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2 VILLAGE OF GREENPORT

3 COUNTY OF SUFFOLK : STATE OF NEW YORK

4 -

5 VILLAGE OF GREENPORT

6 BOARD OF TRUSTEES

7 WORK SESSION MEETING

8 - x

9 Third Street Fire Station

10 September 19, 2024

11 6:00 p.m.

12

13 B E F O R E:

14

15 KEVIN STUESSI ~ MAYOR

16 LILY DOUGHERTY-JOHNSON ~ DEPUTY MAYOR/TRUSTEE

17 PATRICK BRENNAN ~ TRUSTEE

18 MARY BESS PHILLIPS ~ TRUSTEE

19 JULIA ROBINS ~ TRUSTEE

20 JEANMARIE ODDON ~ VILLAGE DEPUTY CLERK

21 BRIAN STOLAR, ESQ. ~ VILLAGE ATTORNEY

22

23

24 All other interested parties

25

7 DEPUTY MAYOR PHILLIPS:

8 Second.

9 THE COURT: All in favor?

10 TRUSTEE ROBINS: Aye.

11 MAYOR STUESSI: Aye.

12 TRUSTEE BRENNAN: Ay

13 DEPUTY MAYOR PHILLIPS: Aye.

14 TRUSTEE DOUGHERTY-JOHNSON:

15 Ay e .

16 MAYOR STUESSI: Motion

17 carries.

18 Please stand for the Pledge of

19 Allegiance.

20 (Whereupon the Pledge of

21 Allegiance was recited.)

22 MAYOR STUESSI: Thank you.

23                   Please be seated. All right,

24 thank you, everybody, for being

25 here this evening. First up on

2 the agenda, we have our fire  
3 chief.

4 CHIEF DEKERILLIS: Thank you  
5 very much, Mayor.

6 MAYOR STUESSI: Good to see  
7 you.

8 CHIEF DEKERILLIS: Good to  
9 see you. Good evening, Mayor, and  
10 Village Board. My name is Chief  
11 Alain Dekerillis Greenport Fire  
12 Department. Last night's Warden's  
13 Meeting two topics were brought up  
14 to bring to the Village Board of  
15 Trustees.

16 Number one concern, we had an  
17 initial substantial funding for  
18 our few fire rescue boat from Fred  
19 Thiele's office and there was the  
20 concern that our boat hasn't gone  
21 out to bid for the past two months  
22 and the Board of Wardens would  
23 like to ask the trustees why that  
24 is the case.

25 The second is the Greenport Fire

25 CHIEF DEKERILLIS: -- sigh of

2 relief. That's a first. We're  
3 still about 175 calls ahead of  
4 last year, so we're doing pretty  
5 good. But other than that, that's  
6 our only two concerns from the  
7 Board of Wardens.

8 DEPUTY MAYOR PHILLIPS: I  
9 need to make just one  
10 clarification is that you want,  
11 when there is any notification of  
12 any type of a fire hydrant problem  
13 brought to Village Hall, that you  
14 would like Village Hall to let  
15 you --

16 CHIEF DEKERILLIS: Let me  
17 know.

18 DEPUTY MAYOR PHILLIPS: Let  
19 the chief's --

20 CHIEF DEKERILLIS: Let the  
21 chief's line know, yep. And we  
22 have three chiefs, whether I'm out  
23 or Wayne or Dave.

24 DEPUTY MAYOR PHILLIPS: Okay.

25 CHIEF DEKERILLIS: Yep.

5 CHIEF DEKERILLIS: And we've  
6 got a separate meeting tomorrow.

12 CHIEF DEKERILLIS: So our  
13 next hydrant test at the end -- on  
14 October 27th I believe it is, we  
15 should be all on a good --

16 | MAYOR STUESSI: Correct.

17                   Yeah, it appears there's some  
18                   discrepancy from a list you guys  
19                   have and he has, but we'll get  
20                   that all sorted out.

2 paperwork for the State.

3 CHIEF DEKERILLIS: Okay.

4 MAYOR STUESSI: And I know  
5 there's a number of things that  
6 are being signed off as part of  
7 the budgeting process. I'm told  
8 by the governors office, there was  
9 something, I think it was like 570  
10 different things that had to be  
11 signed off. We're also waiting  
12 for new CPF legislation to get  
13 signed off by her office too. But  
14 unfortunately Fred was not there.  
15 I'm seeing him next week. He was  
16 sick. So I'll check in and just  
17 find out exactly where that is and  
18 send you guys an e-mail and let  
19 you know.

20 CHIEF DEKERILLIS: Okay.

21 Thank you very much, Mayor.

22 That's all I have. Thank you.

23 TRUSTEE BRENNAN: Mr. Mayor,  
24 are you able to expand on the  
25 grant? I mean, are you confident

2 that the money is --

3 MAYOR STUESSI: Well, nothing  
4 is ever a done deal until it's  
5 completely signed off. It's like  
6 the CPF legislation. It went  
7 through the entire State Assembly  
8 and State Senate and it's awaiting  
9 the governor's signature along  
10 with a whole lot of other things.

11 So I'm not exactly sure how it  
12 was, you know, put in there, but  
13 you know, everybody saw the  
14 newspaper article. Fred said that  
15 he had put in front of the State  
16 and that it was moving its way  
17 through. So, you know, until we  
18 get paperwork that says it's done,  
19 we don't know it's done.

20 TRUSTEE BRENNAN: Right.

21 DEPUTY MAYOR PHILLIPS: I  
22 think, just to answer your  
23 question, because I did a little  
24 research. It's under the State  
25 and Municipal Community Grant

2 Program, which is part of the HUD  
3 Program. So, from what I'm  
4 understanding, because I did go  
5 online to try to find what -- and  
6 I did find a little blurb about  
7 Greenport Fire boat, but there  
8 wasn't any more information. So  
9 I'm sure the Mayor will get more.  
10 So that's my understanding is  
11 that's where he was getting the  
12 funding from.

13 TRUSTEE BRENNAN: I think the  
14 concern at the meeting was whether  
15 there was a risk that this money  
16 was going to evaporate or not come  
17 to fruition, particularly if  
18 Mr. Thiele is not in office next  
19 year. Is that a --

20 MAYOR STUESSI: Yeah, so his  
21 term is up when the election  
22 happens or, pardon me, in January.  
23 The election is in November and  
24 then he's out in January. There  
25 should be no reason it's not

2 confirmed before the end of the  
3 year just as part of the normal  
4 budgeting process.

5 I know, by example, there's a  
6 huge, as everybody's read, funding  
7 gap with MTA and Long Island  
8 Railroad, which they might even be  
9 called back into special session  
10 to address because they're, you  
11 know, billions of dollars less  
12 than what they need just to run  
13 day to day, let alone to schedule  
14 the --

15 TRUSTEE BRENNAN: Did you  
16 have something?

17 TRUSTEE ROBINS: No, not at  
18 all. I do understand your  
19 discomfort in kind of having this  
20 have to play out in the political  
21 process, that's all. I understand.

22 DEPUTY MAYOR PHILLIPS: Well,  
23 my understanding is that when they  
24 do the member items such as he's  
25 done in the past -- because in

2                   other organizations I've had to  
3                   deal with member items -- that  
4                   their in the budget. It's just  
5                   the budget has to get signed  
6                   before they can proceed with the  
7                   paperwork. And I think that's  
8                   what the Mayor is saying, is I  
9                   don't think the Governor -- has  
10                  she signed the budget?

11                  MAYOR STUESSI: No.

12                  DEPUTY MAYOR PHILLIPS: No.

13                  So that's --

14                  TRUSTEE BRENNAN: The budget  
15                  for next year?

16                  MAYOR STUESSI: There's a  
17                  temporary budget, but they haven't  
18                  signed off on a number of funding  
19                  gaps that they need to resolve  
20                  for. And then she hasn't signed  
21                  off on, I think it was five  
22                  hundred and some odd bills that  
23                  this is a part of one of them.

24                  DEPUTY MAYOR PHILLIPS: But  
25                  I'm sure once the Mayor speaks

2 with Assemblyman Thiele, I'm sure  
3 he'll fill us in on the rest of  
4 it. So that, you and I, when we  
5 go to the Warden's Meeting, don't  
6 have quite a spirited discussion  
7 as we had last night.

8 TRUSTEE BRENNAN: Yeah, I  
9 wasn't really able to give them a  
10 satisfactory answer --

11 DEPUTY MAYOR PHILLIPS: I  
12 couldn't give them an answer.

13 TRUSTEE BRENNAN -- about the  
14 status of it. And I was  
15 questioned about whether the  
16 funding was allocated or  
17 encumbered for next year.

18 MAYOR STUESSI: Yeah. Well,  
19 it's like the big fake check for  
20 1.2 million for the ice rink  
21 sitting in my office. We don't  
22 have paperwork for it yet and it's  
23 supposedly moving through.  
24 There's no reason to think that  
25 it's not going to come through.

2 As opposed to the funding towards  
3 the ferry and the bulkhead, we  
4 have written conformation on all  
5 of that. It's been reams and  
6 reams of pages as part of it.

7 So I'll get an update and share  
8 exactly what the status is.

9 TRUSTEE BRENNAN: Thank you.

10 MAYOR STUESSI: Jeanmarie,  
11 thank you for being here this  
12 evening in Candace's absence.

13 VILLAGE DEPUTY CLERK ODDON:  
14 You're welcome. I know Candace  
15 said she had circulated her report  
16 previously a little bit to  
17 everyone.

18 We have three public hearings  
19 for the work session.

20 The one is that Sandy Beach  
21 reclassification into the Village  
22 of Greenport Historic District.

23 The other one's regarding  
24 Chapter 103 for the rental  
25 properties.

2 And the other one is for the  
3 proposal of R1 District to become  
4 R2.

5 We have some employee increases.  
6 And we're working with Adam  
7 Hubbard to solicit the bids for  
8 the for Sewer Pump Rehab Project  
9 for the Village of Greenport  
10 Wastewater Treatment Plant.

11 We are ratifying the approval  
12 for the filming permit that was  
13 circulated earlier for the photo  
14 shoot that occurred on  
15 September 17th.

16 And Margo's area is hiring one  
17 part-time recreation aide to work  
18 in the recreation center.

19 We have quite a few public  
20 assembly application permits.

21 We have one from the Rotary for  
22 the Halloween fundraiser at the  
23 minitrain. That's going to be  
24 October 31, 2024.

25 Another one for the Rotary Club

2 in participate with the Village  
3 and BID sponsored Halloween  
4 celebration; that's October 26th.

5 We also put on the amending  
6 Resolution 04-2024-30 to change  
7 the hours of the Greenport Farmers  
8 Market to 2:30 to 6:00 p.m. for  
9 the remaining scheduled days dates  
10 of September 27th, October 4th --

11 MAYOR STUESSI: If I can step  
12 in to correct it.

13 VILLAGE DEPUTY CLERK ODDON:  
14 Sure.

15 MAYOR STUESSI: It's only  
16 different tomorrow because of the  
17 Maritime Festival and it's going  
18 from 1:30, I think it is, to  
19 4:00 p.m.; and then hours remain  
20 the same the remainder of the  
21 season.

22 VILLAGE DEPUTY CLERK ODDON:  
23 Okay, thank you. I'll review that  
24 with Candace. The other one is to  
25 ratify the approval of the public

2 assembly application received from  
3 the Clinton Memorial AME Zion  
4 Church to host the service and the  
5 barbecue at Fifth and Sixth Street  
6 Beach. That was Sunday,  
7 September 15th.

8 The other one is from the  
9 Greenport Skate Park to host a  
10 community popup event at the Skate  
11 Park and Moores Lane on October  
12 5th, and their rain date is going  
13 to be October 6th. The event will  
14 include a skating concert, live  
15 music, and venders.

16 And next up is the Greenport  
17 High School Elementary is going to  
18 use Mitchell Park on October 1st,  
19 rain date October 2nd, for a field  
20 trip between the hours of 12:45 to  
21 2:30 p.m. The school is  
22 requesting that the village open  
23 the carousel for the field trip  
24 for participants to enjoy a ride  
25 while visiting Mitchell Park.

2 DEPUTY MAYOR PHILLIPS:

3 Jeanmarie, are they coming to the  
4 park to have other events there or  
5 are they going have lunch there  
6 or -- because they're saying for  
7 the use of Mitchell Park. What  
8 are they going to be doing there?

9 MAYOR STUESSI: They're  
10 coloring books.

11 DEPUTY MAYOR PHILLIPS: Oh,  
12 okay, all right.

13 VILLAGE DEPUTY CLERK ODDON:  
14 Yes.

15 MAYOR STUESSI: Laying out  
16 blankets and then riding the  
17 carousel.

18 DEPUTY MAYOR PHILLIPS: Okay.

19 VILLAGE DEPUTY CLERK ODDON:  
20 Yes. The author of the coloring  
21 books for the Village of Greenport  
22 have been circulated. I think  
23 they donated the illustrations for  
24 them.

25 MAYOR STUESSI: No concerns,

2 I assume, for it?

3 DEPUTY MAYOR PHILLIPS: No.

4 I was just curious as to what the  
5 use was.

6 MAYOR STUESSI: Yeah, they  
7 might pack a lunch or something,  
8 but the only events planned are to  
9 sit down, color, and use the  
10 carousel.

11 DEPUTY MAYOR PHILLIPS: Yeah,  
12 I just wondered what they were  
13 doing, that's all.

14 MAYOR STUESSI: And then  
15 they've made a request of the  
16 Friends of Mitchell Park to cover  
17 the carousel rides as well as part  
18 of that.

19 VILLAGE DEPUTY CLERK ODDON:  
20 And the announcement are, as our  
21 Chief Alain was saying, the  
22 Greenport Fire Department will be  
23 conducting their annual fire  
24 hydrant testing on Sunday,  
25 October 27th between 9:00 a.m. and

4 DEPUTY MAYOR PHILLIPS: Don't  
5 we also take out a -- and put an  
6 add in a paper so it's front  
7 center out of the legal notices?

8 VILLAGE DEPUTY CLERK ODDON:  
9 I believe --

10 DEPUTY MAYOR PHILLIPS: Or is  
11 that the fire department that does  
12 that?

13 VILLAGE DEPUTY CLERK ODDON:  
14 I looked in years past and we've  
15 always typically done a legal  
16 notice. I don't see anything for  
17 a display ad, but we could perhaps  
18 venture into doing something with  
19 a display add as well. I'll put a  
20 note here for Candace.

