



December 4, 2025 - 6:00pm
Mayor and Board of Trustees – Regular Session Meeting
Greenport Firehouse
Third Street, Greenport, NY 11944

236 THIRD STREET
GREENPORT, NY 11944

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www.villageofgreenport.org

MAYOR
KEVIN STUESSI
EXT 215

TRUSTEES
PATRICK BRENNAN
DEPUTY MAYOR

LILY DOUGHERTY-
JOHNSON

JULIA ROBINS

MARY BESS PHILLIPS

TREASURER
ADAM BRAUTIGAM
EXT. 217

VILLAGE CLERK
CANDACE HALL
EXT 214

MOTION TO OPEN MEETING

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE

Richard “Cutchie” Corazzini
Lillian T. Michiloff
John S. Doroski Jr.

ANNOUNCEMENTS

- The annual Village Festival of Lights and Tree Lighting will be on Saturday December 6, 2025 at 5:00 p.m. – rain date Sunday, December 7, 2025.
- The Annual Menorah Lighting will be held at Mitchell Park on Sunday, December 14, 2025 at 5:00pm.
- Village Hall will be closed on the following dates:
 - Thursday, December 25, 2025 and Thursday, January 1, 2026
- Village Hall will close at noon on the following dates:
 - Wednesday, December 24, 2025 and Wednesday, December 31, 2025

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 # 12-2025-1

RESOLUTION adopting the November 2025 agenda as printed.

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

RESOLUTION # 12-2025-2

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:	Julia Robins, Trustee
SECONDER:	Patrick Brennan, Trustee
AYES:	Brennan, Dougherty-Johnson, Phillips, Robins, Stuessi

VILLAGE TREASURER

RESOLUTION # 12-2025-3

RESOLUTION authorizing Mayor Stuessi to sign the attached contract between SynergEV and the Village of Greenport, allowing SynergEV to replace and operate the existing EV charger located in the Adams Street parking lot.

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

RESOLUTION # 12-2025-4

RESOLUTION approving the attached 2025 - 2026 Service Fee Agreement between the Village of Greenport and Penflex, Inc. regarding the 2025 - 2026 fees applicable to the administration by Penflex, Inc. of the Village of Greenport Volunteer Firefighter Length of Service Awards Program, and authorizing Mayor Stuessi to sign the agreement between Penflex, Inc. and the Village of Greenport.

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

RESOLUTION # 12-2025-5

RESOLUTION approving attached budget modification #6550, to appropriate light fund reserves to fund the relocation of the railroad dock electric service panel and directing that budget amendment #6550 be included as part of the formal meeting minutes of the December 4, 2025 meeting of the Board of Trustees.

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

VILLAGE CLERK

RESOLUTION # 12-2025-40

RESOLUTION authorizing the hiring of Kenneth Marulli as a part time Code Enforcement Officer for the Village of Greenport at a pay rate of \$24.00 per hour effective December 8, 2025.

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

RESOLUTION # 12-2025-6

RESOLUTION authorizing the hiring of Anna Gambone as an intern for the Village of Greenport at a pay rate of \$18.00 per hour, with a maximum of 22 hours.

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

RESOLUTION # 12-2025-7

RESOLUTION approving the public assembly application received from Kara Hoblin and The Greenport BID to host an outdoor Holiday Stroll on Saturday December 19, 2025 between the hours of 5:00pm-8:00pm. The event will include a road closure on Front Street between Third Street and First Street from 4:00pm – 9:00pm. Various organizations, businesses, the Greenport Fire Department, Southold PD and the Village of Greenport will be collaborating for this holiday event.

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

RESOLUTION # 12-2025-8

RESOLUTION approving the public assembly application received from the Greenport Fire Department for the annual Washington's Birthday Celebration and Parade on Saturday, February 14, 2026; the parade will kick off at 1:00pm at the intersection of Main Street and Knapp Place.

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

RESOLUTION # 12-2025-9

RESOLUTION approving the public assembly application received from Nicki Gohorel on behalf of Clinton Memorial AME Zion Church and Coming to the Table to host the 3rd Annual Juneteenth Celebration and Parade on Saturday, June 20, 2026 from 10:00am-6:00pm. The celebration will include a road closure for a parade (route outlined in application) with a celebration to continue in Mitchell Park.

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

RESOLUTION # 12-2025-10

RESOLUTION approving the public assembly application received from Paul Livsey on behalf of the Greenport Farmers Market to host a farmers market in Mitchell Park on Saturdays from 9:00am-1:00pm between May 23, 2026 through October 10, 2026.

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

RESOLUTION # 12-2025-11

RESOLUTION authorizing the suspension of the open container law of the Village of Greenport, per Section 35-3B and 35-3C of the Greenport Village Code, within the parameters outlined in the public assembly application submitted by Paul Livsey on behalf of the Greenport Farmers Market to be held in Mitchell Park, on Fridays beginning on May 23rd, 2026 through October 10th, 2026.

