



236 THIRD STREET
GREENPORT, NY 11944

Tel: (631) 477-0248
Fax: (631) 477-1877

www.villageofgreenport.org

MAYOR
KEVIN STUESSI
EXT 215

TRUSTEES
PATRICK BRENNAN
DEPUTY MAYOR

MARY BESS PHILLIPS

LILY DOUGHERTY-
JOHNSON

JULIA ROBINS

TREASURER
ADAM BRAUTIGAM
EXT. 217

VILLAGE CLERK
CANDACE HALL
EXT 214

August 28, 2025 - 6:00pm
Mayor and Board of Trustees – Regular Session Meeting
Greenport Firehouse
Third Street, Greenport, NY 11944

MOTION TO OPEN MEETING

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

Diane Waldron
Michelle L. Moore
Edwin J. Cartiski Sr.

ANNOUNCEMENTS

1. Village Hall will be closed on Monday, September 1, 2025 in Observance of Labor Day.
2. Applications will be accepted through September 10, 2025 for the 2025-2026 Deer Management Program. Applications are available on the Village of Greenport website and at Village Hall.

PUBLIC HEARING

Public hearing regarding the proposed local law to amend Chapter 150 of the Village Code to provide clarification relative to the authorization of apartment dwelling unit as permitted uses in the CR Retail Commercial District. Public hearing remained open from the August 21, 2025 Work Session meeting.

BOARD PUBLIC MEETING TO RECEIVE COMMENTS ON THE FOLLOWING STATE LIQUOR AUTHORITY APPLICATION

Application from PIGASSO LLC (BASSO) – 423 Main Street, Greenport.

PRESENTATION

Village of Greenport Planning Board Survey Review – Elizabeth
Talerman

PUBLIC COMMENT

CALL TO ORDER

Attendee Name	Title	Status	Arrived
Patrick Brennan	Trustee	Present	
Lily Dougherty-Johnson	Trustee	Present	
Mary Bess Phillips	Trustee	Present	
Julia Robins	Trustee	Present	
Kevin Stuessi	Mayor	Present	

RESOLUTIONS**RESOLUTION # 08-2025-4**

RESOLUTION adopting the August, 2025 agenda as printed.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Julia Robins, Trustee
SECONDER:	Patrick Brennan, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-5

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

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Patrick Brennan, Trustee
SECONDER:	Mary Bess Phillips, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

VILLAGE TREASURER**RESOLUTION # 08-2025-6**

RESOLUTION scheduling a public hearing on a proposed local law to amend chapter 136, article 3 of the Village code relating to water rates. WHEREAS, the Board of Trustees of the Village of Greenport has determined that it is in the best interests of the Village to amend the Village Code to increase the water rates; and WHEREAS, the proposed Local Law would amend Section 136-3 of the Village Code to update said rates; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees hereby schedules a public hearing on the proposed Local Law entitled "*A Local Law to Amend Chapter 136 of the Village Code Relating to Water Rates*" to be held on October 16th at 6:00 PM at the Fire House; and

BE IT FURTHER RESOLVED, that the Village Clerk is hereby directed to cause notice of said public hearing to be published in the official newspaper of the Village and to be posted as required by law.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mary Bess Phillips, Trustee
SECONDER:	Lily Dougherty-Johnson, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-7

RESOLUTION scheduling a public hearing on a proposed local law to amend chapter 105, article 40 of the Village code relating to sewer rates. WHEREAS, the Board of Trustees of the Village of Greenport has determined that it is in the best interests of the Village to amend the Village Code to increase the sewer rates; and WHEREAS, the proposed Local Law would amend Section 105-40 of the Village Code to update said rates; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Trustees hereby schedules a public hearing on the proposed Local Law entitled "*A Local Law to Amend Chapter 105 of the Village Code Relating to Sewer Rates*" to be held on October 16th at 6:00 PM at the Fire House; and BE IT FURTHER RESOLVED, that the Village Clerk is hereby directed to cause notice of said public hearing to be published in the official newspaper of the Village and to be posted as required by law.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lily Dougherty-Johnson, Trustee
SECONDER:	Julia Robins, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-8

RESOLUTION to increase the monthly fee for the Village's after-school program at the Recreation Center, from \$80 to \$120 per child, per month, effective September 2025, in order to help cover rising program costs and ensure its continued quality and sustainability.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Julia Robins, Trustee
SECONDER:	Patrick Brennan, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-9

RESOLUTION authorizing Treasurer Brautigam to perform attached budget modification #6543, to appropriate sewer fund reserves to fund the repair of the Cliffside Pump Station and directing that budget amendment #6543 be included as part of the formal meeting minutes of the August 28th 2025 meeting of the Board of Trustees.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Patrick Brennan, Trustee
SECONDER:	Mary Bess Phillips, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

VILLAGE CLERK**RESOLUTION # 08-2025-10**

Resolution authorizing the solicitation of bids for the purchase of ten (10) single phase pad mounted transformers of 120v/240v voltages and various KVA and directing Village Clerk Hall to notice the bid solicitation accordingly

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mary Bess Phillips, Trustee
SECONDER:	Lily Dougherty-Johnson, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-11

Resolution ratifying the hiring of Patrick James Brennan as a part-time Dockhand to work at Mitchell Park Marina at a pay rate of \$16.50 per hour, effective August 18, 2025.

RESULT:	ADOPTED [4 TO 0]
MOVER:	Lily Dougherty-Johnson, Trustee
SECONDER:	Julia Robins, Trustee
AYES:	Dougherty-Johnson, Phillips, Robins, Stuessi
ABSTAIN:	Brennan

RESOLUTION # 08-2025-12

RESOLUTION to approve the public assembly application received from the Greenport UFSD for the annual Homecoming Parade to be held on September 26, 2025, kick off at 6:00pm. The road closure for the parade is as follows: starting in the municipal parking lot on South Street, down to 1st Street, to Front Street, to 6th Avenue, to Oak Street, ending at Greenport High School.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Julia Robins, Trustee
SECONDER:	Patrick Brennan, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-13

RESOLUTION to approve the public assembly application submitted by Richard Vandenburg on behalf of The Greenport Harbor Brewing Company to close to vehicular traffic and utilize Carpenter Street (Carpenter Street from Bay Avenue to East Front Street) for the annual Oyster Festival, from 1:00 p.m. through 6:00 p.m. on October 12, 2025.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Patrick Brennan, Trustee
SECONDER:	Mary Bess Phillips, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-14

RESOLUTION authorizing the suspension of the open container law of the Village of Greenport, per Section 35-3B and 35-3C of the Greenport Village Code, within the Festival parameters of the Greenport Harbor Brewing Company annual Oyster Festival, from 1:00 p.m. through 6:00 p.m. on October 12, 2025.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mary Bess Phillips, Trustee
SECONDER:	Lily Dougherty-Johnson, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-15

RESOLUTION to approve the public assembly application received from Chris Hamilton on behalf of the Class of '93 Jeremy Hamilton Memorial Scholarship Fund. The requested date of the event is September 13, 2025, rain date September 14, 2025. The annual BBQ Pig Roast Fundraiser will be held at 6th Street Beach between the hours of 6:00am – 6:00pm, including set up and clean up.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lily Dougherty-Johnson, Trustee
SECONDER:	Julia Robins, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-16

RESOLUTION to waive the \$50.00 Public Assembly application fee for the BBQ Pig Roast Fundraiser to be held on September 13, 2025 (rain date September 14, 2025), as submitted by Chris Hamilton on behalf of the Class of '93 Jeremy Hamilton Memorial Scholarship Fund, as the event is donation-based and all proceeds contribute to a scholarship for a graduating senior at Greenport High School.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Julia Robins, Trustee
SECONDER:	Patrick Brennan, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-17

RESOLUTION to approve the public Assembly Application received for the annual Halloween Celebration co-sponsored by The Village of Greenport, Greenport Fire Department, Greenport BID and Greenport Rotary. The parade and celebration will take place on October 25, 2025, with a rain date of October 26, 2025. Parade kicks off at 11:00am.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Patrick Brennan, Trustee
SECONDER:	Mary Bess Phillips, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-18

RESOLUTION to approve the Public assembly application received from John Kohut for a private event (wedding) on private property. The event will take place on October 4, 2025 with approximately 150 attendees.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mary Bess Phillips, Trustee
SECONDER:	Lily Dougherty-Johnson, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-19

RESOLUTION to approve the Public assembly application received from Sonia Spar on behalf of Rites of Spring Music Festival Inc. to host a community concert at Mitchell Park on Sunday September 14, 2025 at 3:00pm.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Lily Dougherty-Johnson, Trustee
SECONDER: Julia Robins, Trustee
AYES: Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-20

RESOLUTION to waive the \$250.00 Public Assembly application fee for the community concert to be held on September 14, 2025, as submitted by Sonia Spar on behalf of Rites of Spring Music Festival Inc., as the event is open to the public and supports cultural enrichment within the community.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Julia Robins, Trustee
SECONDER: Patrick Brennan, Trustee
AYES: Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-21

RESOLUTION scheduling a public hearing for 6:00 p.m. on Thursday, September 18, 2025 at the Third Street Fire Station, Third and South Streets, Greenport, NY 11944 regarding Village Code Chapter 103 – Short-Term Rentals.