21 DEPUTY MAYOR PHILLIPS: I  
22 believe we have done that. I'm  
23 not sure whether it was the fire  
24 Department that did it or the  
25 Village Clerk's office did it, but

2 I do remember that it was front  
3 and center because not many people  
4 read the legal notices. And since  
5 we always call it rusty water  
6 Sunday and to avoid -- you know,  
7 we try to get the word out that,  
8 please do not use your water  
9 between X number in the morning  
10 until well after 2:00 because  
11 you'll have rusty water coming  
12 through your pipes.

13 MAYOR STUESSI: Well, the  
14 best places, I think, to put it  
15 too would in the Village News  
16 letter, which Lily can coordinate  
17 with her team and then we can put  
18 it on the website front and center  
19 too, which we did last year. I  
20 don't recall a separate add being  
21 placed.

22 DEPUTY MAYOR PHILLIPS: I do  
23 because it was dealing with the  
24 senior citizens who do not really  
25 read websites.

4 DEPUTY MAYOR PHILLIPS: Oh.

15 DEPUTY MAYOR PHILLIPS: I'm  
16 suggesting we do it this year.

20 VILLAGE DEPUTY CLERK ODDON:  
21 Yes, I did. The next is Village  
22 of Greenport encourages the use of  
23 biodegradable paper bags for the  
24 containment of leaves and brush  
25 for the Village brush pickup.

2 Brush pickup schedule is available  
3 on Village website.

4 The Village of Greenport Deer  
5 Management Program. Lottery  
6 applications are being accepted  
7 until September 20, 2024. And  
8 hunting season will begin  
9 October 1, 2024, through  
10 January 31st of 2025, and Village  
11 Hall will be closed on October 14,  
12 2024, in observance of Indigenous  
13 Peoples Day and Columbus Day.

14 And we do have the SLA public  
15 hearing notice, which went -- so  
16 September 26th we have the public  
17 hearing regarding Zerdem's  
18 Restaurant.

19 DEPUTY MAYOR PHILLIPS: I  
20 have a couple of questions. Since  
21 the rotary has now become part of  
22 the Halloween celebration that's  
23 developed over a long time, do we  
24 really need to ask them for a  
25 public assembly application for

2 the 26th? Normally this has been  
3 a Village function in coordination  
4 with the BID and the Rotary. This  
5 time we've had meetings where  
6 we've now incorporated them as  
7 part of this whole Village  
8 activity. So do we need a mass  
9 assembly permit for the 26th?

10 MAYOR STUESSI: Did they  
11 already filed them?

12 VILLAGE DEPUTY CLERK ODDON:

13 They already -- Candace had worked  
14 this out ahead of time. They did  
15 put in a mass public assembly  
16 permit application. We're finding  
17 that it's most helpful because it  
18 outlines the event and then we can  
19 offer whatever services the  
20 Village needs. So it was mostly,  
21 I would say, just a routine kind  
22 of --

23 MAYOR STUESSI: But, correct,  
24 they did, in fact, already submit  
25 them, correct?

2 VILLAGE DEPUTY CLERK ODDON:

3 To my knowledge, yes, because it  
4 says it's received here.

5 MAYOR STUESSI: Yeah, you  
6 sent them out via e-mail.

7 VILLAGE DEPUTY CLERK ODDON:

8 Yes, we would have sent them out  
9 via e-mail.

10 MAYOR STUESSI: So my only  
11 thing would be is, I think we're  
12 requiring it of the fire  
13 department for the barbecue and  
14 any event.

15 VILLAGE DEPUTY CLERK ODDON:

16 Yes, everyone.

17 MAYOR STUESSI: We should  
18 hold everybody equally  
19 accountable. And to Jeanmarie's  
20 point, as far as communication, to  
21 make sure that it goes out to  
22 everybody and it's published.

23 VILLAGE DEPUTY CLERK ODDON:

24 And it's also helping because  
25 Andrea had, last year, made the

2 binder system and then, Candace  
3 and Jaycee and us, we improved  
4 upon it that it's it also like a  
5 tickler system. So we'll know for  
6 next year that, you know, when  
7 we're bringing in newer  
8 applications, Andrea goes through  
9 the book and makes sure that we  
10 save the dates so that they get,  
11 you know, noted so we don't let  
12 somebody else have that date, you  
13 know. It would have to be a  
14 negotiated-type situation, but at  
15 least --

16 DEPUTY MAYOR PHILLIPS: But  
17 that's -- this is a Village  
18 function. It starts as a Village  
19 function. It starts with the  
20 Village parade and it starts with  
21 the BID who is -- has joined on to  
22 this over the years.

23 And part of the reasons that  
24 there was the discussions and the  
25 compromise and the encompassing

2 everyone into the Halloween  
3 separation was to bring the Rotary  
4 in who this application, of  
5 course, to bring things to the  
6 forefront. But we have since  
7 worked things out where they are  
8 actually part of this whole  
9 Village celebration for Halloween.  
10 So I'm just questioning why we  
11 need to do the application for  
12 that.

13 TRUSTEE DOUGHERTY-JOHNSON: I  
14 think it's more of a Dances in the  
15 Park, which we just started doing  
16 application for that this year  
17 because it kind of -- it is a  
18 Village function, but now it's  
19 also like Friends of Mitchell  
20 Park. But it doesn't --

21 MAYOR STUESSI: Or the fire  
22 department, which is an entity of  
23 the Village.

24 TRUSTEE DOUGHERTY-JOHNSON:  
25 Right, or really any of the

2 parades.

3 DEPUTY MAYOR PHILLIPS: But  
4 they're using -- okay, but they  
5 aren't. If it's the fact that the  
6 application needs to be made  
7 because they're using the mini  
8 railroad because we use the  
9 carousel as part of this event  
10 that has gone on for ten years.

11 So that's why I'm asking is it  
12 really necessary, but if that's  
13 the way the Board wants to, that's  
14 up to them. I just don't think  
15 it's necessary for the Village  
16 function for the Halloween  
17 celebration that has going on for  
18 years and years.

19 TRUSTEE ROBINS: Let me jump  
20 ahead a month or so and go to the  
21 Christmas parade. Do we require a  
22 public assembly permit for that?

23 DEPUTY MAYOR PHILLIPS: Not  
24 usually, no. Because we do  
25 Christmas tree lighting.

2 TRUSTEE ROBINS: Right,  
3 right, I know. But the BID is  
4 involved in that and fire  
5 department too. So, you know, are  
6 we just going to be getting  
7 permits for everything now?

8 MAYOR STUESSI: I mean, that  
9 was what we had all agreed many  
10 months back was to treat every  
11 entity the same, whether it was  
12 the Business Improvement District,  
13 the Skate Park Committee or the  
14 fire department. The only note I  
15 would make in regards to --

16 TRUSTEE ROBINS: Did we vote  
17 on that?

18 MAYOR STUESSI: Yes. And we  
19 implemented new policies for mass  
20 assemblies as well. We developed  
21 an entirely new form for it with  
22 checkoff boxes.

23 VILLAGE DEPUTY CLERK ODDON:  
24 Yes.

25 MAYOR STUESSI: And it's the

2 suggestion of the clerk's office  
3 team, that they had a good way of  
4 tracking everything and a record  
5 of it.

6 So, by example, this past  
7 weekend we had the International  
8 Parade and Festival over at Saint  
9 Agnus Church. And so we,  
10 postevent, make notes of anything  
11 that might have been different  
12 than expected. And so there was a  
13 larger crowd, the police  
14 maintained barriers a bit longer;  
15 that's included on it. So one  
16 would hope that we use the same  
17 system that is part of, you know,  
18 the Halloween Festival, if there's  
19 something changes too.

20 The only other thing that I  
21 would add is that the distinct  
22 difference with the Halloween  
23 portion of the event with the  
24 Rotary is this a is a benefit for  
25 the Rotary and we have

2 contractual obligation that per  
3 the agreement that was signed on  
4 the last administration, that the  
5 Village supplies the labor for it,  
6 but all of the proceeds go to  
7 them. So it's really not, that  
8 portion of it, a Village event;  
9 that is a Rotary event separate  
10 and apart from the Village even  
11 though we're working together.

12 VILLAGE DEPUTY CLERK ODDON:

13 I'd like to add that, seeing as  
14 I've been here some number of  
15 years.

16 MAYOR STUESSI: You've been  
17 here a few years, haven't you?

18 VILLAGE DEPUTY CLERK ODDON:

19 Yeah. Having this policy in place  
20 of across the board, it might be a  
21 little bit more cumbersome for  
22 people who are accustomed to or  
23 agencies that are accustomed to  
24 just us kind of knowing.

25 But I have found that we're

2 moving in a better direction than  
3 we have in years past because  
4 there's no gray areas. And we  
5 also have everybody who's involved  
6 in it. So if there is something  
7 comes up, we have contact  
8 information. It's moving a lot  
9 better than in past years, in my  
10 opinion, of having to deal with  
11 public -- you know, oh, we have an  
12 event, but we don't have anything  
13 to go back to.

14 Now we have established  
15 guidelines. We'll know for next  
16 year. Okay, this Halloween  
17 celebration, we'll know need four  
18 road crew people, six garbage  
19 canes, 7 of this, road closings.

20 MAYOR STUESSI: Yes.

21 VILLAGE DEPUTY CLERK ODDON:  
22 So in my opinion, it's an  
23 improvement.

24 MAYOR STUESSI: Thank you,  
25 Jeanmarie.

2 VILLAGE DEPUTY CLERK ODDON:

3 You're welcome.

4 TRUSTEE BRENNAN: I would  
5 like I like to comment. I  
6 understand the point Mary Bess is  
7 making. I do feel like the  
8 benefit of this process outweighs  
9 what might be a little bit of a  
10 hardship for some of the  
11 applicants. I hope it's not a  
12 hardship for anyone really.

13 MAYOR STUESSI: They already  
14 filed it, so...

15 TRUSTEE BRENNAN: Yeah, I  
16 know that in this instance it's  
17 done.

18 DEPUTY MAYOR PHILLIPS: And  
19 I'm not disagreeing about the  
20 other instances, because there has  
21 been. But the Halloween Parade  
22 has always been a Halloween  
23 Committee within the Village of  
24 Greenport, which has always  
25 included the library, the BID, the

2 Village, and the Rotary in this  
3 application, yes, great, it  
4 brought it to the attention that  
5 we needed to come up with a joint  
6 effort between everyone.

7 And to be honest with you, they  
8 even offered to back out of it,  
9 but it was already at the point of  
10 they were going to not have their  
11 event. They were going to do the  
12 Halloween on the 31st and creat  
13 another event down the road.

14 It was just decided they'd  
15 already put their efforts into it,  
16 including the effort of  
17 volunteering to help decorate the  
18 carousel for Halloween.

19 So these are the things that, to  
20 me, it's a village function. I  
21 understand with the fire  
22 department they're using Village  
23 property, so they need to cover  
24 for the insurance reasons. But  
25 I'm just -- this is for the

2 children and I'm just having a  
3 hard time for something that I  
4 have helped create and have been  
5 doing for my whole terms since  
6 2019 as -- no, 2009, excuse me.

7 Yeah, that is the --

8 TRUSTEE ROBINS: Yeah, I  
9 remember the costumes all that  
10 time, Mary Bess.

11 VILLAGE DEPUTY CLERK ODDON:  
12 If I may?

13 DEPUTY MAYOR PHILLIPS: As I  
14 said, it's an issue. If that's  
15 the way it goes, that's the way it  
16 goes. I just find that it that,  
17 you know, we need to, kind of,  
18 define, if it's a Village function  
19 what it needs and doesn't need.

20 VILLAGE DEPUTY CLERK ODDON:  
21 I would like to addressed the  
22 hardship factor in it. There's  
23 really not too much hardship for  
24 doing the forms. Candace has set  
25 up a good system with herself and

2 Andrea and Jaycee and I are cross  
3 trained if needed. Andrea spends  
4 a good portion of time, she's very  
5 talent talented at this, and she's  
6 very helpful to anyone who calls  
7 and has issues, they'll come,  
8 they'll fill out the forms. So I  
9 don't think it's too much of a  
10 hardship or heavy lift at this  
11 time.

12 DEPUTY MAYOR PHILLIPS: So  
13 we'll be waiving the fee for this  
14 application, correct?

15 VILLAGE DEPUTY CLERK ODDON:  
16 Yes.

17 DEPUTY MAYOR PHILLIPS:

18 Because I don't see it expressed  
19 here.

20 VILLAGE DEPUTY CLERK ODDON:  
21 I'll discuss that with Candace,  
22 but I'm pretty sure it was. We  
23 probably just -- it's an  
24 oversight.

2 box was checked on the --

3 VILLAGE DEPUTY CLERK ODDON:

4 Oh, yes.

5 MAYOR STUESSI: So that would  
6 be in the resolution attached to  
7 the form itself.

8 VILLAGE DEPUTY CLERK ODDON:

9 Thank you, Mayor. I forgot about  
10 the checklist.

11 MAYOR STUESSI: Yeah, that  
12 was one of the things added on the  
13 form was whether there was -- that  
14 if it's not-for-profit so the  
15 request was to waive the fees. So  
16 we did that, as everybody should  
17 recall, a while back to make it  
18 easier on the forms, so that were,  
19 again, treating everybody equally,  
20 whether it's not-for-profit or for  
21 profit.

22 DEPUTY MAYOR PHILLIPS: And  
23 then the other thing, you have a  
24 resolution to scheduling a public  
25 hearing, a work session, regarding

2 Sandy Beach reclassification into  
3 the Village of Greenport Historic  
4 District. I'm sorry, but I think  
5 that's putting the cart before the  
6 horse since we really haven't  
7 heard anything in reference to  
8 this to date, and nor has there  
9 been any discussion or any  
10 recommendation from the Historic  
11 Commission.

12 MAYOR STUESSI: So they're  
13 all here this evening and they're  
14 going to be talking in just a few  
15 minutes about it.

16 DEPUTY MAYOR PHILLIPS: Well,  
17 I would prefer that we don't plan  
18 the resolution until maybe  
19 November or December until we all  
20 have time to digest exactly what  
21 they're requesting and how the  
22 process is going to work.

23 MAYOR STUESSI: Okay. Well,  
24 let's let them talk and then we  
25 can have a discussion afterwards

2 as appropriate.