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

RESOLUTION # 12-2025-12

RESOLUTION authorizing the suspension of the open container law of the Village of Greenport, per Section 35-3B and 35-3C of the Greenport Village Code, within the parameters outlined in the public assembly application submitted by Paul Livsey on behalf of the Greenport Farmers Market to be held in Mitchell Park, on Saturdays beginning on May 23rd, 2026 through October 10th, 2026.

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

RESOLUTION # 12-2025-13

RESOLUTION authorizing Mayor Stuessi to sign the attached contract between Quick Haulers LLC and the Village of Greenport, to provide dumpster disposal services at the Road Barn.

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

RESOLUTION # 12-2025-14

RESOLUTION authorizing Mayor Stuessi to sign the attached contract between Mark Terry and the Village of Greenport, at a pay rate of \$125 per hour, to provide planning consulting services

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

RESOLUTION # 12-2025-15

RESOLUTION adopting the attached SEQRA resolution regarding the proposed local law of 8 2025 amending and restating Chapter 103 and Section 150-11.2 of the Village of Greenport Code; adopting lead agency status, determining the adoption of the local law amending and restating Chapter 103 and Section 150-11.2 to be an unlisted action, determining that the adoption of the local law will not have a negative impact on one or more aspects of the environment and adopting a negative declaration for purpose of SEQRA.

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

RESOLUTION # 12-2025-16

Adoption Resolution for proposed local law amending and restating Chapter 103 and Section 150-11.2 of the Village Code, to modify regulations pertaining to the rental of dwelling units in the Village WHEREAS, the Board of Trustees has been considering the adoption of a local amending and restating Chapter 103 and Section 150-11.2 of the Village Code, to modify regulations pertaining to the rental of dwelling units in the Village, and WHEREAS, the Board referred the proposed local law to the Suffolk County Planning Commission and the Commission recommended that the Board take action as it deems appropriate, and WHEREAS, the Board has conducted a comprehensive environmental review of the proposed local law and determined that the proposed law is an Unlisted action under the State Environmental Quality Review Act and will not result in a significant adverse environmental impact, and

WHEREAS, the Board published and posted notice of the law as required by law,

NOW, THEREFORE, BE IT RESOLVED that the Board of Trustees of the Village of Greenport hereby adopts the proposed law as Local Law 8 of 2025, a local law amending and restating Chapter 103 and Section 150-11.2 of the Village Code, to modify regulations pertaining to the rental of dwelling units in the Village, and

BE IT FURTHER RESOLVED, that the Board directs the Village Clerk to file the law with the New York Secretary of State, and

BE IT FURTHER RESOLVED, that the Board directs the Village Clerk to publish a copy, summary or abstract of this local law in the official paper of the Village.

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

RESOLUTION # 12-2025-17

RESOLUTION REQUESTING AN AMENDMENT TO THE NEW YORK STATE TAX LAW TO AUTHORIZE THE VILLAGE TO IMPOSE AN OCCUPANCY TAX

WHEREAS, the Village of Greenport finds and determines that Village residents would benefit from increased revenue generated by imposing an occupancy tax on transient residential units such as, but not limited to, hotels, motels, inns, bed and breakfast establishments, apartment hotels, short term rental units, and certain bungalows, condominiums, cottages, and cabins; and WHEREAS, the statutory authority to impose such occupancy tax must be granted by the New York Legislature upon introduction and passage of an amendment to Article 29 of the New York State Tax Law, specifically Subpart A, titled, "Taxes Administered by Cities, Counties and School Districts," of Part 1, "Authority to Impose Taxes"; and

WHEREAS, in order to effectuate said amendment, the Board of Trustees must make a request in the form of a resolution to Tommy John Schiavoni, New York State Assembly Representative for the 1st Assembly District and Anthony Palumbo, New York State Senator for the 1st Senate District, which includes the Village of Greenport.

NOW, THEREFORE, BE IT RESOLVED, that the Village Board of Trustees authorizes the Mayor to make such request to Assemblyman Schiavoni before January 1, 2026, by forwarding a true copy of this Resolution to him requesting that a new section 1202 be added to Part I, of Subpart A of Article 29, in a form substantially similar to the form attached hereto, to authorize the Village of Greenport to draft a local law imposing an occupancy tax in the Village of Greenport.

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

RESOLUTION # 12-2025-18

WHEREAS, the Board of Trustees has adopted Local Law 8 of 2025 amending and restating Chapter 103 and providing therein modifications to the regulations pertaining to the rental of dwelling units in the Village, and WHEREAS, Local Law 8 of 2025 contains an effective date of January 1, 2026, and WHEREAS, Local Law 8 of 2025 requires that owners of property obtain long term and short term rental permits, as appropriate, and

WHEREAS, Local Law 8 of 2025 provides that the Board, by resolution, is to provide for rental permit fees for long term and short term permits (as those terms are defined in Local Law 8 of 2025),

NOW, THEREFORE, BE IT RESOLVED, that the Board determines:

1. The fee amount for long-term rental permits shall be \$250 for a 2-year permit period and the fee amount for short-term rental permits shall be \$750 for a 1-year permit period.
2. Owners shall obtain permits within the time frame set forth in Local Law 8 of 2025.

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