RESULT: TABLED [UNANIMOUS]
MOVER: Patrick Brennan, Trustee
SECONDER: Mary Bess Phillips, Trustee
AYES: Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-22

RESOLUTION scheduling a public hearing for 6:00 p.m. on Thursday, September 18, 2025 at the Third Street Fire Station, Third and South Streets, Greenport, NY 11944 regarding Village Code Chapter 142.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Mary Bess Phillips, Trustee
SECONDER: Lily Dougherty-Johnson, Trustee
AYES: Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-23

RESOLUTION authorizing Diana Gordon to represent the Village of Greenport as a member of Southold Town Community Housing Advisory Board (CHAB) for the remainder of the current 1-year term.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lily Dougherty-Johnson, Trustee
SECONDER:	Julia Robins, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-24

RESOLUTION to appoint Candace Hall to the Village of Greenport Affordable & Workforce Housing Committee for a term of one year to expire on April 6, 2026.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Julia Robins, Trustee
SECONDER:	Patrick Brennan, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-25

RESOLUTION approving the Public assembly application received from Greenport Fire Department's Relief Hose for a Car Show Fundraiser to be held on October 12, 2025 from 9:00am – 1:30pm on Moore's Lane at the Polo Grounds.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Patrick Brennan, Trustee
SECONDER:	Mary Bess Phillips, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-26

RESOLUTION hiring of Jacob Schott as a full-time Line Worker 1 for the Village of Greenport Power Plant, at a pay rate of \$30.00 per hour, effective September 3, 2025. All health insurance and other full-time employment benefit provisions specified in the current contract between the Village of Greenport and CSEA Local 1000 apply to this hiring, as does the standard twenty-six-week Suffolk County Civil Service probationary period.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mary Bess Phillips, Trustee
SECONDER:	Lily Dougherty-Johnson, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-27

RESOLUTION approving Jacob Schott's attendance at the NEPPA Training Center Apprentice Lineworker Program, to be held on the following dates January 27 - 30, 2026, March 31 - April 3 2026, July 21 - 24, 2026 and September 29 - October 2, 2026 in Westford, MA with a fee of \$3,850, and lodging not to exceed \$129.00 per night, plus all applicable travel and meal costs in accordance with the Village of Greenport Travel Policy to be expensed from account number E 0785.210 (Employee Training Expense).

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lily Dougherty-Johnson, Trustee
SECONDER:	Julia Robins, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

MAYOR AND TRUSTEES**RESOLUTION # 08-2025-28**

Resolution to approve Cullen & Danowski LLP to conduct an audit of the Business Improvement District's financials, at a cost not exceeding \$9000.

RESULT:	TABLED [UNANIMOUS]
MOVER:	Julia Robins, Trustee
SECONDER:	Patrick Brennan, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

VOUCHER SUMMARY**RESOLUTION # 08-2025-29**

RESOLUTION approving all checks per the Voucher Summary Report for Fiscal Year 2024 / 2025 dated August 26, 2025 in the total amount of \$6,070.96 consisting of:

- o All regular checks in the amount of \$6,070.96 and
- o All prepaid checks (including wire transfers) in the amount of \$0.00.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Patrick Brennan, Trustee
SECONDER:	Mary Bess Phillips, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-30

RESOLUTION approving all checks per the Voucher Summary Report for Fiscal Year 2025/2026 dated August 26, 2025 in the total amount of \$4,485,183.29 consisting of:

- o All regular checks in the amount of \$990,949.69 and
- o All prepaid checks (including wire transfers) in the amount of \$3,494,233.60.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mary Bess Phillips, Trustee
SECONDER:	Lily Dougherty-Johnson, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-31

Resolution 08-2025-31, approving wetlands permit for Lisa Gillooly and Tony Spiridakis 178 Stirling Street (Applicant) as attached.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lily Dougherty-Johnson, Trustee
SECONDER:	Kevin Stuessi, Mayor
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-32

RESOLUTION approving the contract between the "Fireboat Fire Fighter Museum" and the Village of Greenport for the provision of a berth at the Mitchell Park Marina from Monday, September 8, 2025 through Sunday, May 31, 2026.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Julia Robins, Trustee
SECONDER:	Patrick Brennan, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-33

WHEREAS, the Board holds public hearings on applications for wetlands permits in accordance with Chapter 142 of the Village Code, and WHEREAS, the Board discusses all applications to be submitted to the New York State Liquor Authority (SLA) for various licenses, permits and approvals after receipt of the predicate SLA application municipal notice to the Village, and WHEREAS, these discussions include consideration of documents provided by applicants to the Village, NOW THEREFORE, subject to any applicable statutory exemption, the Board authorizes the Village Clerk to post on the Village website all documents submitted to the Village in connection with wetlands permit applications and SLA municipal notices.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Mary Bess Phillips, Trustee
SECONDER:	Lily Dougherty-Johnson, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-34

WHEREAS, as a predicate to the submission of an application to the New York State Liquor Authority for approval of a license or permit in the Village, applicants are required to provide a 30-day advance notice of the proposed application to the Village, and WHEREAS, the applicant is required to submit a diagram to the SLA for any such application (the "Diagram"), NOW, THEREFORE, the Board authorizes the Village Clerk to request and obtain from all applicants a copy of the Diagram and provide a copy of the Diagram to the Board for its review.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Lily Dougherty-Johnson, Trustee
SECONDER:	Julia Robins, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTION # 08-2025-35

RESOLVED that the Village Board of Trustees agrees to submit a letter to Suffolk County in support of waterfront preservation legislation presently before the County Board.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Kevin Stuessi, Mayor
SECONDER:	Mary Bess Phillips, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

RESOLUTIONS**RESOLUTION # 08-2025-31**

WHEREAS, David Bergen, as agent for Lisa Gillooly and Tony Spiridakis, 178 Stirling Street (Applicant), submitted an application to the Board pursuant to Village Code Chapter 142 for a wetlands special permit for the property located at 178 Stirling Street, Greenport, New York 11944, SCTM # 1001-02-03-15 (the "Premises"), and

WHEREAS, the permit application provides for the following proposed work:

- (a) remove 444sf of fixed dock;
 - (b) remove existing supporting pilings;
 - (c) Remove existing (283sf) floating dock;
 - (d) Retain existing lower dock/platforms, steps and support pilings and retain existing walkway;
 - (e) Replace in place previously removed fixed dock with 3- 6' x 22' floating docks (396sf) and necessary pilings most seaward piling to be a "dolphin" piling;
 - (f) maintain 2 existing tie-off pilings; and
 - (g) provide new 3' x 14' aluminum gangway
- (the "Proposed Work"), and

WHEREAS, the Proposed Work is shown in the plans submitted to the Board on August 21, 2025, entitled "Project Scope Plan - Gillooly/Spiridakis – Applicants Dock Re-Construction", prepared by David Bergen and Ken Quigley, sheet A1, dated August 20 2025 (the "Plans"), and

WHEREAS, the Board of Trustees held a public hearing on the application,

NOW, THEREFORE, the Board finds and concludes:

1. The Board of Trustees is the Lead Agency with respect to environmental impact review of the application as defined in the State Environmental Quality Review Act and its regulations (SEQRA), and the application is an Unlisted Action under SEQRA.

2. The Board has considered the Proposed Work and thoroughly reviewed the potential environmental impacts of the Proposed Work.