3 VILLAGE DEPUTY CLERK ODDON:

4 I'm sorry, Mayor. I thought Joe  
5 Corso gave us a presentation.

6 MAYOR STUESSI: Joe is here.

7 It's on the agenda. They're going  
8 to be speaking in just a minute.

9 VILLAGE DEPUTY CLERK ODDON:

10 In the prior meeting.

11 MAYOR STUESSI: He spoke very  
12 briefly, but the Historic  
13 Preservation Committee's done more  
14 work with them in reviewing and  
15 they've determined a lot more in  
16 recent weeks.

17 VILLAGE DEPUTY CLERK ODDON:

18 Okay, perfect.

19 MAYOR STUESSI: Did you have  
20 anything else, Jeanmarie? I know  
21 you were interrupted.

22 VILLAGE DEPUTY CLERK ODDON:

23 No, that's it. Thank you.

24 MAYOR STUESSI: Great, thank  
25 you. Maritime Festival, we're

2 really excited about that this  
3 weekend, obviously. We are seeing  
4 quite a wind coming in now and  
5 we've had some cancelations from  
6 boats that were going be visiting  
7 us in the marina. But we do have  
8 the Ernestina, which is an amazing  
9 Gloucester ship that is at the end  
10 of the railroad dock and likely  
11 moving into the marina a bit more  
12 due to the wind.

I encourage everybody to take a  
look at that brief update in  
regards to the sewer study. We  
are expecting that back next week.  
They are crossing their t's and  
dotting their o's and the Village  
will have that on its next agenda  
to review with the public and we  
will publish it and share it with  
the public.

23                   We have also shared, in a couple  
24                   meetings prior, the Village Board  
25                   has approved pretty significant

2 roadwork on a number of different  
3 roads throughout the Village,  
4 including som sidewalk work and  
5 associated curbing down near the  
6 hospital. There's quite a bit of  
7 work. Sixth Street is being  
8 completely repaved.

9 And then the biggest amount of  
10 work is the ferry queeing, which  
11 has been worked on for a long time  
12 now. All of that is going to be  
13 moved over to where the dirt lots  
14 are and pulling a lot of the  
15 traffic off of Wiggins, which I  
16 know will make all the neighbors  
17 over there quite happy. And then  
18 the Jitney lot is being entirely  
19 reconfigured as well as a lot of  
20 storm water remediation.

21 And the great news that I'd  
22 shared with a few folks recently  
23 is we just finalized something  
24 with Long Island Railroad to  
25 finally replace the track going

2 through Forth Street, which is a  
3 real mess for anybody who's  
4 crossing over that, whether it's  
5 on car or bicycle or foot. And  
6 they'll also be removing some  
7 track from behind the Maritime  
8 Museum and pulling that all the  
9 way back up due west of the access  
10 to get to the train, which will  
11 allow for a better transition from  
12 the Jitney parking lot up to the  
13 train and then across over towards  
14 the marina.

15 And then it's also going to  
16 allow for some really wonderful  
17 space behind the Maritime Museum  
18 to create sort of a better picnic  
19 area and hold events back there.

20 We don't have final plans from  
21 the railroad yet. That is being  
22 scheduled for the first three  
23 weeks of November. The railroad  
24 will be shutting down for a  
25 period, the leg from Southold to

2 Greenport. So trains will only be  
3 going to Southold. We don't have  
4 confirmation yet as to what those  
5 dates will be and if they'll be  
6 offered a bus service from  
7 Greenport to Southold, but the  
8 moment we do, we will be sharing  
9 this on the website.

10 Lily, who runs the  
11 Communications Committee, is also  
12 working on a big update for next  
13 month's newsletter, which comes  
14 out the first of the month, on all  
15 these, with as much as we know on  
16 dates for it at that time.

17 I'm going to talk a little bit  
18 more about some other items  
19 relative to traffic, parking, and  
20 some development issues.

21 I will note our treasurer is  
22 aware on a holiday right now. His  
23 report is in here and he will be  
24 updating on a couple of other  
25 things when we gets back.

7 MS. WILHELM: So this is only  
8 going be up for a second because  
9 my laptop is in screen saver mode.

10 Rena Wilhelm, 129 Sterling  
11 Avenue. This is a proposal for a  
12 mural on the back of the 12-foot  
13 vert ramp. And the reason that  
14 we're presenting it is because in  
15 2022 we had a focus group with  
16 Alley Tuddle and her daughter it  
17 was a sort of like a youth  
18 outreach to ask the kids what they  
19 thought of the park. And  
20 overwhelmingly, the kids felt it  
21 was scary, dingy, not exciting,  
22 not a happy place.

23 So we had thought of just  
24 painting the park would sort of  
25 make them feel better, but with

2 the plans to sort of revamp the  
3 park, that kind of painting the  
4 park just kind of went out the  
5 window, but 12-foot vert ramp even  
6 in our new plans is staying as an  
7 ohmage to Andy Kessler, who  
8 designed the park.

9 So we figured, I was actually  
10 approached by a friend of mine,  
11 Renae Brown, who is an artist. I,  
12 as well, am an artist. And she  
13 had proposed a mural for us. And  
14 the idea was to put a mural that  
15 says: If you build it, they will  
16 come. And we've included an  
17 osprey skating on a skateboard,  
18 which would bring in the fact that  
19 there is a very large osprey nest  
20 right near the park.

21 She teaches art classes. She  
22 won our T-shirt contest. She's  
23 done a mural for our park. At our  
24 festivals she's painted skate  
25 decks for us that have gone for a

2 lot of money. And so her and I  
3 would be responsible for painting  
4 it. And the idea, if you build it  
5 they will come, is, obviously,  
6 from the movie Field of Dreams.  
7 And we feel that putting something  
8 there that's exciting that sort of  
9 gives you an idea of what our  
10 plans are and what our mission is  
11 right now. We've sort of adopted  
12 that slogan.

13 Montauk Skate Park was built in,  
14 I think, around 1998, when we  
15 were. They renovated their park a  
16 year ago. And even though they're  
17 not a really big surf and skate  
18 culture out there, they now, after  
19 their renovation, have hundreds of  
20 people that go there every  
21 weekend.

22 And so we feel in the meantime,  
23 while I'm raiding money to  
24 renovate the park, this would just  
25 be a nice, bright, exciting mural

2 that will face the main railroad.

3 So anybody, the families, parents,  
4 kids, who are coming and entering  
5 the railroad, they will actually  
6 see it from there. So that's the  
7 idea.

8 MAYOR STUESSI: Well, I think  
9 it's super exciting. The artists  
10 are going to donate their time?

11 MS. WILHELM: I'm paying for  
12 half of it and organization is  
13 paying for the other half.

14 MAYOR STUESSI: So you're  
15 personally donating some money in  
16 addition to the organization?

17 MS. WILHELM: Yes, uh-huh.

18 MAYOR STUESSI: Any thoughts  
19 from the Board on this?

20 TRUSTEE DOUGHERTY-JOHNSON:  
21 When are you going to do it?

22 MS. WILHELM: It depends on  
23 when you guys approve it and then  
24 weather permitting, it may not  
25 happen at the end of the -- I'm

2 sort of taking a break for the  
3 rest of this year and then  
4 regrouping in January. So it may  
5 end up being like a springtime  
6 thing. It probably -- obviously  
7 will not -- that's 40 feet wide.  
8 That's not going to happen  
9 overnight. So it will probably be  
10 in stages. So I would predict  
11 sort of when the weather starts  
12 getting better in the spring.

13 DEPUTY MAYOR PHILLIPS: Rena,  
14 are you going to need any  
15 assistance from the Village?

16 MS. WILHELM: The only thing  
17 we kind of foresee is because it's  
18 12-foot high, we will probably be  
19 using ladders. I don't know that  
20 we're going to invest in  
21 scaffolding. The concern with  
22 scaffolding is that I don't want  
23 anyone climbing on it and I don't  
24 want us to have to like dismantle  
25 it and put it back up, dismantle

2 it and put it back up.

3 The only thing I might consider  
4 doing if this goes through is  
5 putting some sort of like safety  
6 gate across the back, so that if  
7 we are using scaffolding that no  
8 one can kind of -- and lock it, so  
9 no one -- those like expandable  
10 gates.

11 DEPUTY MAYOR PHILLIPS:

12 Right, but you haven't thought  
13 about the machinery where you can  
14 actually have a lift that goes up  
15 that you can rent?

16 MS. WILHELM: No.

17 TRUSTEE ROBINS: A bucket  
18 truck.

19 DEPUTY MAYOR PHILLIPS: It's  
20 not a bucket truck, but it's like  
21 scaffolding, only it's --

22 MAYOR STUESSI: Scissor lift.

23 DEPUTY MAYOR PHILLIPS:  
24 Scissor lift.

25 MS. WILHELM: Yeah, no, we

2 haven't gotten that far.

3 TRUSTEE ROBINS: So they're  
4 volunteer, a volunteer committee,  
5 but are we the ones that would be  
6 insuring if something happened,  
7 you know? Because they're not  
8 employees, you know what I'm  
9 saying?

10 MAYOR STUESSI: Well, she --  
11 her committee, they have insurance  
12 through --

13 TRUSTEE ROBINS: You do have  
14 your own insurance?

15 MS. WILHELM: Yeah.

16 MAYOR STUESSI: -- through  
17 her non-for-profit organization  
18 and then the Village has insurance  
19 on it.

20 TRUSTEE ROBINS: So we got  
21 double covered?

22 MS. WILHELM: Yes.

23 MAYOR STUESSI: And like, by  
24 example, when they're doing  
25 events, her non-for-profit as

2 individual, whether it's a music  
3 performer, a food truck, they name  
4 the Village as additional insured  
5 as well.

6 TRUSTEE ROBINS: Okay, got  
7 it.

8 MS. WILHELM: Yes, we would  
9 do that.

10 TRUSTEE ROBINS: Okay, just  
11 wondering.

12 MAYOR STUESSI: Give yourself  
13 a plug for the next event that's  
14 coming up on October 5th, right?

15 MS. WILHELM: Well, we are  
16 going to be -- hi, Joe. We  
17 haven't met yet, but now we're  
18 meeting.

19 We're actually going to be  
20 skating and walking in the  
21 Maritime Parade. Joe invited us  
22 to come with some of our kids, so  
23 we're excited about that.

24 And then October 5th we're  
25 having Sk8tober Pop-Up Event,

2 which starts from -- we're  
3 actually having our second group  
4 skating lessons for kids from 10  
5 to 12. Our first one was amazing.  
6 And then from 12 to 5, we have a  
7 skate contest, live music, and  
8 just a handful of vendors to  
9 celebrate the community.

10 We kind of figure we're in a  
11 position where -- so I think,  
12 Patrick, you brought up when we  
13 first presented, like who uses  
14 this park. And I got a little  
15 push back from a Facebook post  
16 when someone was like, well, no  
17 one uses that park.

18 One of the reasons that we have  
19 to work on just the community  
20 aspect of it is to show people a  
21 good time, because the park itself  
22 isn't a really good reflection.  
23 When we had the skaters, the young  
24 kids, come for their lesson, they  
25 were pointing out like the cracks

2 in the pavement, like I'm scared.

3 I don't want to skate on that

4 part. Can I skate on something

5 that's smoother over here?

6 So, again, things like this,

7 having events, having a mural, is

8 the only thing that we can do

9 right now while we're waiting, you

10 know, while we're fundraising. So

11 it's those kinds of things that

12 help put us on the map.

13 MAYOR STUESSI: No, I think

14 the skate lessons you guys have

15 been funding for children with the

16 professional, it really --

17 MS. WILHELM: Yeah, it was

18 really, really great. Parents

19 were there.

20 MAYOR STUESSI: And even more

21 parents and younger kids who are

22 starting to feel more comfortable

23 with getting out there on their

24 boards, which is great?

25 MS. WILHELM: Yeah, for sure.

2 Thank you.

3 MAYOR STUESSI: I'm  
4 supportive. Obviously, we don't  
5 have a resolution for this. Does  
6 anybody else have any questions or  
7 comments in regards to mural? It  
8 seems like a wonderful thing to  
9 help celebrate the park and engage  
10 the public even more.

11 TRUSTEE ROBINS: (Inaudible.)

12 MAYOR STUESSI: Right.

13 Patrick?

14 DEPUTY MAYOR PHILLIPS: Yeah,  
15 it's like, go for it. It's an  
16 inspirational message. So thank  
17 you for your continued efforts on  
18 this.

19 MS. WILHELM: Thank you.

20 Thanks.

21 MAYOR STUESSI: Great, thank  
22 you so much.

23 MS. WILHELM: Awesome, thank  
24 you so much.

25 MAYOR STUESSI: Next up I'd

2 like to invite Joe Corso, Janice  
3 Claudio, and Robert Harper who  
4 want to talk to us about Sandy  
5 Beach and the historical nature of  
6 it and looking to hold a public  
7 hearing in regards to adding it to  
8 the Historic District.

9 MR. CORSO: Joe Corso, Number  
10 4 Sandy Beach Road in Greenport.  
11 And I spoke, I guess, at the last  
12 work session. And one of the  
13 things -- there's been a couple of  
14 things with Sandy Beach.

15 I know most of the people are  
16 aware of the history there. Some  
17 of those scallop shacks probably  
18 go back over 150 years old and  
19 they're primarily summer  
20 residences. Most of them get  
21 closed up usually starting around  
22 October, November. And then we  
23 don't really come alive again  
24 until April.

25 One of the things we've been

2 trying to do is get a sewer line  
3 in, I know that's come up. And in  
4 conversations with the previous  
5 administration and then with the  
6 Mayor, it was brought up, why  
7 aren't we part of the Historic  
8 District because there is so much  
9 history there. Every home almost  
10 has pictures going back to when  
11 photography was just becoming a  
12 common thing in homes.

13 And after having some further  
14 discussions on what some of the  
15 benefits would be, would be:

16 One, there might be some  
17 additional funding that would be  
18 available through other agencies  
19 to support bringing the sewer line  
20 in. We're the only part of the  
21 Village that's not hooked up to  
22 the sewer system, which is  
23 restricting certain things.

24 If we have a septic problem  
25 right now, we really can't

2 rebuild, you know, we're really  
3 kind of limited. So we can't put  
4 in any of these AI systems out  
5 there right now because some of  
6 the homes don't have the property.

7 It's very tight. You know, some  
8 of the homes are right on the road  
9 and we're probably all about  
10 15 feet off the bulkhead.

11 So we're really getting into  
12 like a rock and a hard place on  
13 what do we do to upgrade our  
14 systems, which, naturally, will  
15 help with the, you know, pollution  
16 in the bay. Not that Sandy Beach  
17 pollutes the whole Peconic Bay.

