 157:8 Utz [1] - 2:20	V
ultimately [2] - 47:4, 62:20 unanimous [38] - 2:11, 29:8, 73:12, 75:11, 83:17, 84:12, 85:19, 86:17, 89:9, 89:24, 90:15, 91:5, 91:20, 92:17, 93:14, 94:6, 94:19, 98:12, 99:4, 105:12, 106:3, 106:19, 107:14, 108:9, 110:7, 116:10, 118:9, 119:2, 124:25, 425:19, 430:4, 439:14, 458:2, 459:5, 460:5, 462:16, 463:8, 463:25 unanimously [1] - 142:21 unclear [1] - 60:3 uncomfortable [6] - 136:12, 136:18, 137:5, 137:13, 137:18, 141:3 uncorrected [1] - 41:14 under [6] - 6:23, 12:17, 17:15, 50:17, 114:2, 136:22 underlying [1] - 151:10 undermine [2] - 62:23, 72:13 underneath [5] - 4:24, 6:18, 7:4, 7:12, 37:11 understandable [1] - 40:8 understatement [1] - 120:25 understood [1] - 141:23 undertake [2] - 60:4, 72:6 undetermined [1] - 113:2 undo [1] - 40:19 unfortunately [1] - 59:10 unintended [1] - 52:19 unique [2] - 48:5, 56:2 units [5] - 59:6, 71:20, 134:21, 138:21, 139:18 unless [3] - 30:23, 40:15, 145:24 unlike [1] - 57:9 unnecessary [2] - 79:9, 136:9 unrealistic [1] - 62:25 unsafe [1] - 39:19 unstable [1] - 39:6 unwavering [2] - 50:18, 57:7 up [67] - 2:25, 5:2, 7:15, 13:9, 13:11, 14:13, 15:5, 19:23, 27:12, 28:10, 30:5, 30:24, 30:25, 31:18, 34:4, 34:16, 34:23, 35:17, 36:11, 36:20, 37:4, 37:5, 37:7, 37:11, 37:13, 38:23, 39:9, 40:21, 42:5, 42:11, 42:17, 46:12, 47:7, 48:25, 54:20, 57:23, 70:22, 71:13, 78:9, 81:3, 98:7, 99:15, 101:20, 103:4, 104:5, 104:6, 113:20, 121:19, 122:17, 128:13, 128:14, 136:13, 138:9, 140:11, 143:4, 143:18, 143:20, 145:11, 146:8, 147:3, 147:4, 147:9, 154:9, 154:25, 158:18 update [9] - 66:17, 111:8, 111:18, 111:23, 112:13, 114:7, 114:13, 115:17, 115:24 updated [1] - 88:13 upfront [1] - 153:13 upgrade [1] - 97:25 upholding [1] - 58:21 upper [1] - 69:23 upset [1] - 39:15 usable [1] - 39:10 usage [2] - 10:24, 40:17 useless [1] - 66:14 uses [1] - 134:21 utilize [2] - 43:21, 157:8 Utz [1] - 2:20	vacancies [1] - 44:2 vacancy [1] - 68:15 vacant [4] - 46:21, 60:21, 68:13, 70:24 vacation [1] - 57:5 valuable [2] - 53:10, 54:20 value [1] - 16:22 valued [1] - 64:13 various [4] - 10:21, 14:10, 59:10, 151:4 vast [1] - 70:6 vegetated [2] - 6:17, 6:18 vegetation [3] - 6:23, 14:19, 14:23 VEME [1] - 46:12 vendor [1] - 79:6 vendors [10] - 110:20, 111:2, 112:20, 116:19, 127:4,

year ^[36] - 26:15,
 41:24, 41:25, 44:17,
 48:12, 48:14, 48:23,
 49:10, 50:14, 54:18,
 54:23, 56:11, 58:14,
 64:9, 64:15, 64:19,
 65:4, 66:22, 67:11,
 69:4, 85:11, 87:18,
 87:19, 88:2, 88:9,
 88:14, 88:22, 97:22,
 112:25, 113:4,
 120:21, 121:3,
 121:21, 121:24,
 124:21, 162:21

Year ^[1] - 163:14

year-round ^[9] -
 44:17, 50:14, 56:11,
 58:14, 64:9, 64:15,
 64:19, 66:22, 67:11

years ^[24] - 9:24, 11:3,
 20:14, 31:19, 41:23,
 43:25, 44:15, 48:3,
 48:9, 52:3, 53:15,
 57:8, 57:20, 58:8,
 67:4, 67:6, 67:21,
 68:9, 68:16, 69:19,
 72:7, 72:15, 79:20,
 123:10

yelling ^[2] - 33:25,
 34:9

yesterday ^[4] - 31:15,
 31:16, 32:22, 140:4

York ^[12] - 3:7, 3:17,
 5:15, 9:14, 27:9,
 86:4, 86:24, 92:3,
 135:6, 158:9, 161:8,
 165:5

YORK ^[1] - 1:3

Young ^[2] - 10:7

young ^[4] - 10:11,
 69:16, 129:14

Z

zero ^[1] - 163:2

Zion ^[2] - 98:20,
 106:11

zodiac ^[1] - 23:6

zone ^[4] - 70:3, 87:21,
 88:4, 89:5

zoned ^[1] - 148:5

zones ^[1] - 87:2

zoning ^[13] - 43:24,
 44:4, 45:4, 51:25,
 56:6, 61:6, 63:25,
 66:18, 68:10, 68:21,
 144:2, 147:24,
 148:21