3. The Board also has considered the following factors and made the following conclusions in respect to its review of the environmental impacts of the proposed action:

- a. The Proposed Work would not result in any substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, nor any substantial increase in solid waste production, nor create a substantial increase in the potential for erosion, flooding, leaching or drainage problems,

b. The Proposed Work would not result in the removal or destruction of large quantities of vegetation or fauna, substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on a significant habitat area, substantial adverse impacts on a threatened or endangered species of animal or plant, or the habitat of such a species, or other significant adverse impacts to natural resources,

c. The Proposed Work would not impair the environmental characteristics of any Critical Environmental Area;

d. The Proposed Work would not conflict with the community's current plans or goals as official approved or adopted,

e. The Proposed Work would not impair the character or quality of important historical, archeological, architectural or aesthetic resources or of existing community or neighborhood character,

f. The Proposed Work would not result in a major change in the use of either the quantity or type of energy,

g. The Proposed Work would not create a substantial change in the use, or intensity of use, of land, including agricultural, open space or recreational resources, or in its capacity to support existing uses,

h. The Proposed Work would not encourage or attract large numbers of persons to any place for more than a few days, compared to the number who would come to such place without such action,

i. The Proposed Work would not create changes in two or more elements of the environment, no one of which would have a significant impact on the environment, but when taken considered together would result in a substantial adverse impact on the environment,

j. The Proposed Work would not create substantial adverse impacts when considered cumulatively with any other actions, proposed or in process,

k. The Proposed Work would not result in substantial adverse impact with respect to any relevant environmental consideration, including noise, aesthetics, traffic, air quality, water quality or adequacy of water supply, drainage, soil conditions, or quality of life in the community in general and the immediate neighborhood in particular,

l. The Proposed Work would enhance the protection of the environment in the Village, in that it would preserve and maintain the existing character of the Village,

m. The Proposed Work would not create a hazard to human health,

n. The Proposed Work would not have a significant adverse environmental impact and no further environmental review is required with respect to the Proposed Work.

4. The Board determines that the Proposed Work is consistent with the Village Local Waterfront Revitalization Program, including the standards set forth in Village Code §139-8.

5. The Board approves the wetlands special permit application, subject to the following conditions which the Board deems necessary to fulfill the intent and objectives of Chapter 142:

a. This special permit only permits the Proposed Work shown in the Plans and any modifications to the Proposed Work requires further approval from this Board prior to such work being performed.

b. All uses and operations permitted or approved by this special permit shall be conducted in such a manner as will cause the least possible damage and encroachment or interference with natural resources and natural processes within the watercourses, coastal wetlands, tidal marshes, floodplain lands, freshwater wetlands, watersheds, water recharge areas or any natural drainage system, as determined by the Building Department.

c. This special permit does not obviate the necessity for the applicant to obtain the assent of or a permit required by any other agency before proceeding with operations approved herein. Approvals or permits which may be required by under Village Code Chapter 139 or any county, state or federal approval required from the New York State Department of Environmental Conservation, the State Water Resources Commission, Department of the Army or others are solely the responsibility of the applicant. No operations shall be initiated by the applicant until such other permits as may be required are issued.

d. Applicant shall comply with the requirements of Village Code §142-9 and shall pay all required fees.



236 THIRD STREET
GREENPORT, NY 11944

Tel: (631)477-0248
Fax: (631)477-1877

villageofgreenport.org

MAYOR
KEVIN STUESSI
EXT 215

TRUSTEES
PATRICK BRENNAN
DEPUTY MAYOR

PATRICK BRENNAN

LILY DOUGHERTY-JOHNSON

JULIA ROBINS

MARY BESS PHILLIPS

TREASURER
ADAM BRAUTIGAM
EXT. 217

VILLAGE CLERK
CANDACE HALL
EXT 214

**Village of Greenport
Bow Hunting Access Permit
Designated Areas Only
October 1, 2025 – January 31, 2026**

Name _____ Phone Number _____

Address _____

City _____ State _____ Zip _____

Email Address _____

Date of Birth _____

Back Tag # _____ Issued by: _____

2025-2026 Deer Management Lottery: applications can be submitted between August 1st, 2025 – September 10th, 2025

1. 15 Hunters will be awarded in the 2025-2026 Village of Greenport Deer Management Lottery program.
2. All hunting Zones shall be available to permit holders on a "First Come, First Serve" basis.
3. In addition to a seasonal access permit: a valid NYS Hunting license, Bow Hunting Certification and some form of identification is required for hunting.
4. Seasonal access permits are valid until **January 31, 2026**.

Hunter Ethics and Waiver of Liability:

If approved to participate, I hereby agree to adhere to the hunter ethics standards below at all times while hunting or scouting in the Village of Greenport Deer Hunting Lottery:

- I will obey all hunting regulations and follow all Village of Greenport rules and procedures.
- I will respect members of the public while participating in scouting and hunting activities.
- I will respect the rights of other participants at all times.
- I will use archery only.
- I will make every effort to avoid unnecessary wounding of deer.
- I will take the utmost precaution to assure the safety of others and my myself.

Assumption of Risk and Indemnification

I _____ (print name of applicant), the undersigned, assume all risks and shall be responsible for all personal or bodily injury to myself and others and damage to my property and the property of others, arising from my activities as a participant in the Village of Greenport Deer Management Program.

Furthermore, I agree to indemnify and defend the Village of Greenport and hold it harmless from and against any and all claims suits, damages, liabilities and expenses, including attorney's fees and the Village's cost of defense, in connection with the loss of life, personal or bodily injury and/or damage to or loss of property that arises from my participation in the program. This indemnification is not to be deemed as a waiver or any immunity that may exist in any action against the Village of Greenport.

Signature of applicant

Date

Local Law of 2025

A local law to amend chapter 150, entitled "Zoning", of the Village Code to clarify apartment dwelling units as permitted uses in the CR Retail Commercial District.

Section 1. The prefatory sentence in Section 150-18 of the Village Code is hereby amended to read as follows:

"Except with respect to buildings containing apartment dwelling units in the CR District, which dwelling units are specifically permitted in accordance with §150-9(A)(11), and are subject to bulk regulations set forth in §150-12, multifamily dwellings shall comply with the following standards:"

Section 2. A new definition is added to Section 150-2, to read as follows:

"APARTMENT DWELLING UNIT

A self-contained housing unit within a larger building, containing in such unit living, sleeping, cooking and sanitation facilities, for occupancy by one or more individuals living together.

Section 3. Any local law or provision of the Code of the Village of Greenport in conflict with this local law is hereby repealed to the extent of such conflict, except that such repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of such local law, ordinance or resolution prior to the effective date of this local law.

Section 4. If any clause, sentence, paragraph, section, article, or part of this local law shall be adjudged to be invalid by any court of competent jurisdiction, such judgment shall not affect, impair or invalidate any other part of this local law, or the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, article, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 5. This local law shall take effect immediately upon adoption and filing pursuant to the Municipal Home Rule Law.

Local Law of 2025

A local law to amend chapter 142 of the Village Code of the Village of Greenport, with respect to public hearing notice requirements for wetlands permit applications..

Section 1. Section 142-6(A) of the Village Code is hereby amended, to read as follows:

“§142-6. Permit Procedure.

(A) All applicants for a permit to perform any of the acts permitted or prohibited by §§142-4 and 142-5 shall present an original and three (3) paper copies of the permit application, together with other required information to the Village Clerk. All applications and copies thereof must be accompanied by or include the following information:”

[no change is made to the list of information items]

Section 2. Section 142-9(B) is hereby amended, to read as follows:

“§142-8(B).

(1) The Conservation Advisory Council shall review all permit applications and provide a written report to the Village Board within 21 days of its receipt of said application. The Board of Trustees shall hold a public hearing to consider the application. Notice of the hearing shall be given by publication in the official Village newspaper by the Village and by the posting of a placard notice on the premises by the applicant, at least ten (10) days before the date of such hearing. The placard notice shall be provided by the Village, at the cost of the applicant, and shall state information regarding the application and the time, date and place of the hearing. The placard notice shall be placed in a conspicuous location within 10 feet of the front property line. In addition to such published and posted notice, the applicant, at least 10 days prior to the hearing, shall mail a copy of the public notice of the public hearing by certified mail, return receipt requested, to the owners of all properties which lie adjacent to the property that is the subject of the application. The list of the names and addresses of the owners of all properties requiring the mailed notice shall be provided to the applicant by the Village. Proof of the publication in the form of a sworn statement and proof of the posting and mailing in the form of a sworn statement and the post

office return receipts shall be filed with the Village Clerk on or before the date of the hearing.

(2) The Village Board shall, after the required public hearing, then render a decision to deny, approve or approve with conditions the permit application. In rendering a decision of approval, approval with conditions or denial of a permit, the Village Board shall state, in writing, its findings of fact and conclusions. The decision shall be transmitted to the Village Clerk, who will advise the applicant of such decision by transmitting a copy of the decision to the applicant.

Section 3. Any local law or provision of the Code of the Village of Greenport in conflict with this local law is hereby repealed to the extent of such conflict, except that such repeal shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of such local law, ordinance or resolution prior to the effective date of this local law.

Section 4. If any clause, sentence, paragraph, section, article, or part of this local law shall be adjudged to be invalid by any court of competent jurisdiction, such judgment shall not affect, impair or invalidate any other part of this local law, or the remainder thereof, but shall be confined in its operation to the clause, sentence, paragraph, section, article, or part thereof directly involved in the controversy in which such judgment shall have been rendered.

Section 5. This local law shall take effect immediately upon adoption and filing pursuant to the Municipal Home Rule Law.