18 So anyway, we started to have  
19 some conversations about it.

20 We've had -- Janice and Robert  
21 came over on Labor Day weekend. I  
22 did meet with the Historic  
23 Commission what two weeks ago or  
24 two months ago?

25 MS. CLAUDIO: Spring, late

2 spring, early summer.

3 MR. CORSO: And just kind of  
4 went through what we would like to  
5 see happen. So Janice and Robert  
6 have been over to, you know, tour  
7 the beach and this past Tuesday  
8 Jane Williams, the head of the  
9 commission, came over and we did  
10 the same thing, basically gave her  
11 a tour.

12 Because there are some questions  
13 on -- you know, from the water  
14 side there are a number of houses  
15 that look like it's part of Sandy  
16 Beach, but there are a couple of  
17 houses that actually come from a  
18 different location, they come on a  
19 different road, from Inlet Road  
20 basically. And I know one of  
21 them, which is my brother's house  
22 right on the point, most of his  
23 property is in Southold Town. I  
24 think he is like a little  
25 triangle, which is basically part

2 of Greenport Village. So I don't  
3 think that they would qualify as  
4 part of the Historic District.

5 But, you know, while all this  
6 has been going on, you know, I've  
7 had the beach house for over  
8 35 years now. We've been talking  
9 about bringing a sewer in for  
10 35 years, but it's really become  
11 more of an issue and it's has  
12 become a hot and heavy issue for  
13 the home owners in probably the  
14 last three years. We really  
15 started to actually feel like  
16 there might be some progress that  
17 might be able to, you know, occur  
18 from this, part of it being in the  
19 sewer project.

20 So, you know, at that point, you  
21 know we don't want to lose the  
22 momentum. We feel that, you know,  
23 from -- and just to address the  
24 historic destination. You know,  
25 it's part of Greenport. You know

2 we have photographs going back to  
3 the 20's and 30's showing what the  
4 beach looked like back then. And,  
5 you know, we're hoping not to go  
6 anywhere. I mean, one of the  
7 advantages of being part of the  
8 Historic District is God forbid  
9 there is something that takes down  
10 some of the houses, we would be  
11 able to rebuild.

12 You know, and also, we're trying  
13 to keep the character of it. We  
14 don't want to see something come  
15 down and then a big glass box goes  
16 up. We're trying to, you know,  
17 keep the flavor of the beach the  
18 way it is.

19 Most of these houses have been  
20 passed along from generation to  
21 generation. And, you know, people  
22 have -- you know, people my age  
23 grew up on that beach. So we're  
24 just trying to hopefully keep it  
25 in perpetuity, you know, what is

2 it is right now.

3 MS. CLAUDIO: So I'm on the  
4 Historic Commission and --

5 MAYOR STUESSI: If you  
6 wouldn't mind stating your name  
7 and address. Thank you.

8 MS. CLAUDIO: I'm Janice  
9 Claudio 624 First Street,  
10 Greenport.

11 MAYOR STUESSI: And part of  
12 HPC.

13 MS. CLAUDIO: And part of the  
14 HPC. And we took a look at this  
15 after Joe came and really have  
16 discovered a lot in that Stephen  
17 Bull, who lived down at Sandy  
18 Beach, started a -- was  
19 instrumental in leading a survey  
20 of Greenport and its historical  
21 features back in 2019.

22 And in 2020, this report that's  
23 on our website, it's Preservation  
24 Studios, showed the significant  
25 properties within Greenport.

2 Anyway, Sandy Beach is one of  
3 those. This process has led to  
4 finding a wonderful volunteer,  
5 Historian Robert Harper, who has  
6 taken the discussion of Sandy  
7 Beach further with the State  
8 Historic Preservation Office,  
9 SHPO, which is the agency that  
10 facilitates the putting of  
11 properties into a district who are  
12 becoming historic on register, the  
13 Historic Register.

14 So that discussion, I think, is  
15 very interesting and would you  
16 mind talking about that?

17 MR. HARPER: I'd be happy  
18 too. Well, thank you first of all  
19 for inviting me, Mr. Mayor. I'm  
20 very honored to be here. And good  
21 evening, Trustees.

22 I'm Robert Harper. I don't have  
23 an address in the Village. I do  
24 live on the North Fork. I've been  
25 on the North Fork for 35 years and

2 I have a house in Mattituck.

3 I was on the Southold Historic  
4 Preservation Commission for eight  
5 years and I you have a house on  
6 the National Register on Shelter  
7 Island.

8 I also was responsible for the  
9 East Marion Historic District. I  
10 was their architectural consultant  
11 and I took all the photos.

12 First of all, what I'd like to  
13 do is Joe had just mentioned about  
14 what this place once was and it's  
15 kind of still like that.

16 Can you just go through that? I  
17 had it before.

18 MS. CLAUDIO: Sure.

19 MR. HARPER: Janice and I  
20 visited it not too long ago, I  
21 think it was September 12th, and I  
22 was absolutely blown away for a  
23 couple reasons.

24 Number 1, I had no idea it  
25 existed. It's kind of this little

2 secret paradise that have you to  
3 go this way and that way to get  
4 to. I also started doing some  
5 research about these types of  
6 shucking shacks or with this one  
7 it was for scallops I think.

8 MR. CORSO: Yes.

9 MS. CLAUDIO: Yes.

10 MR. HARPER: Some of them  
11 were for processing fish, Menhaden  
12 and that type of thing. And I  
13 looked into, are there many of  
14 these left?

15 I just attended a lecture by  
16 Richard Wines who is the historian  
17 for Riverhead and Richard had a  
18 similar photo to this, as a matter  
19 of fact, I thought it was going to  
20 be this photo. And it was that  
21 they had this at the end of what's  
22 now South Jamesport Avenue.

23 I looked again. I found another  
24 one that was in Peconic that  
25 almost looks exactly like that.

8                   And I think it's just -- this is a  
9                   maritime community, that these are  
10                  so important and to lose even one  
11                  of them, I think, would be tragic.

22 There are two things that you  
23 could be. You could be a local  
24 Historic District. In Southold  
25 Town we have Orient is a local

You can do that as an individual

2 homeowner and if you're business  
3 in the Historic District, you can  
4 get a 30 percent federal tax  
5 credit for work that you do on  
6 your historic structure.

7 So I think one of them is kind  
8 of the carrot and the other one is  
9 protecting it. And as someone who  
10 has visited historic places all  
11 over the country, indeed all over  
12 the world, this is a very, very,  
13 very special place, as is  
14 Greenport Village, otherwise I  
15 wouldn't be here. Because I'm  
16 doing this voluntarily and it's an  
17 honor to be welcomed into  
18 Greenport Village by your Mayor  
19 and by your Historic Preservation  
20 Commission and I do hope that this  
21 is an area that does get  
22 protected.

23 If anyone has any questions by  
24 the way about National Register --

25 MAYOR STUESSI: The only



2                   And there's place that called  
3                   the Diamond Mansion in Jamesport.

4                   It's a mansard roof -- sorry to  
5                   use architectural terms -- that  
6                   also burned down and they were  
7                   allowed to rebuild it the same  
8                   way.

9                   So we're looking into the  
10                   possibility of that. It might  
11                   take something local to also help  
12                   protect those places, but as a  
13                   historian, these are certainly  
14                   worth protecting.

15                   MAYOR STUESSI: Well, as  
16                   Janice mentioned, that 2019  
17                   report, which was done by  
18                   Preservation Studios, a group that  
19                   was hired by the State and the  
20                   Village participated in that, did  
21                   suggest making Sandy Beach part of  
22                   the Historic District in addition  
23                   to a number of other areas, which  
24                   wasn't done at that time.

25                   I think you illustrate some

2 really wonderful benefits  
3 including tax breaks, etcetera.  
4 And I'm also excited about the  
5 work you're doing with Janice and  
6 the HPC in trying to help share  
7 this with the community. Because  
8 there's a lot of folks here who  
9 can take advantage of these  
10 things. And I know you guys are  
11 also taking a look at ways to  
12 speed the process of folks getting  
13 through HPC with some better  
14 guidelines and policies as well,  
15 which would be really wonderful  
16 too. And thank you both so much  
17 for all your time on this. I'll  
18 open it up to the Board for any  
19 questions or comments.

20 TRUSTEE ROBINS: I just a  
21 quick question, not to do with  
22 Sandy Beach, but a similar type of  
23 colony is Breezy Shores. Are you  
24 familiar with that at all?

25 MR. HARPER: I am not.

2 TRUSTEE ROBINS: Really?

3 MR. HARPER: No. Where is  
4 that?

5 TRUSTEE ROBINS: It was built  
6 in the 30's, I think. It's a  
7 cottage colony. I think there are  
8 36 cottages down there.

9 MS. CLAUDIO: It's not in the  
10 Village.

11 TRUSTEE ROBINS: It's not in  
12 the Village, but he was talking  
13 about -- you know, I was curious,  
14 as a historian and you, obviously,  
15 work in other places besides  
16 locally, you know, if you were  
17 aware of Breezy Shores at all.

18 MR. HARPER: No. Tell me  
19 where in Southold it is.

20 TRUSTEE ROBINS: It's down  
21 Polk Road right after you get over  
22 the railroad. Brick Cove Marina,  
23 just beyond that.

24

25 AUDIENCE MEMBER: It was the

2 housing for the brick workers.

3 TRUSTEE ROBINS: Yeah, yeah.

4 MR. HARPER: Okay. You said  
5 1930's?

6 TRUSTEE ROBINS: I think it  
7 was built after the hurricane,  
8 right?

9 AUDIENCE MEMBER: Sages  
10 Brickyard went out of business  
11 when it breached -- the bay  
12 breached in, filled water into  
13 their brickyard and that was the  
14 end of it. And Breezy Shores was  
15 the housing for all the men that  
16 worked in the brickyard.

17 MR. HARPER: No, I was not  
18 aware of that. Thank you.

19 TRUSTEE ROBINS: Yeah.  
20 Google, put it on your GIS viewer  
21 and you'll see it.

22 MR. HARPER: No. I'm just  
23 going to go down there. That's my  
24 favorite way to do it.

25 TRUSTEE ROBINS: Or just go

2 down. It's looks hard to get in,  
3 but it's easy.

4 MR. HARPER: Oh, okay.

5 MAYOR STUESSI: I'll make the  
6 introduction to somebody who lives  
7 down there. One of our local  
8 Greenport firefighters lives down  
9 there.

10 MR. HARPER: Okay. I'll tell  
11 them I know you.

12 MAYOR STUESSI: He'll be  
13 happy to show you around.

14 TRUSTEE ROBINS: It's only  
15 seasonal though, which is also --  
16 Sandy Beach is the same thing,  
17 right?

18 MR. CORSO: Yes.

19 TRUSTEE ROBINS: I mean, you  
20 don't have water. What are you,  
21 four months or five months down  
22 there at Sandy Beach?

23 MR. CORSO: The water stays  
24 on all year long --

25 TRUSTEE ROBINS: It does?

2 MR. CORSO: -- in the street.

3 But we all drain the houses  
4 because everything is raised up on  
5 pilings, so we worry about pipes  
6 freezing.

7 DEPUTY MAYOR PHILLIPS: And  
8 as I said, it's been a wonderful  
9 presentation and I'm very well  
10 aware of the bay scallop shacks  
11 there and some of the things of  
12 Sandy Beach. I was happened to be  
13 involved when the Historic  
14 District was being created under  
15 Gail Horton way back when it  
16 became a certified --

17 MR. CORSO: Local Government.

18 DEPUTY MAYOR PHILLIPS: --  
19 Local Government. So was the  
20 chair of historic way back as  
21 young whipper snapper with Dave  
22 Kapell, so -- but there are -- you  
23 know, it's great and you've got  
24 it, but there's some things that  
25 need to be brought up to the front

2 as far as some of the restrictions  
3 that are dealing with being a  
4 National Register or a Legal  
5 District that homeowners need to  
6 be very much aware of. Yes, the  
7 20 percent is a tax credit. You  
8 know, it's not an outright  
9 hand-in-hand to you directly.

10 MR. HARPER: Right.

11 DEPUTY MAYOR PHILLIPS: But,  
12 you know, it's also the issue of  
13 you mentioned other things that  
14 could be attached with it. I'm a  
15 little curious as to what you  
16 meant by that, that there are  
17 other agencies that could be  
18 involved in the historic being  
19 having historic destination. Or  
20 maybe Joe said that, I'm not sure  
21 what.

22 MR. HARPER: I'm not sure.

23 Let me tell you about National  
24 Register. There are no  
25 restrictions. You can tear your

2 house down you. You can paint it  
3 orange. It doesn't matter.

4 DEPUTY MAYOR PHILLIPS:

5 It's the local ones.

6 MR. HARPER: It's honorary,  
7 right. But as I said, there are  
8 benefits associated with National  
9 Register. There are grants too,  
10 which I think --

11 MS. CLAUDIO: There's many  
12 grants. There was a seminar in  
13 Southampton this morning at  
14 9:00 where the grant specialist  
15 came down to speak about those.

16 And we had somebody at our  
17 historic meeting that went through  
18 it, not a committee member but an  
19 attendee and he had detailed 15  
20 different grants. And like  
21 there's a grant to get plaques for  
22 your houses. There's lots of  
23 grants once your part of the  
24 program.

25 So that's just another thing,

2 but they're individual and they go  
3 for periods of time. They're not  
4 carte blanche. They just, they  
5 come up, but you can get them if  
6 you're on the register, so...

7 MR. HARPER: So think of it  
8 as two separate things. If you  
9 want protection, that is all your  
10 local ordinances.

11 DEPUTY MAYOR PHILLIPS:  
12 Correct, no, I'm familiar with  
13 that.

14 MR. HARPER: Southold it's  
15 Chapter 170 and yours is  
16 Chapter 76. And I looked at it.  
17 It's very inclusive. And I just  
18 saw an example of it working when  
19 I came to the HPC meeting before I  
20 came here.

21 DEPUTY MAYOR PHILLIPS: I was  
22 part of that so I'm very much  
23 aware.

24 MR. HARPER: Yeah, and thank  
25 you for your service on it because

2 it's wonderful that you have a  
3 Historic District here. There's  
4 only two errs that are on the  
5 National Register and have a local  
6 landmarking.

7 DEPUTY MAYOR PHILLIPS: No,  
8 I've also heard and it was in some  
9 discussions that some other  
10 municipalities may have more than  
11 one district.

12 MR. HARPER: That's correct,  
13 yeah. Especially on the south  
14 shore. Sag Harbor is very  
15 different from, let's say,  
16 Southampton Village. So some of  
17 them have little pockets. I know  
18 that Riverhead does. South  
19 Jamesport is an Historic District.  
20 Downtown Riverhead where the  
21 Suffolk Theater is a separate  
22 district. In Southold, it's just  
23 the two; Southold Village and then  
24 Orient, which is mainly Village  
25 land.

2 DEPUTY MAYOR PHILLIPS: But  
3 these are all, my understanding,  
4 is under our own commission. In  
5 other words, they may be separate  
6 districts, but they would have  
7 different criteria?

8 MR. HARPER: Yes. On the  
9 south shore, they do. Here, it's  
10 all under Southold's laws. And,  
11 of course, the Village is a  
12 separate entity, so your's is  
13 separate from that.

14 MS. CLAUDIO: It would be up  
15 to the Village. I think that's  
16 what you're driving at. That  
17 Chapter 76 would apply if that's  
18 our wishes, which I think we would  
19 want for conformity.

20 DEPUTY MAYOR PHILLIPS: Okay,  
21 because I know there was a great  
22 amount of detail and paperwork  
23 that was involved in establishing  
24 the Historic District --

25 MS. CLAUDIO: Yes.

2 DEPUTY MAYOR PHILLIPS: --

3 before it ever reached the Village  
4 Board level.

5 MR. HARPER: Yes, so it's an  
6 extensive process.

7 DEPUTY MAYOR PHILLIPS:

8 That's, I guess, the reason I'm  
9 asking you, you know, where are  
10 you at in that particular process.

11 MR. HARPER: Actually Janice  
12 and I have walked the village.

13 And when I did East Marion, what I  
14 did there was I walked up and down  
15 the -- it's called the Main Street  
16 Historic District. I walked up  
17 and down. I had a person with me  
18 who I just said, write everything  
19 down that I say. I took pictures  
20 as I went along. And then you  
21 send that to SHPO and they will  
22 tell you if it's going to be  
23 eligible.

24 In other words, do you want to  
25 go through this process or are

2                   they going to tell you, no, don't  
3                   bother. What we found was in the  
4                   Village --

5 MS. CLAUDIO: We're talking  
6 about Sandy Beach though --

7 MR. HARPER: Oh, yeah.

8 MS. CLAUDIO: And those  
9 pictures are submitted to SP

24 DEPUTY MAYOR PHILLIPS: So  
25 let me just ask the process. So

2 you reached out to SHPO with just  
3 requesting to look at this or were  
4 you doing it doing it as being a  
5 Village, you know, the Village  
6 wants to do this?

7 MAYOR STUESSI: They're  
8 looking at it with Sandy Beach and  
9 through the HPC. You'll recall we  
10 have the HPC in front of the Board  
11 before who wanted to expand upon  
12 the study and review things  
13 further with Jane Razzi when she  
14 came and spoke and they --

15 DEPUTY MAYOR PHILLIPS: Okay,  
16 I just --

17 MAYOR STUESSI: -- with the  
18 neighborhood.

19 DEPUTY MAYOR PHILLIPS: Okay,  
20 because I just don't remember us  
21 authorizing anything here to  
22 continue forwarding with it,  
23 that's why I'm asking.

24 TRUSTEE ROBINS: You operate  
25 as an HOA, homeowners association,

2 is that --

3 MR. CORSO: It's an  
4 association. It's very  
5 free-flowing though. We have  
6 bylaws; we have a tax map number.

7 So, yes, we do. Yeah, we do  
8 operate.

9 DEPUTY MAYOR PHILLIPS: So  
10 now this whole survey that's being  
11 done, okay, now I do know there  
12 are the original historic photos  
13 are at Village Hall. Have you  
14 reviewed those Village that go  
15 back to Sandy Beach?

16 MR. HARPER: I have not. I  
17 am in very early stages of this.  
18 This was September 12th that we  
19 went and we're just a week or so  
20 away from that. What I wanted to  
21 do before I spend my time doing  
22 research is, is it going to be  
23 worthy of historic destination.

24 I never even heard of it. As I  
25 said, it's one of these secret

2                   little places and I know that  
3                   neighborhood, the other side of it  
4                   though.

5                   So what I want to do is, first,  
6                   look at it, take photographs of  
7                   it, and then decide is it worth my  
8                   time to continue with trying to  
9                   get some sort of designation for  
10                  it.

11                  And as I said, I was absolutely  
12                  blown away with it. I will be  
13                  looking at other places that might  
14                  be similar to it, but I don't  
15                  think we're going to find many on  
16                  Long Island. And then it's up to  
17                  the Village as to whether you want  
18                  to proceed. I'm just offering my  
19                  help.

20                  DEPUTY MAYOR PHILLIPS: No,  
21                  as I said, there is additional  
22                  resources because the process that  
23                  you planned -- I've explained is  
24                  exactly what we did way back then.  
25                  The establishing the historic

12 MR. CORSO: We did have a  
13 vote. We've tried to educate  
14 ourselves. We took everything we  
15 could off the website concerning  
16 what the Historic District is. We  
17 didn't sugarcoat anything because  
18 people's concerns were, we're not  
19 going to be able to pay  
20 (inaudible), we're not going to be  
21 able to do anything. It's not  
22 true.

23 And so we really put everything  
24 out to everybody, gave them time  
25 to digest it, ask questions, and

2 we had a vote at our -- this was  
3 the end of August right before --  
4 we have two meetings.

5 We have an HOA meeting on  
6 July 4th weekend and another one  
7 on Labor Day weekend. So before  
8 the Labor Day weakened, we had a  
9 vote. Out of 28 homeowners, 19 of  
10 them voted yes. We had six no  
11 votes, although one of those has  
12 been converted now. After talking  
13 to Janice and Robert, they're a  
14 yes vote now. And we had three  
15 that were no response.

16 So the majority are aware.  
17 They're aware that, you know, yes,  
18 there's another layer going to  
19 have to contend with, but people  
20 are trying to keep it the way it  
21 is and they're not huge  
22 structures.

23 MAYOR STUESSI: And Mary  
24 Bess, I'll say, from my own  
25 experience meeting some of the

2                   neighbors there, there's a number  
3                   of them that are concerned about  
4                   what could happen if God forbid  
5                   Joe sells and somebody comes in  
6                   and tries to do something very  
7                   different.

8 DEPUTY MAYOR PHILLIPS: No, I  
9 understand that. I'm fully, you  
10 know, many years here, going back  
11 to Arthur Tasker's (phonetic)  
12 days, he and I had many  
13 conversations about Sandy Beach.

23 MR. CORSO: It could. That  
24 was one of the discussions we were  
25 having, how do we tie in to the

2 FEMA maps?

3 DEPUTY MAYOR PHILLIPS:

4 That's --

5 MR. CORSO: I've looked at  
6 the FEMA maps trying to see where  
7 our house fits and they're hard to  
8 figure out. It really like, it  
9 moves from one end of the beach to  
10 the another. So that's a question  
11 we do have to look at.

12 We know right now, even with  
13 climate change, we probably all  
14 want to go up a little bit. But  
15 like right now I have no plans. I  
16 mean, we've been there 35 years,  
17 the only time we had water in our  
18 house, and we're number four,  
19 which is on the, you know, south  
20 end of the beach, and that was it.  
21 Sandy was the only time we ever  
22 had any water in the house, three  
23 or four inches.

24 So basically our thing is, now  
25 we don't have carpets anymore. If

2 we have something we have to redo  
3 the floors, so be it.

4 DEPUTY MAYOR PHILLIPS: As I  
5 said, I'm just playing -- I'm  
6 actually playing devil's advocate.  
7 And I think it's great that you're  
8 working on it and it's an idea  
9 and, yes, it protects a  
10 architectural structures that are  
11 far and few between that used be  
12 many in the Village of Greenport  
13 all along the waterfront, okay.

14 I'm just looking down the road  
15 for the questions that people may  
16 be thinking about that you're not  
17 thinking about or you started to  
18 think about and need to kind of  
19 take a little bit step further to  
20 take.

21 MR. CORSO: Sure. We've had  
22 discussions about potentially  
23 raising the bulk.

24 DEPUTY MAYOR PHILLIPS: Well,  
25 that's --

2 MR. CORSO: I don't know if  
3 that's going to help though. I  
4 don't think --

5 DEPUTY MAYOR PHILLIPS: I  
6 don't know, DEC has new rules.

7 MR. CORSO: I don't know how  
8 high we can go up. The bulkhead  
9 is not going to stop the water.

10 DEPUTY MAYOR PHILLIPS: No,  
11 DEC has new rules, so you have to  
12 -- if you're going to replace it,  
13 you have to go up. I think it's  
14 eight more inches I believe.

15 MS. CLAUDIO: There was some  
16 preliminary research from SHPO on  
17 this. They're very helpful  
18 people.

19 DEPUTY MAYOR PHILLIPS: They  
20 are.

21 MS. CLAUDIO: It's incredible  
22 talking to them really that there  
23 might be some negotiation  
24 navigation through elevation rules  
25 in the case of a National

Registered building being more than 50 percent destroyed. There might be some exceptions.

So, I mean, again, I think it's really important to just note that there's no teeth in the National Register. It's an honorary thing.

It's a door to a tax credit for commercial and residences. It's a doorway into grants. I think it's --

DEPUTY MAYOR PHILLIPS: The local one is the one that has the teeth.

MS. CLAUDIO: It's  
Chapter 76, and that's us.

TRUSTEE DOUGHERTY-JOHNSON:

But just to clarify, you said you sent some pictures or sent stuff to SHPO and now you're waiting to hear back?

MR. HARPER: Yes.

TRUSTEE DOUGHERTY-JOHNSON:

And what's that timeframe like?

2 MR. HARPER: That's up to  
3 him, I guess.

4 MS. CLAUDIO: Well, no, he's  
5 contacted us and said, let's talk.

6 MR. HARPER: Yeah. It was  
7 the day I e-mailed the photos and  
8 things to you also. So that was  
9 what, just a couple of days ago.

10 MS. CLAUDIO: Wednesday.

11 MR. HARPER: I think we did  
12 the walk on Monday.

13 MS. CLAUDIO: Monday.

14 MR. HARPER: And then I added  
15 them to our list and then sent the  
16 photographs up probably the next  
17 day.

18 DEPUTY MAYOR PHILLIPS: So  
19 you'll be working through the  
20 Historic Commission upon which  
21 they'll make a recommendation to  
22 us?

23 MS. CLAUDIO: Yes. We have  
24 to come before you. The process  
25 is beginning. It's hard to know

2 where to -- you know, how much  
3 effort do you put into it if it's  
4 not a good idea? And learning the  
5 process has been a big thing. I  
6 mean, it's not an easy process.  
7 But it's becoming clearer. And  
8 Robert, who is volunteering all of  
9 his time and expertise has been  
10 the real secret ingredient.

11 DEPUTY MAYOR PHILLIPS: No,  
12 as I suggest, I think it's a great  
13 idea, but there's a process that  
14 you have to go through and I'm  
15 just wondering --

16 MS. CLAUDIO: Right.

17 DEPUTY MAYOR PHILLIPS: --  
18 has the Historic Commission come  
19 with a recommendation to the  
20 Village Board to proceed to go to  
21 a public hearing because that is  
22 what the process is.

23 MS. CLAUDIO: Right, no.

24 DEPUTY MAYOR PHILLIPS:

25 That's what I'm asking. Have you

2 gotten that far with the Historic  
3 Commission yet?

4 MS. CLAUDIO: We haven't been  
5 to you. You know we haven't been  
6 to you.

7 DEPUTY MAYOR PHILLIPS: Well,  
8 no, what I'm saying is, the  
9 commission, has the Historic  
10 Commission passed a resolution to  
11 continue this, to let on to the  
12 Village Board that we can go out  
13 and do --

14 MS. CLAUDIO: There is not a  
15 resolution passed by the  
16 commission. And I don't know  
17 whether that was even on the  
18 agenda item, but that would be the  
19 process. I don't --

20 DEPUTY MAYOR PHILLIPS: Well,  
21 that's what they did before.

22 MS. CLAUDIO: You're the  
23 Zoning Law committee person --

24 DEPUTY MAYOR PHILLIPS: Well,  
25 I've just been around for a while.

2 MS. CLAUDIO: Coming to speak  
3 with you certainly makes sense as  
4 a very soon next step, but it's  
5 just trying to create this.

6 DEPUTY MAYOR PHILLIPS: No,  
7 I'm not -- I'm just saying that  
8 there's a process, that we need to  
9 follow. SHPO will tell you the  
10 same process when you get down to  
11 the nitty gritty of -- and I'm  
12 sure you've done it with the Town  
13 of Southold.

14 MS. CLAUDIO: SHPO does the  
15 notified letters.

16 DEPUTY MAYOR PHILLIPS: Okay.

17 MS. CLAUDIO: Yes, we're not  
18 there.

19 DEPUTY MAYOR PHILLIPS: Oh,  
20 okay.

21 MS. CLAUDIO: At all. Were,  
22 working to get there or hope to  
23 get there.

24 DEPUTY MAYOR PHILLIPS: Okay.

25 MAYOR STUESSI: Well, I know

2 SHPO is coming tomorrow to renew  
3 the historic auditorium and they  
4 are then wanting to send somebody  
5 else out to come review other  
6 things in the Village.

7 I mean, one of the things that's  
8 been mentioned, Mary Bess, is that  
9 the Village has what's considered  
10 one of the most historic  
11 communities on all of Long Island  
12 and New York even. And the same  
13 thing was said by Gardiner  
14 Foundation and then we as  
15 community doing more to protect  
16 the historic character of our  
17 village --

18 DEPUTY MAYOR PHILLIPS: Well,  
19 I --

20 MAYOR STUESSI: -- noting  
21 that something like less than --  
22 what is it, like 30 percent of the  
23 Village is preserved and  
24 70 percent is not.

25 MS. CLAUDIO: It's about

2 that.

3 MR. HARPER: Yes.

4 DEPUTY MAYOR PHILLIPS: Well,  
5 I think that in all honesty, the  
6 previous administrations have done  
7 that. We allowed people to file  
8 for the grant. The next group of  
9 the two ladies -- and, I'm sorry,  
10 their names escape me -- did the  
11 report that's on the website.