A local law amending Chapter 136 of the Code of the Village of Greenport, to amend the Water Rate Fee Schedule.

Section 1. Village Code §136-3 of the Code of the Village of Greenport is hereby amended to read as follows:

§136-3. Fee Schedule.

- A. Residential, meter size less than two inches, invoiced monthly: minimum charge of \$253.74 per year for each meter or \$21.14 per month. The minimum charge includes 2,000 gallons used monthly. Additional usage between 2,000 and 18,000 gallons shall be billed at the rate of \$3.80 per 1,000 gallons. Usage over 18,000 gallons shall be billed at the rate of \$5.53 per 1,000 gallons.
- B. Commercial, meter size two inches or more, invoiced monthly: minimum charge of \$609.49 per year for each meter or \$50.79 per month. The minimum charge includes 9,000 gallons used monthly. Additional usage between 9,000 and 60,000 gallons shall be billed at the rate of \$3.80 per 1,000 gallons. Usage over 60,000 gallons shall be billed at \$5.53 per 1,000 gallons.

Section 2. Severability. If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm, or corporation, or circumstance is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm, or corporation or circumstance, directly involved in the controversy in which judgment or order shall be rendered

Section 3. Effective date. This local law shall take effect on the first day of the month immediately following the filing of this law with the Secretary of state

A local law amending Chapter 105 of the Code of the Village of Greenport, to amend the Sewer Fee Schedule.

Section 1. Village Code §105-40(B) of the Code of the Village of Greenport is hereby amended to read as follows:

§105-40(B). Fee Schedule. All property owners shall be invoiced for the quantity of water used, based on 90% of water meter reading.

1. Inside Village limits, residential, invoiced monthly: minimum charge of \$651.60 per year for each meter or \$54.30 per month. The minimum charge includes 3,600 gallons used monthly. Usage over the minimum 3,600 gallons shall be billed at the rate of \$15.31 per 1,000 gallons up to 16,200 gallons. Usage from 16,201 gallons to 22,500 gallons shall be billed at the rate of \$16.70 per 1,000 gallons. Additional usage over 22,500 gallons shall be billed at a rate of \$18.10 per 1,000 gallons or portion thereof.
2. Inside Village limits, commercial, invoiced monthly: minimum charge of \$701.76 per year for each meter or \$58.48 per month. The minimum charge includes the first 3,600 gallons used monthly. Usage over the minimum 3,600 gallons shall be billed at the rate of \$18.10 per 1,000 gallons used up to 22,500 gallons. Additional usage over 22,500 gallons shall be billed at a rate of \$ 21.58 per 1,000 gallons or portion thereof.
3. Unmetered sewer connections inside Village limits, commercial and residential users: minimum charge of \$73.38 per month.
4. Outside Village limits, residential, invoiced monthly: minimum charge of \$977.46 per year for each metered unit or \$81.45 per month. The minimum charge includes 3,600 gallons used monthly. Usage over the minimum 3,600 gallons shall be billed at the rate of \$22.97 per 1,000 gallons up to 16,200 gallons. Usage from 16,201 gallons to 22,500 gallons shall be billed at the rate of \$25.06 per 1,000 gallons. Additional usage over 22,500 gallons shall be billed at a rate of \$27.15 per 1,000 gallons or portion thereof.

5. Outside Village limits, commercial, invoiced monthly: minimum charge of \$1052.65 per year for each metered unit or \$87.72 per month. The minimum charge includes the first 3,600 gallons used monthly for each metered unit. Additional usage over the minimum 3,600 gallons for each metered unit shall be billed at the rate of \$27.84 per 1,000 gallons or portion thereof.
6. Unmetered sewer connections outside Village limits, commercial and residential users: minimum charge of \$88.70 per month.

Section 2. Severability. If a court determines that any clause, sentence, paragraph, subdivision, or part of this local law or the application thereof to any person, firm, or corporation, or circumstance is invalid or unconstitutional, the court's order or judgment shall not affect, impair, or invalidate the remainder of this local law, but shall be confined in its operation to the clause, sentence, paragraph, subdivision, or part of this local law or in its application to the person, individual, firm, or corporation or circumstance, directly involved in the controversy in which judgment or order shall be rendered

Section 3. Effective date. This local law shall take effect on the first day of the month immediately following the filing of this law with the Secretary of state

VILLAGE OF GREENPORT**Budget Adjustment Form**

Year: 2026 Period: 8 Trans Type: B2 - Amend Status: Batch
Trans No: 6543 Trans Date: 08/21/2025 User Ref: ADAM
Requested: A. HUBBARD Approved: Created by: ADAM 08/21/2025
Description: TO APPROPRIATE FUNDS TO REPAIR THE PUMP STATION AT CLIFFSIDE Account # Order: No
RESORT Print Parent Account: No

Account No.	Account Description	Amount
G.5990	APPROPRIATED FUND BALANCE	-22,953.05
G.8130.402	MAINT PUMP STATION..	22,953.05
Total Amount:		0.00



August 27, 2025

Board of Directors
The Village of Greenport Management Association, Inc. (BID)
236 Third Street
Greenport, NY 11944

Dear Board Directors:

We are pleased to confirm our understanding of the services we are to provide for the Village of Greenport Management Association, Inc. (BID) for the year ended May 31, 2025.

We will audit the financial statements of the Village of Greenport Management Association, Inc. (BID) which comprise the statement of financial position as of May 31, 2025, the related statement of activities and cash flows for the year then ended, and the related notes to the financial statements (the financial statements).

Audit Objective

The objective of our audit is the expression of an opinion about whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of your accounting records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our audit of the BID's financial statements. Our report will be addressed to the Board of Directors of the BID. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add an emphasis-of-matter or other-matter paragraph. If our opinion is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or withdraw from this engagement.

Audit Procedures

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and direct confirmation of receivables and certain assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will also request written representations from the BID's attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about the financial statements and related matters.

The Village of Greenport Management Association, Inc. (BID)
For the Year Ended May 31, 2025

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the BID or to acts by management or employees acting on behalf of the BID.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, we will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that comes to our attention. We will also inform the appropriate level of management of any violations of laws or governmental regulations that come to our attention, unless clearly inconsequential. Our responsibility as auditors is limited to the period covered by our audit and does not extend to any later periods for which we are not engaged as auditors.

Our audit will include obtaining an understanding of the BID and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, we will communicate to you and those charged with governance internal control related matters that are required to be communicated under professional standards.

We may from time to time, and depending on the circumstances, use third-party service providers in serving your account. We may share confidential information about you with these service providers, but remain committed to maintaining the confidentiality and security of your information. Accordingly, we maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, we will secure confidentiality agreements with all service providers to maintain the confidentiality of your information and we will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. In the event that we are unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent prior to the sharing of your confidential information with the third-party service provider. Furthermore, we will remain responsible for the work provided by any such third-party service providers.

Other Services

We will prepare the BID's financial statements in conformity with U.S. generally accepted accounting principles based on information provided by you.

We will perform the services in accordance with applicable professional standards. The other services are limited to the financial statement previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

You are responsible for establishing and maintaining internal controls, including monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles. You are also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the Organization from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the BID involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the BID received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring the BID complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information in conformity with U.S. generally accepted accounting principles. You agree to include our report on the supplementary information in any document that contains, and indicates that we have reported on, the supplementary information. You also agree to include the audited financial statements with any presentation of the supplementary information that includes our report thereon.

You agree to assume all management responsibilities for the financial statement preparation services, and any other nonattest services we provide; oversee the services by designating an individual, preferably from senior management, with suitable skill, knowledge, or experience; evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all cash and other confirmations we request and will locate any documents selected by us for testing.

Christopher V. Reino, CPA, CITP is the engagement partner and is responsible for supervising the engagement and signing the report or authorizing another individual to sign it.

We estimate that our fee for the audit and preparation of the financial statements to range from \$6,000 to \$9,000 based on hourly rates. This fee estimate is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the engagement. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate before we incur the additional costs. Our invoices for these fees will be rendered as work progresses and are payable upon presentation.

The Village of Greenport Management Association, Inc. (BID)

For the Year Ended May 31, 2025

We appreciate the opportunity to be of service to you and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Cullen & Danowski, LLP



Christopher V. Reino, CPA, CITP Partner

RESPONSE:

This letter correctly sets forth the understanding of the Village of Greenport Management Association, Inc. (BID).

By: _____

Name: _____

Title: _____

Date: _____

AUGUST 2025

Planning Board Survey *Topline Findings*



Agenda

- 1 Overview of Research and Findings**
- 2 Mixed-Use Development**
- 3 Accessory Dwelling Units**
- 4 Vacant Property**
- 5 Administrative Approval of New Construction**
- 6 Parking**

Overview

Goals

The Planning Board fielded a survey in June 2025 to understand how our community thinks about issues related to commercial and residential vibrancy in The Village. The information we gain from this survey will help inform our decision making, ensuring that we represent the interests of our constituents.