12 They finished up Steve Bull's  
13 work.

14 I think that the Village has  
15 continued with it. I'm just  
16 asking questions because other  
17 people are going to ask --

18 MS. CLAUDIO: You're talking  
19 about Karen Dougherty.

20 DEPUTY MAYOR PHILLIPS: Karen  
21 Dougherty, yes.

22 MS. CLAUDIO: -- focus was  
23 the Green Hill Cemetery, which  
24 would be certainly something you  
25 want to do.

2 DEPUTY MAYOR PHILLIPS: Well,  
3 the Village --

4 MS. CLAUDIO: -- we wanted  
5 to, the HPC.

6 DEPUTY MAYOR PHILLIPS: The  
7 Village Board did pass a  
8 resolution to go forward with  
9 Green Hill.

10 MS. CLAUDIO: Yes.

11 DEPUTY MAYOR PHILLIPS: And  
12 there is discussion with -- and  
13 I'm sure it will come up later --  
14 that in some discussions of the  
15 commercial retail and the general  
16 commercial, that perhaps Front  
17 Street needs to go into Historic  
18 District.

19 MS. CLAUDIO: I will tell you  
20 as member of HPC, I want that very  
21 much. That is what's largely  
22 motivating me.

23 DEPUTY MAYOR PHILLIPS: Well,  
24 that's what Keem has a  
25 recommendation that the code

2 committee in dealing with some of  
3 our other activities that are  
4 going on, just so that you know.

5 MS. CLAUDIO: Good. We're a  
6 team.

7 MAYOR STUESSI: Any other  
8 questions or comments from the  
9 Board?

10 TRUSTEE BRENNAN: Yeah, I  
11 have a couple. Thank you all for  
12 the presentation and thank you for  
13 your work on this. I know there's  
14 more work to do. I just want to  
15 ask a few things now.

16 So in the scenario where the  
17 Sandy Beach neighborhood becomes a  
18 district or an extension of the  
19 district, how many properties are  
20 captured in that?

21 MR. HARPER: 26?

22 MR. CORSO: Probably 27.  
23 There's a question on a couple of  
24 them because, as I said earlier,  
25 Sandy Beach -- and when you look

2 on a map, like our Tax Map doesn't  
3 say Sandy Beach, it just says  
4 Beach Place. So there's some, a  
5 couple of like partial roads that  
6 come in. There's two ways to get  
7 into the neighborhood. And then  
8 there are a few houses outside of  
9 those roads, so we have got to  
10 address whether they fit in to --

11 TRUSTEE BRENNAN: About 27?

12 MR. CORSO: 27 homes, yeah.

13 TRUSTEE BRENNAN: How many of  
14 those homes contribute to the  
15 historic -- are historic  
16 contributing properties; all of  
17 them?

18 MR. HARPER: I'd say a good  
19 percentage of them.

20 MR. CORSO: I would say there  
21 might be, out of the say 27, there  
22 might be two that might not.

23 TRUSTEE BRENNAN: Because  
24 they were replaced at some point?

25 MR. CORSO: No. They're

2 just, they're more traditional  
3 homes. They could be year-round  
4 homes if they wanted to be. And  
5 that's the difference. When you  
6 look from water side, they're all  
7 contiguous, all 27 homes are the  
8 same. These two are just kind of  
9 a little -- they're still in line  
10 with everything else, but when you  
11 look at it from the roadside, the  
12 look like they're part of a  
13 different neighborhood.

14 TRUSTEE BRENNAN: Okay. Is  
15 it the year round or a  
16 seasonality, is that an important  
17 aspect or is the historic nature  
18 of the building?

19 MR. CORSO: Seasonality is  
20 just something that's all those  
21 years. You know, when the houses  
22 were built back in the 30's, there  
23 was no water, there was no  
24 electric coming down there, there  
25 was a well that people had to go

2 to. They were basically, when  
3 they wanted to buy stuff, they  
4 would row across to Greenport  
5 Village. So the seasonality is  
6 just part of the history. It's  
7 not something that...

8 To try and winterize the homes  
9 would be a real undertaking. We'd  
10 have to build almost like another  
11 whole, I don't want to say  
12 structure, but you'd have to  
13 enclose. All the water pipes are  
14 exposed under the houses and it's  
15 just not worth it.

16 TRUSTEE BRENNAN: So --

17 MS. CLAUDIO: Did we answer  
18 your question? A house can be  
19 muddled, which is a term Robert  
20 has taught me.

21 MR. HARPER: Remuddle.

22 MS. CLAUDIO: Remuddled,  
23 which means that the historic  
24 elements that make it contributing  
25 significant can be lost; is that

2 what you were asking?

3 TRUSTEE BRENNAN: Yes. So

4 I'm wondering how many of these 27

5 in your initial view here are

6 contributing properties?

7 MR. HARPER: I would say what

8 Joe said is pretty accurate. I

9 didn't walk along the waterfront

10 because I didn't know if that was

11 even allowed. You know, we just

12 showed up there and I didn't want

13 to, you know, spook anybody.

14 So there can be a point where a

15 place has been changed so much

16 that it no longer is a

17 contributing structure. I'd like

18 to see them from the waterfront

19 because I think that's where the

20 real historic view is.

21 But I would say what you said is

22 pretty accurate. Most of them you

23 can see the original structure

24 within. Some of them -- I guess

25 most of them have something added

2 on at one point.

3 MR. CORSO: There might be a  
4 deck that was, a open deck, and  
5 that's been enclosed.

6 TRUSTEE BRENNAN: So as we go  
7 forward, I'm sure we're going to  
8 hear more from you all. I'd like  
9 to know what typical criteria are  
10 for determining a historic merit,  
11 the merit for doing this, and then  
12 how these properties fit that  
13 description or that typical  
14 criteria, right.

15 MR. HARPER: Sure.

16 TRUSTEE BRENNAN: So whatever  
17 that analysis is that says this is  
18 worth doing or this house is not  
19 worth doing.

20 MR. HARPER: Sure. That's  
21 where the hard work comes in and  
22 that's what I think we want to  
23 avoid if SHPO doesn't feel there's  
24 architectural merit. But that  
25 doesn't -- that wouldn't impact on

2 the Village. I mean, if you guys  
3 think that this is important, you  
4 can make it a Historic District  
5 and there would you would get the  
6 protections.

7 TRUSTEE BRENNAN: But I have  
8 to have rational for doing that.

9 MR. HARPER: Sure.

10 TRUSTEE BRENNAN: And your  
11 research and your argument would  
12 be the rationale that we would  
13 accept.

14 MR. HARPER: Sure, and if  
15 you're okay with me continuing  
16 with that, I will do that. If  
17 you're not okay with that, then I  
18 can say good night and go home.

19 (Whereupon, there was  
20 crosstalk.)

21 MAYOR STUESSI: You're  
22 working with the community, not  
23 the Village Board.

24 MR. HARPER: No, is it seems  
25 like, you know, you guys have a

2 process. Southold is very  
3 different and Shelter Island is  
4 very different and if I'm doing  
5 something in some way that's  
6 violating any of your policies,  
7 then I'll backout. I'm just doing  
8 this because I like old houses and  
9 architecture.

10 MS. CLAUDIO: And I asked him  
11 to.

12 MR. HARPER: And I was asked.

13 MAYOR STUESSI: I think it's  
14 a wonderful gift to larger  
15 Greenport and Sandy Beach that  
16 you're volunteering your time --

17 MR. HARPER: Well, thank you.

18 MAYOR STUESSI: -- so thank  
19 you.

20 MR. HARPER: And as I said,  
21 I've very welcomed by your Mayor  
22 and I've done this. I've gotten a  
23 district on the National Register,  
24 as you say you have. But it's  
25 gotten a lot harder since

2 Greenport was done.

3 DEPUTY MAYOR PHILLIPS: No,

4 I've been keeping track. Yes,

5 it's gotten much harder.

6 MR. HARPER: I think the

7 Orient one was 8 pages and then

8 East Marion turned out to be about

9 145 pages and we had to write the

10 architectural history, pictures,

11 description of the houses. So

12 even since, what is it, '96?

13 DEPUTY MAYOR PHILLIPS: We

14 had to do this -- we did the same

15 thing back when it first started

16 that's why I'm saying --

17 MS. CLAUDIO: '88.

18 DEPUTY MAYOR PHILLIPS:

19 There's a great resource of photos

20 and binders --

21 MS. CLAUDIO: Yes, Cris,

22 C-R-I-S.

23 MR. HARPER: That's one

24 thing, but your Historical Society

25 also, I've been there --

2 DEPUTY MAYOR PHILLIPS: Yeah,  
3 they have --

4 MR. HARPER: -- with Carlos.

5 DEPUTY MAYOR PHILLIPS:

6 Carlos DeJesus was very involved.

7 He and I had many discussions over  
8 the years.

9 MR. HARPER: Yeah, and  
10 Martin. They've been very good  
11 about supplying pictures and  
12 things. But that's the research  
13 part. And I ultimately, or you  
14 ultimately, don't make the  
15 decision with the National  
16 Register, as you know. They're  
17 the ones that will decide what's  
18 contributing and not contributing.

19 Usually if it's above a certain  
20 percentage, then they say go for  
21 it. I think what you have in the  
22 Historic District now is probably  
23 somewhere near 70 percent  
24 contributing structures if I'm not  
25 mistaken. So that's a very high

2 number and I think Sandy Beach  
3 would have a higher number.

4 TRUSTEE BRENNAN: I have two  
5 more comments.

6 MR. HARPER: Sure.

7 TRUSTEE BRENNAN: One is,  
8 when this presentation started,  
9 there was a lot of talk about  
10 sewage. Joe, you were talking  
11 about -- you came in with sewers.  
12 And I think it might be better to  
13 disentangle the sewer discussion  
14 from the Historic District.

15 MR. CORSO: We actually are.  
16 We're trying. We're trying to  
17 keep it --

18 TRUSTEE BRENNAN: They're  
19 both important issues and I know  
20 that they may dovetail in some  
21 ways, but I think this Board needs  
22 to determine whether this has  
23 merit or it's a good idea based on  
24 the historic future, not whether  
25 this is another avenue for funding

2 for sewer. That's my only thing.

3 And then the last comment is

4 more for this Board is, we need to

5 decide whether (in audible) this

6 in isolation. I know we're

7 talking about possibly expanding

8 the Historic District in other

9 aspects like the downtown. So we

10 need to decide whether we're going

11 to treat this as an isolated

12 project or whether we're talking

13 about two other --

14 MAYOR STUESSI: So it would

15 seem to me that, because this is

16 very much community driven from

17 this group of 27 homes, this

18 should be looked at as one piece.

19 And then the Historic Preservation

20 Committee can do their work at

21 looking at the larger Village and

22 come back to the Village with a

23 recommendation on potentially

24 expanding the district as we

25 talked about long ago with Jane

2 Ratsey-Williams. Anybody have any  
3 other thoughts on that?

4 TRUSTEE ROBINS: No, I was  
5 just going to agree with Patrick  
6 in terms of it being, kind of,  
7 disassociated with sewer  
8 expansion. I really don't think  
9 the two need to be tied together.

10 DEPUTY MAYOR PHILLIPS: Which  
11 is what I was gently trying to ask  
12 before, but Patrick is much  
13 blunter than I am.

14 MR. CORSO: And I totally  
15 understand, but I guess it started  
16 with sewer project three years  
17 ago, and that's because I opened  
18 my mouth and started talking. And  
19 then all of a sudden, why don't  
20 you head up that group?

21 DEPUTY MAYOR PHILLIPS: Yeah,  
22 I'm going to make a suggestion  
23 that because Front Street is  
24 contiguous to the already existing  
25 Historic District, it probably

2 will be much easier to deal with  
3 Front Street with the Historic  
4 Commission working on that along  
5 with the Village Board with the  
6 code changes that may happen and  
7 may not.

8 I don't have an objection to  
9 them being a separate district. I  
10 think because they're so unique  
11 that they may not fall into the  
12 same local codes that we ask  
13 currently for those who are in the  
14 Historic District.

15 You may come up there and there  
16 may be other things that you won't  
17 meet that criteria or it makes it  
18 more difficult for you to meet it  
19 or you need to have and exemption  
20 and then we have to send you to  
21 ZBA. I don't want to send you to  
22 ZBA, okay?

23 MR. CORSO: I don't want to  
24 go there.

25 DEPUTY MAYOR PHILLIPS: But I

2 see -- in the bigger picture I see  
3 Sandy Beach being a separate  
4 district within the Village of  
5 Greenport under the guises of the  
6 commission and where we can have  
7 the opportunity to deal with Front  
8 Street and keep that moving  
9 because I think that is an  
10 important component.

11 I know Janice has very strong  
12 feelings about some of the  
13 properties that have changed and I  
14 know that the Code Committee  
15 members want to keep the character  
16 of the Village of Greenport in any  
17 kind of changes.

18 So that's my feeling, okay, is  
19 the greater Greenport trying to  
20 include everything just might  
21 muddle two important -- two  
22 important things that need get --  
23 move forward, okay? My opinion.

24 MS. CLAUDIO: I think while  
25 we're working, we're trying to see

2 the Village as well. I mean,  
3 Sandy Beach has a specific set of  
4 needs and may really benefit them  
5 to have a separate code. But the  
6 Village, to my view, is so unique  
7 and special and protecting it is,  
8 I think, within our hands. I  
9 think we can do it.

10 If it's a matter of will, then  
11 you know, we have people that have  
12 the will. And I just want to, for  
13 a second, tell Robert here in  
14 that, you can go about these by  
15 hiring firms, like San Studios and  
16 that's like \$25,000 or \$40,000,  
17 numbers that they throw out  
18 because the number of properties  
19 are bigger.

20 And, you know, that's a lot of  
21 money and Robert, when I said that  
22 to him and like we have to figure  
23 out how to look at grants and that  
24 kind of thing, he's like, I can do  
25 this.

2 So we have our real powerful  
3 resource; we have a will. We have  
4 something so worthy of protecting  
5 that, you know, why not, let's go  
6 for it. Let's try to get it done.

7 DEPUTY MAYOR PHILLIPS: You  
8 know my opinion.

9 MS. CLAUDIO: I think you  
10 agree with me.

11 DEPUTY MAYOR PHILLIPS:  
12 (Nodding.)

13 MS. CLAUDIO: Okay, just  
14 checking.

15 DEPUTY MAYOR PHILLIPS: Yes.  
16 (Whereupon, there was  
17 crosstalk.)

18 MAYOR STUESSI: Great. We'll  
19 look forward to hearing more from  
20 you about Sandy Beach and then as  
21 you guys and the HPC looks at the  
22 Village, we'll schedule a followup  
23 meetings and public engagements --

24 MS. CLAUDIO: And get the  
25 process down and do it right.

2 DEPUTY MAYOR PHILLIPS:

3 That's where I'm coming from  
4 because I've lived through things  
5 have been done incorrectly in the  
6 Village and it was good, well  
7 intentions, but because the  
8 process wasn't followed, it ended  
9 up turning into something that we  
10 didn't want it to look like.

11 MS. CLAUDIO: Right. There  
12 is a little bit of understanding  
13 the whole process so we can  
14 communicate it well so it is not  
15 perceived as anything but what it  
16 is, which is that there are no  
17 rules and regulations from the  
18 National Register and State  
19 Register that's here with us as  
20 its always been. I think that's  
21 something that people don't  
22 understand.

23 DEPUTY MAYOR PHILLIPS: No,  
24 they don't.

25 MS. CLAUDIO: And there's a

2 fear factor, automatically we have  
3 government coming in. And we just  
4 have to be careful in getting it  
5 the word out. This is a  
6 protection, it's a recognition,  
7 it's an honor. It's an honor  
8 because we are, kind of, so  
9 special. So we have to just do it  
10 right and it's getting bigger and  
11 it's time to get on it. That's  
12 it.

13 TRUSTEE BRENNAN: Thank you.

14 MAYOR STUESSI: Thank you  
15 very much.

16 Okay, a couple of other items.  
17 As the Board is aware, we received  
18 a sort of summary from the Code  
19 Committee of creating a  
20 Third-Floor Overlay District  
21 within the Business District as  
22 part of looking at growing housing  
23 within the downtown.

24 One of the things that came up  
25 with the Code Committee in they're

2 last meeting a couple of weeks ago  
3 was then taking that and looking  
4 at doing a density study of the  
5 Village.

6 The other reason this is going  
7 to be important is as part of  
8 evaluating the long term sewer  
9 need of the Village for potential  
10 expansion, we're going to have to  
11 have an idea of how much capacity  
12 we might potentially be able to  
13 absorb within the village before  
14 we look at adding more sewer  
15 capacity outside the Village.

16 And so what we discussed in Code  
17 Committee and was mentioned  
18 briefly to the Board and we're  
19 working on gathering some data and  
20 working with LKMA and putting  
21 together call it a simple RFP is  
22 to get an outside group to do a  
23 density study for us of the  
24 downtown district and then also  
25 looking at additional housing

2                   opportunities within the Village,  
3                   so that we would have an  
4                   understanding of how many  
5                   proximate square feet could be  
6                   built in just downtown, how many  
7                   empty lots there might be, where  
8                   ADU's, if we end up legalizing  
9                   them, could potentially be built.

10                  And then we would have the  
11                  ability to say, okay, there's  
12                  going to be -- pick a number,  
13                  whatever it is -- 200 new  
14                  residences and a potential for,  
15                  you know, one new hotel of X  
16                  amount of rooms and this more  
17                  commercial space with this many  
18                  more restaurants, which would be  
19                  really important for us to  
20                  understand as a Board and also for  
21                  the community to understand, and  
22                  then to layer that in to the sewer  
23                  study this we're getting, so that  
24                  we can evaluate long term needs  
25                  for this sewer plant and what we

2 need to do relative to funding.

3 Any comments on that?

4 TRUSTEE BRENNAN: No. I

5 think that makes a lot of sense.

6 The sewer study though will  
7 require analysis outside of the  
8 Village, right, as well?

9 MAYOR STUESSI: Yes, and so  
10 that brings up an interesting  
11 point. As everybody is aware, I  
12 sit on the Town Zoning Update  
13 Advisory Committee. Those  
14 meetings, we just had, what's  
15 probably going to be our last one  
16 for a bit of time, this past  
17 Monday.

18 The Town Planning Department is  
19 awaiting all the code changes from  
20 the outside consultant who's  
21 working on them and we're as  
22 opposed to be getting -- we  
23 meaning the larger community --  
24 are supposed to be getting those  
25 here in approximately the next, it

2 sounds like 45 days or so.

3 As part of the that, the Zoning  
4 Update Committee is making a list  
5 of recommendations to go to the  
6 Town Board of what has been heard  
7 in all of the community meetings  
8 from, you know, Laurel all the way  
9 to Orient and including Greenport.

10 All the feedback that's come  
11 from it, how it ties back to the  
12 comprehensive plan, and this is  
13 going to be something that we're  
14 going to need to understand as a  
15 Village when we look at, to your  
16 point, potential increase in sewer  
17 capacity outside of the Village in  
18 what's currently labeled as our  
19 district.

20 And while we don't have our  
21 final report yet, I'm anticipating  
22 that that's going to be noted in  
23 there as part of it and looking  
24 at, okay, how much capacity do you  
25 have in the Village, and what

9 DEPUTY MAYOR PHILLIPS: But  
10 also the goal was to deal within  
11 the CR, especially the CR, how  
12 much density we can actually take,  
13 not only with the sewer, but how  
14 much parking, how much traffic,  
15 how much -- you know, what's being  
16 added to an issue that we already  
17 have some concerns about.

2 within the code, would like us to  
3 discuss and either make a decision  
4 or give them guidance on.

5 So I think that report also is  
6 going to bring in the density  
7 portion of downtown Greenport, how  
8 much more we can take as a  
9 community. I mean we're -- we all  
10 know we're overloaded in the  
11 summertime from touristry, but in  
12 the wintertime we need to look to  
13 the fact that if we want to stay a  
14 community that's not just a  
15 tourist community, we have to kind  
16 of figure out what is good for us  
17 as a Village of Greenport moving  
18 forward.

19 We could use all the examples  
20 from other communities, but we  
21 have to get the information for us  
22 to make a decision for what's best  
23 for our Village and that's what  
24 the Code Committee is really  
25 concentrating on. We've kind of

2 gotten to the point where we can't  
3 go any further until we get that  
4 information.

5 Both the members -- all three  
6 members are concerned that we need  
7 to have that so that it's truly  
8 communicated to the community that  
9 are we here, can we go anymore, or  
10 are we just -- we have to stop?

11 MAYOR STUESSI: No, I mean,  
12 that's a great point and, you  
13 know, the item right underneath  
14 that talks about parking and  
15 traffic. And as we talked about  
16 in our last meeting, we have the  
17 great benefit of having a couple  
18 of traffic studies, the most  
19 recent one just came in from the  
20 Greenporter, that have been done  
21 over the last couple of years  
22 evaluating a good amount of  
23 traffic into the Village.

24 We would incorporate that  
25 together with a review of all of

2 the existing parking, municipal  
3 lots, the new configuration of the  
4 Jitney and train lot, and then  
5 taking a look at some of these  
6 other parcel that we all know  
7 could be built out.

8 So there's a number of places in  
9 the Village, which currently might  
10 have either smaller buildings or  
11 no buildings. An example would be  
12 Chase building. Talking about  
13 preservation, we used to have an  
14 amazing opera house on that corner  
15 between the architecture building  
16 and Chase and it's now a big  
17 parking lot. And so looking at  
18 that and what that might be  
19 relative to building scale, but  
20 then also potentially, if those  
21 parking spaces are lost.

22 So that would be folded in as a  
23 separate layer at the  
24 recommendation of the Code  
25 Committee, Land this could also be

2 taken a look at as we look at  
3 evaluating some of these  
4 recommendations that are needed  
5 towards the Planning Board when  
6 they get to reviewing a couple of  
7 projects here in the near future.

8 DEPUTY MAYOR PHILLIPS: I  
9 also --

10 TRUSTEE ROBINS: I think I  
11 would --

12 DEPUTY MAYOR PHILLIPS: Go  
13 ahead first.

14 TRUSTEE ROBINS: Yeah, I  
15 mean, one of the things I had  
16 expressed to you at that Planning  
17 Board thing was that I really felt  
18 that we need to initiate a  
19 comprehensive traffic study, not  
20 incorporate ones that were done or  
21 other venues, but a total  
22 village-wide traffic study that  
23 includes all the residential  
24 neighborhoods as well.

25 DEPUTY MAYOR PHILLIPS: Well,

2 a traffic flow study.

3 TRUSTEE ROBINS: The Village  
4 is not just the Downtown Business  
5 District. There's commerce and  
6 things going on throughout the  
7 village. So I think this Board  
8 should consider maybe  
9 commissioning a professional --

10 MAYOR STUESSI: Yes, I think  
11 what we probably want to look at  
12 and will likely be the  
13 recommendation when LKMA draws  
14 this up is a phased approach.  
15 Because, obviously, were in the  
16 fall and going into the winter  
17 right now and we can utilize a lot  
18 of this data from the peek summer  
19 months, which is obviously, you  
20 know, the worst traffic period of  
21 the year.

22 We don't have it on separate  
23 residential streets, but one can  
24 easily take a look at, you know,  
25 what the sensus is of houses,

2 etcetera and that would come as  
3 part of looking at the potential  
4 density too.

5 And then there might be a  
6 recommendation to say, okay, we  
7 need to further look at parking in  
8 July of next year and do a  
9 separate study that, you know, is  
10 doing traffic counts, you know,  
11 picking the streets where there's  
12 a lot more traffic at a place like  
13 Bay Street where a lot of  
14 commercial traffic goes or up  
15 First Street where a lot of  
16 commercial traffic goes, and look  
17 at potentially a secondary study  
18 next summer as we get through and  
19 have something to review.

20 DEPUTY MAYOR PHILLIPS: Well,  
21 I think we were talking about  
22 traffic flow situation because  
23 I've observed, and I think Lily  
24 will agree with me and Julia and  
25 probably Patrick, a lot of in the

2 summertime the activity of the  
3 downtown Business District has  
4 expanded out into the residential  
5 areas.

6 So, in my mind, and this is just  
7 a thought and it's been on my mind  
8 is that, if we're going to look at  
9 it, maybe we need to look into  
10 traffic flow because we have  
11 loading zone issues that are  
12 coming up during the summertime.

13 Do we need -- perhaps we need to  
14 think about certain changes,  
15 certain directions on the roads  
16 and making them one way because  
17 then you could park on either side  
18 of the street if it's one way to  
19 gain parking spaces. Or it would  
20 alleviate some of the loading of  
21 trucks or whatever.

22 So I just think that we should  
23 take the opportunity, and I agree  
24 with you that it's got to be  
25 phased in certain phases of where

2 we really get a true picture of  
3 what our traffic issues are  
4 because they have increased the  
5 years I've live here. And I know  
6 plenty of the old timers that I've  
7 talked to have said, you know, at  
8 one point you could actually cross  
9 the street and not have to worry  
10 about the car coming that's going  
11 to do a u-turn.

12 MAYOR STUESSI: Well, and now  
13 that we've turned our  
14 neighborhoods into hotel rooms too  
15 and --

16 DEPUTY MAYOR PHILLIPS:  
17 That's part of it.

18 MAYOR STUESSI: -- we have  
19 weekend rentals, things have  
20 change in different ways as well.  
21 So I think all of it needs to be  
22 considered.

23 DEPUTY MAYOR PHILLIPS: So do  
24 we need to put a resolution on for  
25 that or you're still --

7 DEPUTY MAYOR PHILLIPS: So do  
8 we have a timetable for that? Is  
9 that something we can get done  
10 within the next couple of weeks?

15 DEPUTY MAYOR PHILLIPS: Okay.  
16 That's all I wanted to know.

17 TRUSTEE BRENNAN: LKMA is --  
18 TRUSTEE ROBINS: I'm sorry,  
19 next Board meeting or next October  
20 meeting, the regular meeting?

24 DEPUTY MAYOR PHILLIPS: Okay.  
25 TRUSTEE BRENNAN: I just want

2 to clarify, LKMA is making a  
3 summary for a scope of work for a  
4 study?

5 MAYOR STUESSI: Yes. I'm  
6 working with them on a scope of  
7 work that I'll share with  
8 everybody for input on it and then  
9 we would go out to RFP on it.

10 TRUSTEE BRENNAN: Okay.

11 MAYOR STUESSI: Touched on  
12 the sewer study already. The  
13 other item is downtown  
14 revitalization. That grant and  
15 then other grants. There's some  
16 pretty significant ones coming up  
17 as part of New York State with  
18 environmental and sewer, and  
19 there's likely, with the sewer  
20 study, going to be potential  
21 tie-ins for that.

22 I'm going to reach out to the  
23 Board tomorrow or the following  
24 day to look to schedule a special  
25 meeting to do a specific grant

2 focused meeting with the Board and  
3 with our consultants and do some  
4 community engagement as part of  
5 that. So keep your eyes open.

6 I'll call each of you on the  
7 calendar for that to take a look  
8 at --

9 DEPUTY MAYOR PHILLIPS:

10 Mr. Mayor --

11 TRUSTEE ROBINS: -- will be  
12 coming in to speak to us?

13 MAYOR STUESSI: Yes.

14 TRUSTEE ROBINS: Okay,  
15 because we had asked for that.

16 MAYOR STUESSI: Yep.

17 DEPUTY MAYOR PHILLIPS: Okay,  
18 just a follow-up from the meeting  
19 the other day, yesterday,  
20 Wednesday. Nancy mentioned to me,  
21 because I had to get off the phone  
22 call, that you said something that  
23 you had already met with the  
24 governor with downtown  
25 revitalization because they were

2 planning on trying to get thoughts  
3 from the Business District to you.  
4 Have you had a meeting?

5 MAYOR STUESSI: With the  
6 Governor?

7 DEPUTY MAYOR PHILLIPS: Yes

8 or did she misunderstand?

9 MAYOR STUESSI: No, I've only  
10 met the governor twice.

11 DEPUTY MAYOR PHILLIPS: Oh,  
12 okay, so she misunderstood.

13 MAYOR STUESSI: Once was up  
14 in Albany six months ago and then  
15 two weeks ago when she handed me  
16 the big check.

17 DEPUTY MAYOR PHILLIPS: She  
18 asked me what you discussed with  
19 the downtown and I was like, I  
20 have no idea.

21 MAYOR STUESSI: No. What I  
22 told -- she misunderstood.

23 DEPUTY MAYOR PHILLIPS: Okay.  
24 MAYOR STUESSI: What I told  
25 her is that the Village is working

2 on an application that we're going  
3 to be reviewing as a Board and we  
4 would let the BID know when we are  
5 reading on that and they can  
6 attend as part of it and offer it,  
7 but --

8 DEPUTY MAYOR PHILLIPS: As I  
9 said, when I -- I called her  
10 afterwards because I had to get  
11 off, as you know, I had to get off  
12 the phone call, the video.