Methodology

- Open for responses from June 10th to June 30th
- Available for completion online and in print
- 500 postcards and flyers distributed and posted throughout the Village
- Noticed in Village Newsletter, Village Website, Planning Board and Board of Trustee Meetings
- Posted to Residents of Greenport Facebook Page and other social media accounts multiple times

Response

- Total population = 1014
- Completed surveys = 177

Survey sample size calculator

Population	Confidence level	Margin of error
1014	95 %	7 %
<small>The number of people your sample will represent.</small>	<small>The industry standard is 95%.</small>	<small>Typically between 4% and 8%.</small>

Sample Size

165

Topics

- Affordable housing
- Mixed use zoning in the downtown commercial district (commercial ground-floor with residential upper floors)
- Accessory Dwelling Units (ADUs)
- Administrative approval of new construction
- Commercial and residential property vacancy
- Parking in the downtown commercial district

Residency

Open to anyone to complete, responses were analyzed based on residency

RESIDENTS

- Homeowner
- Full-time resident
- Full-time renter

COMMERCIAL & OTHER

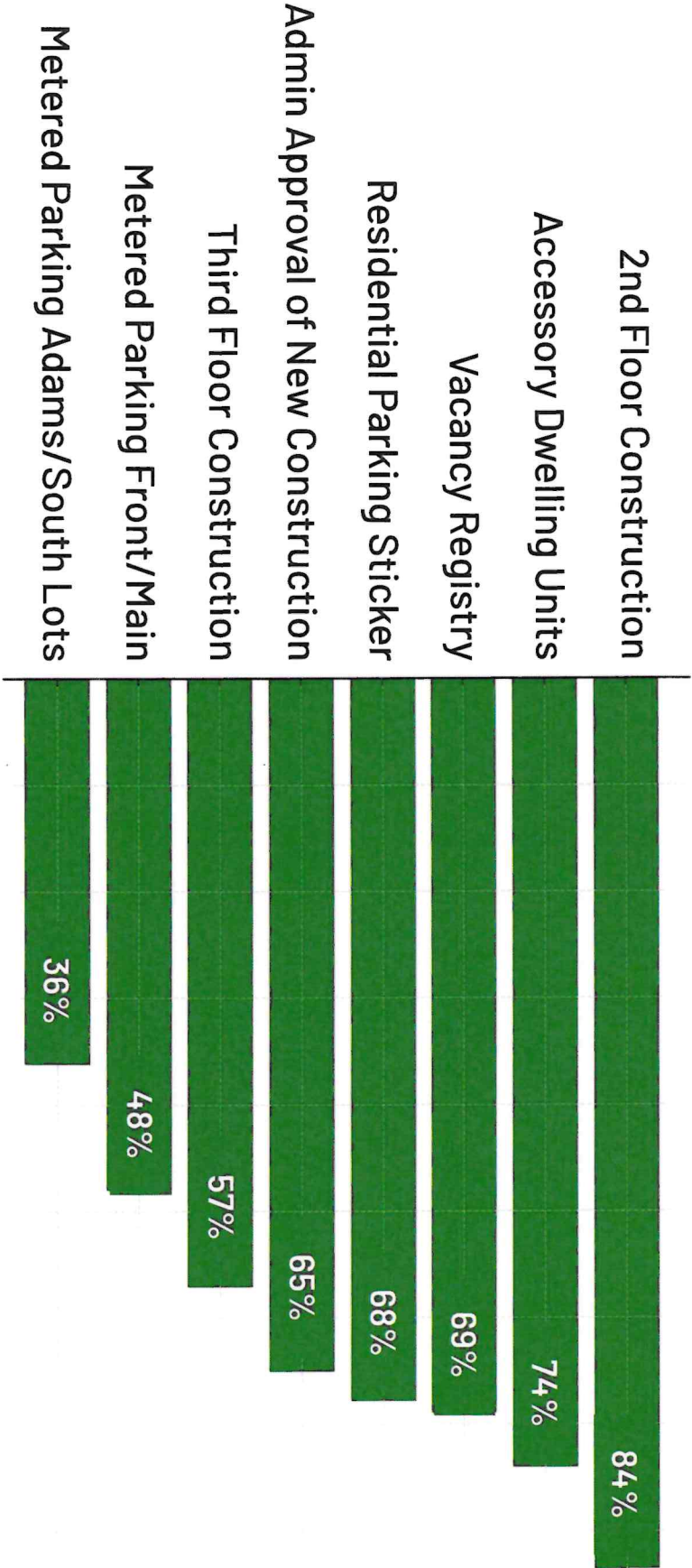
- Commercial property owner
- Business owner
- Employee of a Village business
- Other

Survey Responders: Primarily Full-Time Residents

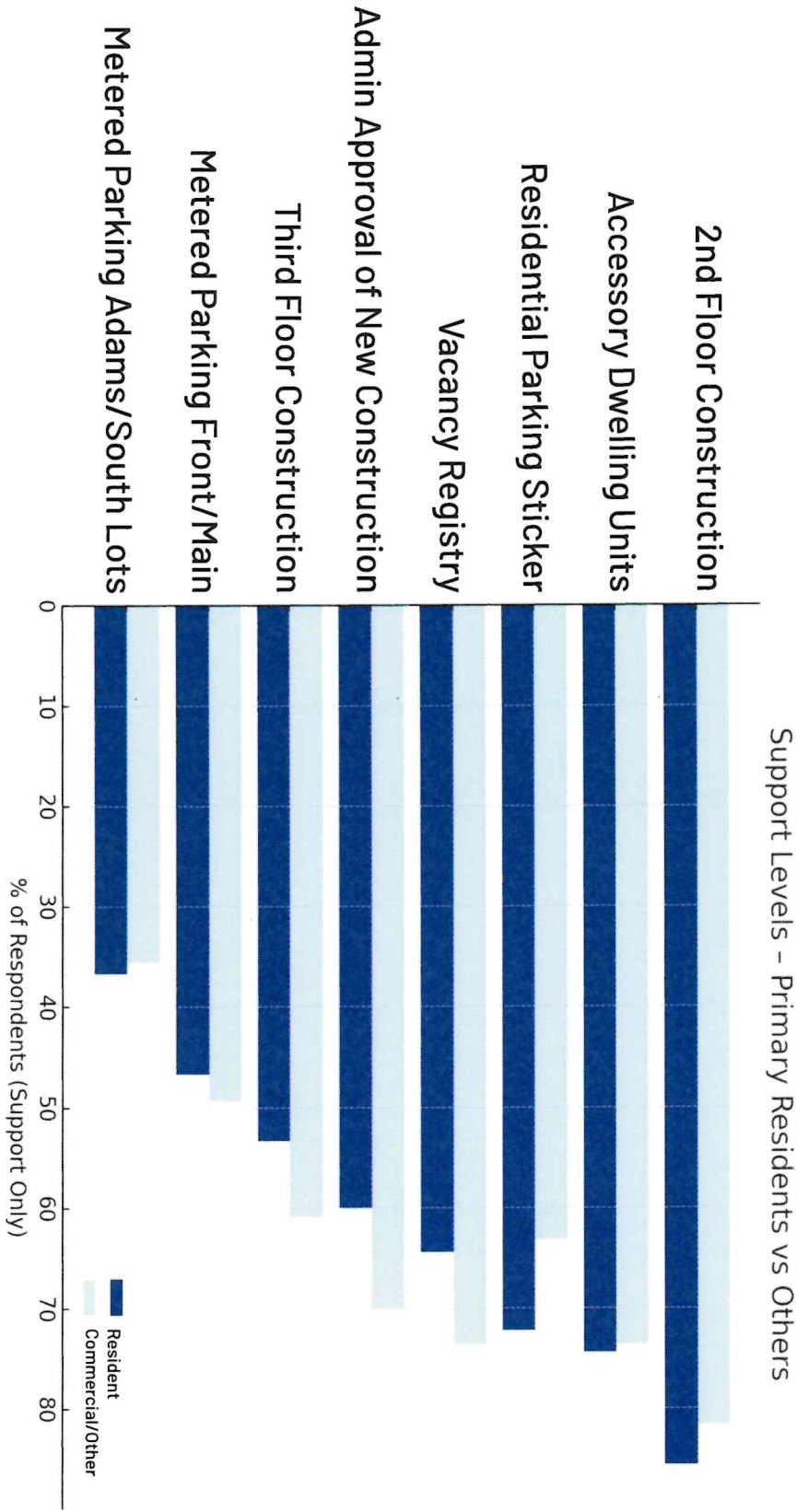


The survey primarily reflects the views of residents who live and/or own homes in the village, as more responded than other who characterized themselves as commercial stakeholders, residents outside of Greenport or part-time renters.

Executive Summary (support: all respondents)



Support by Residency

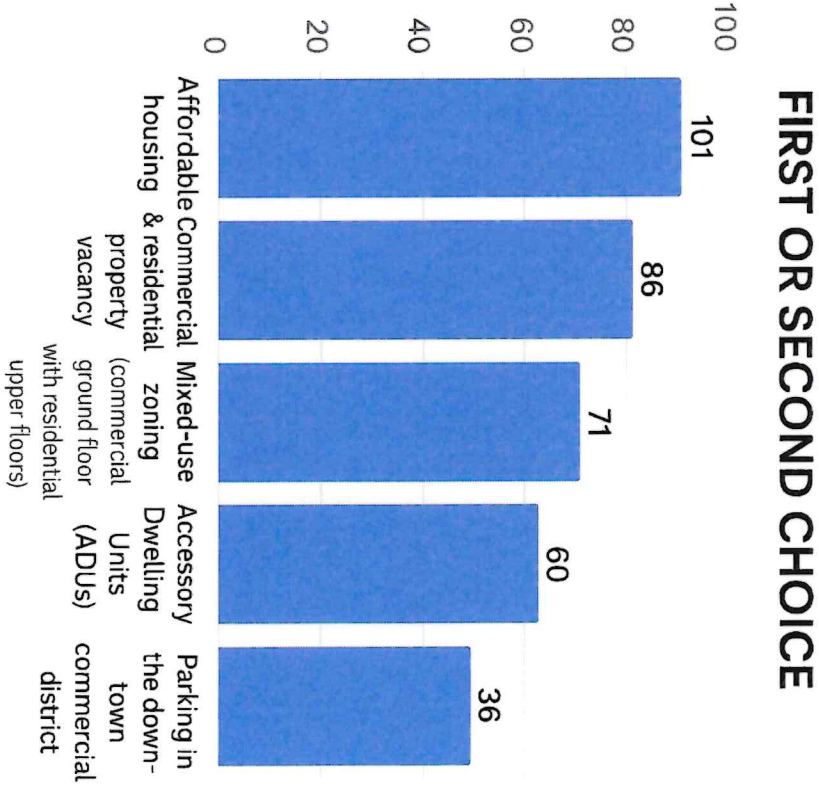


Issues of Importance

Affordable housing, property vacancy, mixed use zoning and ADUs all rank as important, in that order.

While a residential parking sticker program is desired, there is lower support for metered parking without that.

NOTE: Results are consistent across all respondents.

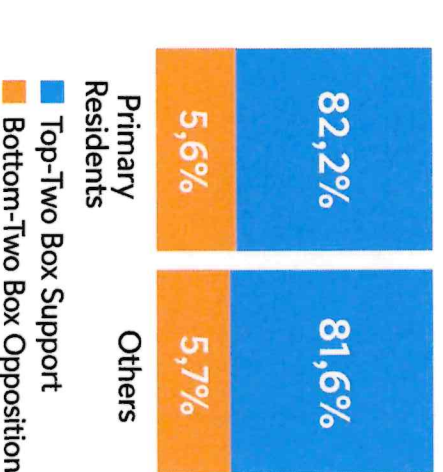


Findings

Mixed-Use Development

Most In Favor of Mixed-use Development

MIXED-USE DEVELOPMENT

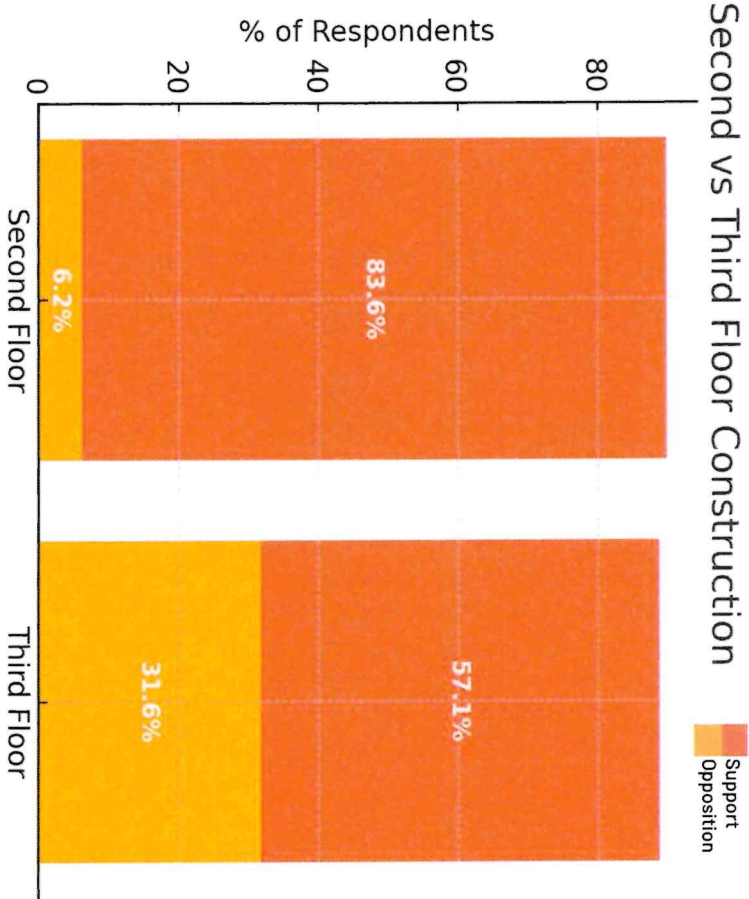


Most favor mixed-use development in the downtown commercial district to allow for 2nd and 3rd floor residences above 1st floor commercial spaces.

NOTE: Residents include homeowners, full-time residents and full-time renters

Support for 2nd & 3rd story development

There is support for adding both 2nd or 3rd stories to properties in the downtown commercial district to accommodate housing.



NOTE: Response from all respondents combined

Community Feedback: Mixed Use Development

- Affordability
- Maintain community and architectural character
- Only full-time residential
- Need to consider parking
- Limit third floor construction to avoid massing/density

“We should be encouraging creative development that aids more affordable housing options while also providing enhanced opportunities for entrepreneurship.”

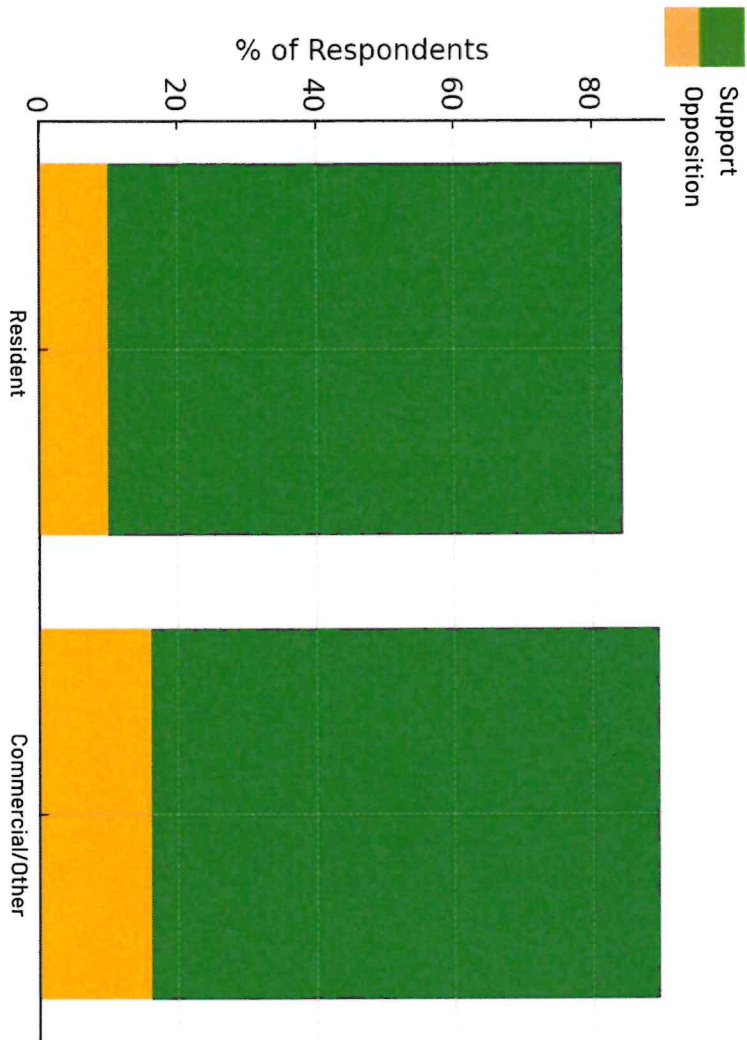
“The long term goal should be to make Greenport affordable for people to live and work here without long commutes. So either affordable housing or some ratio of affordable/market rate.”

“Mixed-use developments greatly increase the vibrancy of a neighborhood”

Findings

Accessory Dwelling Units

Most favor Accessory Dwelling Units



There is strong support among all who were surveyed for permitting ADUs.

NOTE: Residents include homeowners, full-time residents and full-time renters

Community Feedback: ADUs

- Either principal building or ADU owner occupied (preference for owner occupied principal building)
- No more than a total of 2 units on property (i.e if 2 family already exists then no ADU)
- Strong preference for some affordability limitation(s)
- Consider setback requirements and height restrictions
- No short-term rental on property
- Code compliance (both Village and NY State Building Code)

Community Feedback: ADUs

“Some of us are desperate to live and would quit literally take anything so I think the more options you give us the more we can thrive and exist in our home town. As long as it's affordable and maybe offered to the younger generation first because we require less compared to a family or ill bodied person. We also have lower standards of where we live because we are just grateful to have a roof over our head”

“The building should stay within character of the neighborhood, with I dedicated parking spot”

“Focus program on repurposing existing accessory structures (rather than new construction) and grandfather size and siting on the property”

“In favor for family use. Not in favor for use to rent out. Our housing issue should be solved by increasing density downtown- not in our residential areas.”

Community Feedback: ADUs

“Allowing and thoughtfully regulating ADUs in Greenport is a smart, community-beneficial policy.

ADUs can increase long-term rental inventory without requiring large-scale development, and fit within existing neighborhood scale and aesthetics of the community.

ADU's should require a permit process, and require owner to reside on-site, in either the main home or the ADU. All setbacks and height requirements should be in line with current village zoning. ADU's should be in line with the style of the primary residence.

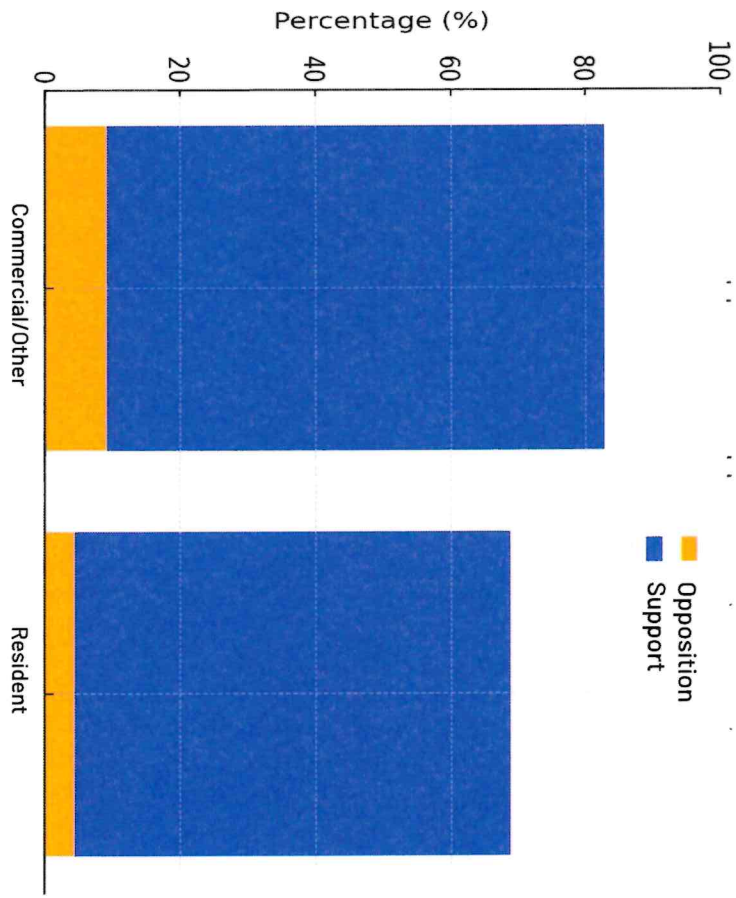
We should prohibit ADUs as short term rentals, in order to prioritize affordable long term housing”

Findings

Vacant Property

Vacant Property Registry

All are strongly in favor of requiring a vacant property registry.



NOTE: Primary Residents include homeowners, full-time residents and full-time renters

Community Feedback: Vacancy

- Empty, unoccupied and/or closed for more than an extended (12 mo) period should be subject to a vacancy registry
- Houses or property not used, not maintained or abandoned should be on the registry
- Some question the purpose of a registry

“If a property is not maintained, is vacant, or is not contributing to the health and vibrancy of the town, it should be registered and taxed”

“Businesses that are obviously not open (even if they do so for one day of the year)”

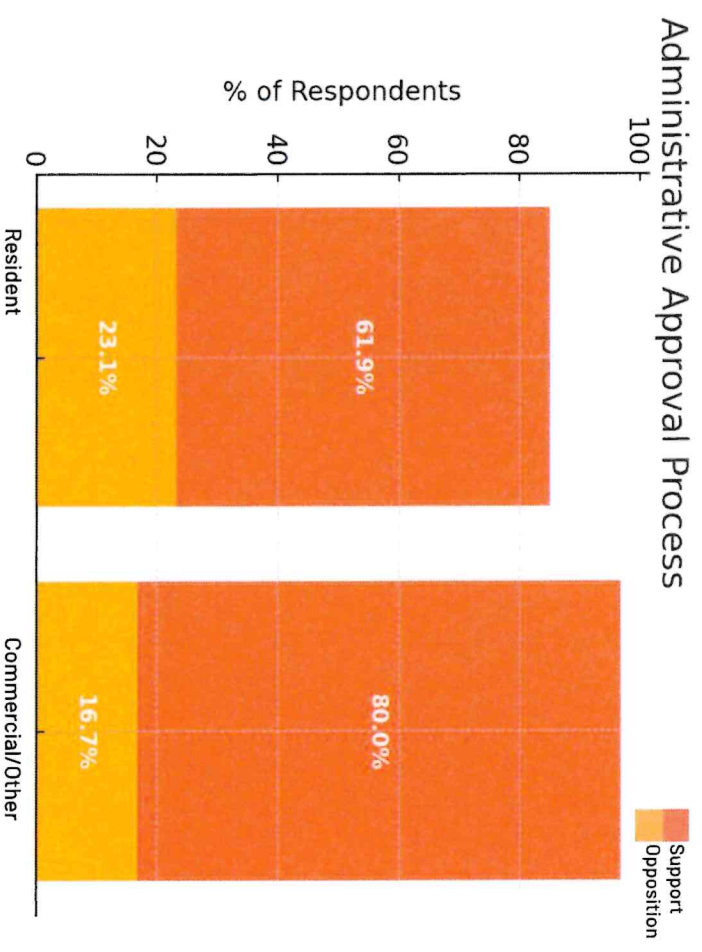
“There is an alarming amount of vacant commercial space in the village and it's clear they are making zero effort to fill the space. The arcade building and ice house come to mind.”

Findings

Administrative Approval Process

Administrative Approval for New Construction

There is strong support among all survey respondents for an administrative approval process (design or planning board review) for new residential construction or a project that substantially replaces an existing home (excluding minor changes such as additions, renovations, or remodels that retain the existing structure.)



NOTE: Residents include homeowners, full-time residents and full-time renters

Community Feedback: Administrative Approval

- Concern about new builds
- Conformity to rigid historic standards are considered by some onerous or overreaching
- Establishing the entire Village as historic may undermine the actual properties that are historic

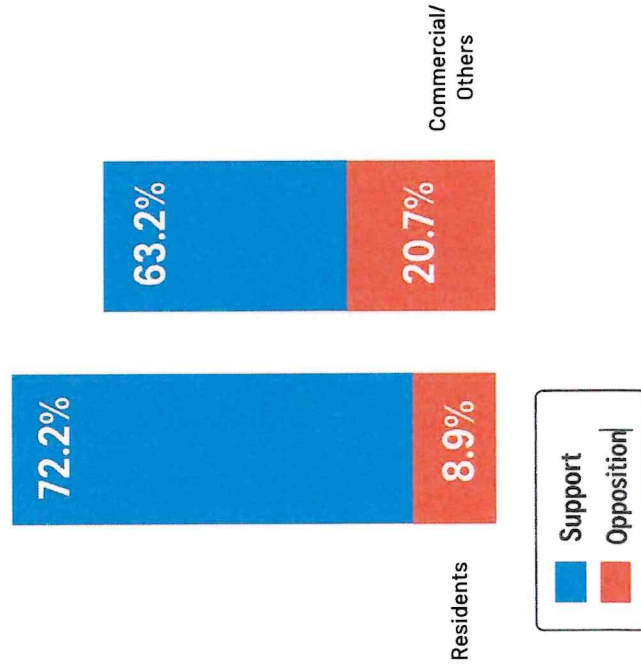
Findings



PARKING

Residential Parking Sticker Program

RESIDENTIAL PARKING STICKER PROGRAM



There is strong support for a residential parking sticker program that includes all residents in the Hamlet of Greenport.

There is no significant change in response if a fee is charged for the program.

NOTE: Residents include homeowners, full-time residents and full-time renters

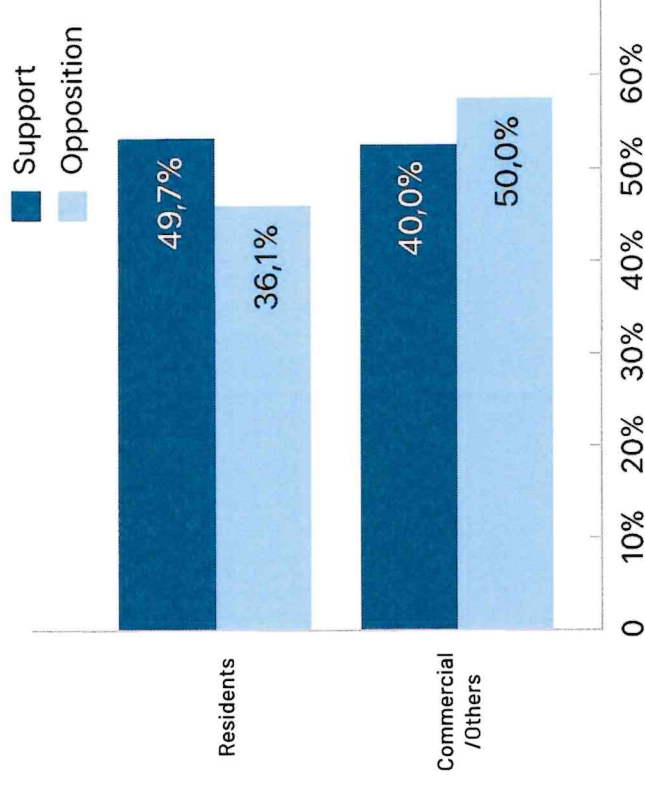
Metered Parking

There is a desire for resident exemption from metered parking.

Metered parking brings in revenue that offsets increases in property taxes.

Primary Residents are more supportive of metered parking on Main and Front Streets compared to Others, who are more polarized on the topic.

Metered Parking (Front & Main Streets)

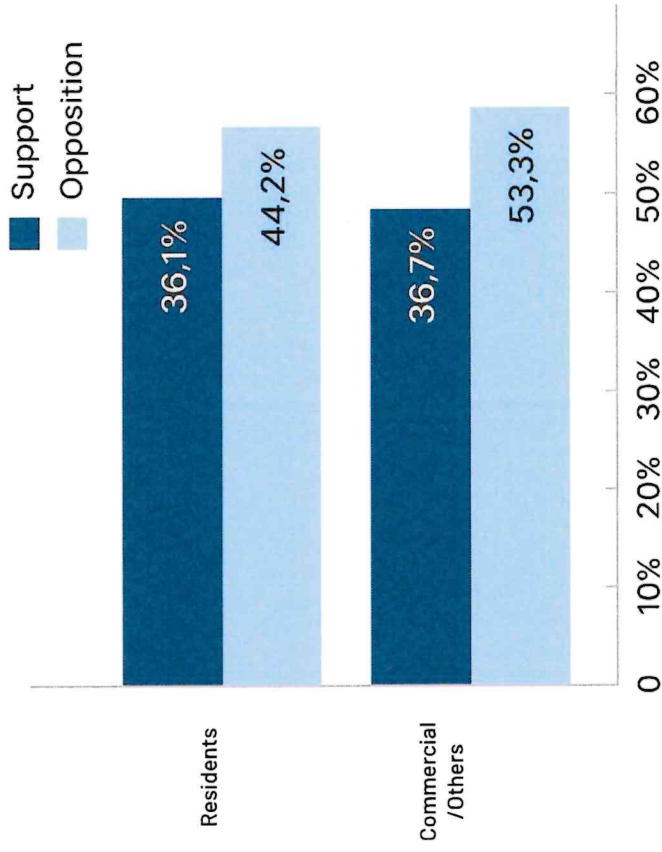


NOTE: Residents include homeowners, full-time residents and full-time renters

Metered Parking

Neither Primary Residents nor Others show strong support of metered parking in the Adams and South Street lots.

Metered Parking (Adams & South Street Lots)



NOTE: Residents include homeowners, full-time residents and full-time renters

Community Feedback: Meters

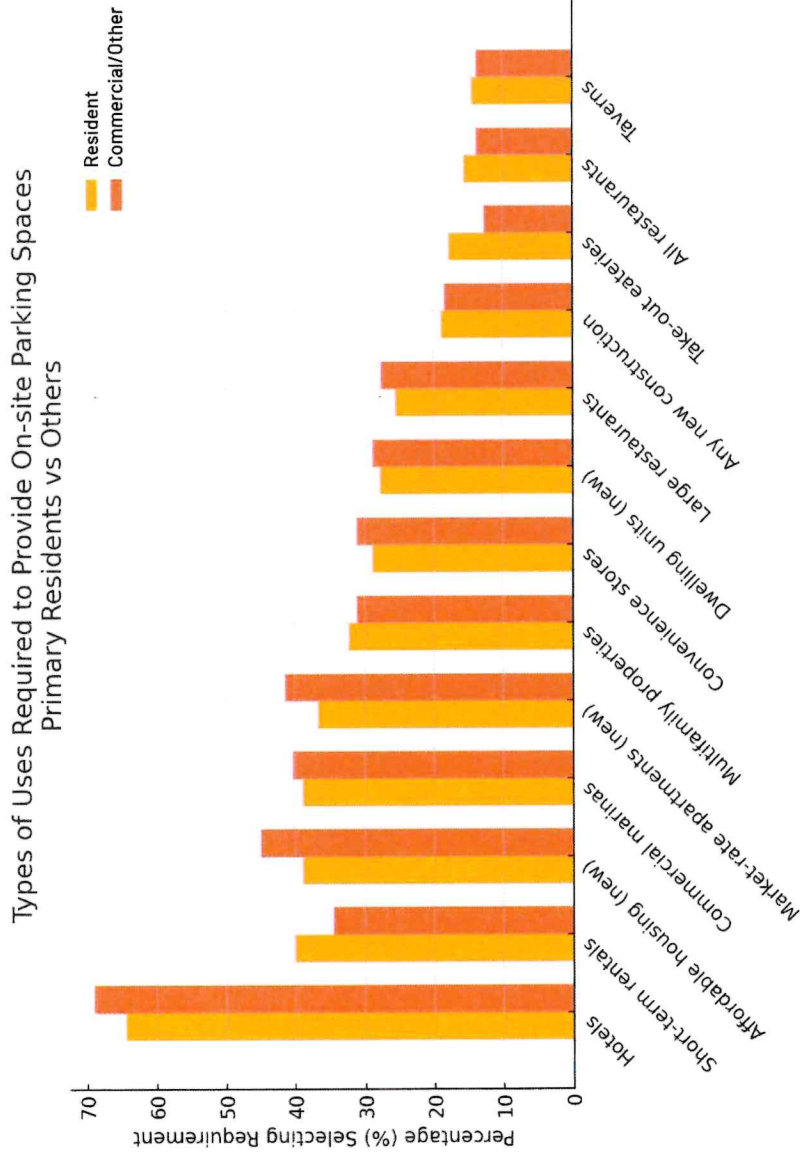
- Enforcement
- Limit meters “summer” months and peak hours
- Exceptions for residents, first responders, persons with limited mobility or disability, and employees of businesses in Village
- Include some time limited (i.e. 15/30 minutes) meters

“Greenport residents should receive parking permits for public parking on streets and in the lots on Adams, South Street and especially at the train station. All others should use meters.”

“Summer daytime hours should be metered in commercial district.”

“Metered parking during summer months and allow resident free or discounted fee for short stays (i.e. 1 to 2 hours, particularly as relates to IGA, laundromat, pharmacy areas).”

On-Site Parking Requirements



Most are in favor of requiring hotels to provide on-site parking.

There is some, but less support for requiring parking of restaurants or taverns.

NOTE: Residents include homeowners, full-time residents and full-time renters

Community Feedback: Parking Requirements

“There should be a required fee for properties that have no room for parking, to be used for transportation such as a local jitney.”

“None! Keep it a walking village. The Village should build more public parking”

“The Village is an urban-styled grid. Parking lots and spaces are the lowest and worst use of our limited landspace.”

Please share you
thoughts, questions
and feedback!

Email:
mnoone@greenportvillage.org