13 MAYOR STUESSI: Yes, so --

14 DEPUTY MAYOR PHILLIPS: Yeah,  
15 she's updating me. That's all.

16 MAYOR STUESSI: The next item  
17 we have is the Ludium Place  
18 property and appraisal. So this  
19 is in the Village packet. It was  
20 made public. This is an appraisal  
21 report for a Village parcel. It's  
22 labeled as 1144 Central Avenue,  
23 but is at the very end of Ludium  
24 Place at the southeastern corner  
25 of Ludium place.

2                   This parcel's been owned by the  
3                   Village for some time. We were  
4                   approached by a property owner  
5                   nearby, I want to say in 2017 as I  
6                   recall, and they had offered the  
7                   Village to purchase it.

8                   At that time there was no Board  
9                   action taken, at that time, in  
10                  regards to it. There was an  
11                  appraisal done. At that time, I  
12                  want to say that it came in at  
13                  about \$110,000. This one's,  
14                  obviously, significantly more as  
15                  it's six or seven years later.

16                  I wanted to open this up for  
17                  Board discussion. That same  
18                  property owner that had approached  
19                  the Board back at that time is  
20                  interested in purchasing it.

21                  Another neighbor has expressed  
22                  interest as well.

23                  So we, as a Board, need to give  
24                  thought to a few different  
25                  scenarios and one would be leaving

2 the particle as is. It serves no  
3 use to the Village. It's between  
4 recreation areas of the  
5 condominium complex and another  
6 residential building and then  
7 backs up to the backyard of  
8 another neighbor, one of who is  
9 interested.

10 So it could be left as it, which  
11 seems like there's no benefit to  
12 doing; put it on the market and  
13 selling it to whomever the highest  
14 bidder might be; and then the  
15 other thing to consider that I  
16 think we should give strong  
17 consideration to is looking to  
18 turn it into housing for an  
19 affordable or workforce level,  
20 which is obviously a huge need in  
21 the Village.

22 In my mind, there's a couple of  
23 ways that we could potentially  
24 look at that. It could either be  
25 through Habitat for Humanity, who

2 I know is interested in doing more  
3 out on the North Fork. And then  
4 the other way might be to look at  
5 drawing down some funding through  
6 the Community Preservation Fund.  
7 As everybody's aware, there's an  
8 additional half a percent tax  
9 that's been collected now for  
10 about nearly a year and that  
11 allocation is building within the  
12 Town and we have the ability to  
13 participate in it as part of the  
14 housing plan and make requests  
15 within the rules of a developer as  
16 might be changed.

17 I can't think of any other  
18 scenarios as part of it, but want  
19 to open it up for discussion. Any  
20 thoughts or if anybody has any  
21 other ideas we aught to consider  
22 with the parcel?

23 TRUSTEE ROBINS: I mean, I've  
24 driven down there, I've taken a  
25 look at the site and looked at it

2 on the map. I noticed that there  
3 is a pump station down there, just  
4 in the backside of the parking lot  
5 at 123 Sterling.

6 MAYOR STUESSI: Uh-huh.

7 TRUSTEE ROBINS: But I can't  
8 envision, to be honest with you,  
9 anybody building on that lot. I  
10 mean, it's so tight down there  
11 right now. I mean, I guess, you  
12 know, I imagine we'd need  
13 variances. It's a nonconforming  
14 sized lot in any way.

15 But I would say that, you know,  
16 trying to built in that particular  
17 site would be very tight,  
18 difficult, you know, to get  
19 concrete trucks in there and  
20 everything like that. It's not  
21 just landlocked, but it's building  
22 locked too. You know, I mean, I  
23 don't know what the other  
24 people --

25 MAYOR STUESSI: Well, it does

2 have street frontage. It's not  
3 locked in a sense that --

4 TRUSTEE ROBINS: Right.

5 Yeah, I have a picture of it. I  
6 saw the pictures and the appraisal  
7 report as well. I don't consider  
8 it a particularly buildable lot.

9 Now, if we sell it, I suppose  
10 somebody -- the people that want  
11 to buy it, I mean, they would want  
12 to build there too; do we have any  
13 idea?

14 MAYOR STUESSI: Undermined.

15 It sounds like one individual  
16 might want to leave it and  
17 incorporate it into a backyard,  
18 this being the one that approached  
19 the Village in 2017 or '18 and --

20 TRUSTEE ROBINS: And they're  
21 on Central?

22 MAYOR STUESSI: -- then  
23 somebody else potentially building  
24 on it. And, obviously, if we put  
25 it on the open market, it would

2 likely engender other interest in  
3 it beyond two that have expressed  
4 interest.

5 DEPUTY MAYOR PHILLIPS: I  
6 have one question and I raised the  
7 question the last time this came  
8 up. When I was on ZBA chair, the  
9 houses that were down there were  
10 all part of a housing grant that  
11 went through the Village for  
12 improving it. It had a ZWA -- and  
13 in had a ZBA determination to it.

14 Are all the houses still owned  
15 by the same person or have they --  
16 that's a question. Because at one  
17 time they were. They had to have  
18 a manager. They had to have the  
19 whole nine yards down there. It  
20 was similar to Lakeside, only it  
21 was, quote, a private person doing  
22 it.

23 TRUSTEE ROBINS: This  
24 particular, the last house down  
25 there is kind of a mess actually,

2 the one, you know, that's adjacent  
3 to this lot.

4 DEPUTY MAYOR PHILLIPS: But  
5 weren't the other two houses as  
6 you're coming up, wasn't that all  
7 one ownership at one point?

8 TRUSTEE ROBINS: Yeah,  
9 they're all one complex because I  
10 used to do some work down there.

11 MAYOR STUESSI: Well, they're  
12 separate tax map lots; whether  
13 they have similar or same  
14 ownership or not, I don't know.

15 DEPUTY MAYOR PHILLIPS: All I  
16 know is --

17 MAYOR STUESSI: The house  
18 that -- to your point, the house  
19 that's immediately, what would  
20 that be, west of it is one, you  
21 know, tax map lot and then there's  
22 another parcel next to it. I have  
23 no idea if they're owned by the  
24 same person or not, but with  
25 the --

2 DEPUTY MAYOR PHILLIPS: As I  
3 said, there was a ZBA  
4 determination that went with it  
5 and I'd have to really go back and  
6 see if I still have it or if I  
7 could find the property file at  
8 Village Hall. But when we were  
9 looking at it, there was a  
10 gentlemen wanting to renovate one  
11 of them and when we pulled out the  
12 file, that's when we discovered  
13 they were all connected because it  
14 was dealing with a determination  
15 of a housing -- they received  
16 money for housing to repair it.  
17 So that's my only question is that  
18 may be --

19 MAYOR STUESSI: And what's  
20 the --

21 DEPUTY MAYOR PHILLIPS: --  
22 the reason why that lot, we ended  
23 up buying that or we ended up  
24 owning that piece. I don't know.  
25 It's a long time since I've looked

2 at it.

3 MAYOR STUESSI: Was purchased  
4 when you were in office or prior  
5 to you being in office?

6 DEPUTY MAYOR PHILLIPS: I was  
7 prior to being in this position.

8 I was ZBA chair when all of that,  
9 but Jamie Mills was ZBA chair when  
10 this construction was going on. I  
11 was the ZBA chair when they were  
12 trying to renovate it.

13 MAYOR STUESSI: Oh, you're  
14 talking about next door, not this  
15 lot.

16 DEPUTY MAYOR PHILLIPS: No,  
17 I'm talking about the houses and  
18 I'm wondering if this lot was just  
19 part of -- I don't know.

20 MAYOR STUESSI: Yeah, we  
21 looked back at Village record and  
22 unfortunately there's nothing we  
23 can find on when it was acquired,  
24 why it was acquired, how it was  
25 acquired.

2 TRUSTEE DOUGHERTY-JOHNSON: I  
3 mean, didn't the Village own the  
4 end of that street when it was a  
5 dock?

6 DEPUTY MAYOR PHILLIPS: Yeah,  
7 that's why --

8 (Whereupon, there was  
9 crosstalk.)

10 TRUSTEE DOUGHERTY-JOHNSON:  
11 Maybe it's part of that.

12 DEPUTY MAYOR PHILLIPS: --  
13 with the condominiums. And there  
14 was the street that was  
15 reconstructed, you remember? That  
16 whole situation is hard to  
17 remember be honest with you.

18 TRUSTEE ROBINS: I don't  
19 remember when that was built those  
20 down there actually. Was that in  
21 the 80's?

22 DEPUTY MAYOR PHILLIPS: It  
23 was the 80's when it was built  
24 them. There was a lot of  
25 discussion and a lot of paperwork

2 that went around. And I'm sure  
3 some of it it's not readily  
4 available in Village Hall.

5 MAYOR STUESSI: In any event,  
6 this is an entirely separate lot.  
7 We haven't found anything unless  
8 there's something you might be  
9 aware of that ties it to the  
10 others. It appears like  
11 potentially a 1,400 square foot  
12 house could be build on it of two  
13 floors of about 700 square feet  
14 each.

15 DEPUTY MAYOR PHILLIPS: Next  
16 to the tennis courts.

17 MAYOR STUESSI: -- the  
18 Building Department review. Lily,  
19 you were going to say something?

20 TRUSTEE DOUGHERTY-JOHNSON:  
21 Well, one thing is that the  
22 appraisal lists that public sewers  
23 is not available. Is that a  
24 mistake or is there some reason it  
25 wouldn't be?

2 TRUSTEE ROBINS: Well, maybe  
3 because we have a moratorium. I  
4 don't know.

5 TRUSTEE DOUGHERTY-JOHNSON:  
6 Oh. I have some thoughts. I  
7 mean, I love the idea of building  
8 affordable housing, but I go down  
9 that street a lot and it's very  
10 crowded with cars and people and I  
11 hate the idea of putting all  
12 affordable housing in one spot.

13 And I know that that's what  
14 happens. So I just think -- and I  
15 mean, I like wonder about parking,  
16 I guess, for that as we're talk  
17 about parking. Because if you're  
18 building -- I mean, right now  
19 don't we require parking for --

20 TRUSTEE BRENNAN: Yes.

21 TRUSTEE DOUGHERTY-JOHNSON:  
22 So, yeah.

23 TRUSTEE BRENNAN: We require  
24 onsite parking.

25 TRUSTEE DOUGHERTY-JOHNSON:

2 Yeah.

3 TRUSTEE ROBINS: I mean,

4 what's odd about that lot --

5 MAYOR STUESSI: Just in a

6 cursory review, it looks like you

7 could put a parking spot on it.

8 It would be tight, but...

9 TRUSTEE ROBINS: It's just,  
10 you know, I mean, the lot is about  
11 42, 43 feet wide, something like  
12 that, but it's only 56 feet deep.  
13 Usually what, we require 150 feet  
14 for a lot, you know? It's a very  
15 shallow lot.

16 TRUSTEE DOUGHERTY-JOHNSON:  
17 Put parking on the side; is that  
18 what you're saying?

19 MAYOR STUESSI: (Nodding.)

20 TRUSTEE BRENNAN: Do you have  
21 other comments, Lily?

22 TRUSTEE DOUGHERTY-JOHNSON: I  
23 mean, I guess just that -- like  
24 right now you can't -- you can't  
25 really turn around. Like it's

2 hard see on this picture, but  
3 that's all of it. It's a  
4 slight --

5 MAYOR STUESSI: It's a  
6 cull-de-sac.

7 TRUSTEE DOUGHERTY-JOHNSON:  
8 It's a little roundabout, but it's  
9 very, very teeny. Like a school  
10 bus can't even go down there. I  
11 don't know if fire trucks and --

12 DEPUTY MAYOR PHILLIPS:  
13 That's another issue.

14 TRUSTEE DOUGHERTY-JOHNSON:  
15 -- emergency vehicles can go down  
16 there. You can now get through  
17 one, two, three if something did  
18 sometimes -- there was a chain  
19 across it recently, then it was  
20 down.

21 So, yeah, I just -- like, I  
22 mean, people basically -- like  
23 people park all through this all  
24 the time right now.

25 DEPUTY MAYOR PHILLIPS: It's

2 a densely populated street. It's  
3 similar to Fifth Avenue as to  
4 being tight and with a lot of  
5 vehicles.

6 TRUSTEE DOUGHERTY-JOHNSON:

7 But I mean I do agree. It's not  
8 doing anything as an empty lot  
9 right now. And, you know, selling  
10 it just to turn into someone's  
11 backyard or selling it so someone  
12 else could build on it. I'd  
13 rather the Village turn it into  
14 affordable housing. That's just  
15 -- those are my concerns, just  
16 that it's very, very crowded down  
17 there already.

18 TRUSTEE BRENNAN: I have a  
19 question for counsel, Brian. It's  
20 related to this item and the  
21 previous one, sewer studies. So  
22 following our last meeting, I was  
23 approached, I think it was after  
24 the meeting, by a resident saying  
25 that agenda items must have the

2 documentation available to the  
3 public if we discuss them. Is  
4 that correct? So like the sewer  
5 study is not part of this. It's  
6 on the agenda, but it's not in  
7 this packet.

8 MAYOR STUESSI: Well, because  
9 I said that we were awaiting our  
10 sewer study as part of it. And  
11 when we get the sewer study, that  
12 will be in the meeting. It's an  
13 agenda item to say, we're  
14 expecting it --

15 TRUSTEE BRENNAN: We're  
16 expecting it, okay.

17 DEPUTY MAYOR PHILLIPS: We're  
18 not discussing it in detail.

19 TRUSTEE BRENNAN: Right, but  
20 is that accurate?

21 VILLAGE ATTORNEY STOLAR: Any  
22 resolutions, documents that you're  
23 going to be discussing, to the  
24 extent that they can be posted  
25 online, they're supposed to be

2 posted at least 24 hours before a  
3 meeting.

4 TRUSTEE BRENNAN: Alright, so  
5 -- and then this property -- so  
6 the Village owns this property?

7 MAYOR STUESSI: Yes.

8 TRUSTEE BRENNAN: Do we have  
9 ability to speak about this during  
10 Executive Session --

11 VILLAGE ATTORNEY STOLAR:  
12 Yes.

13 TRUSTEE BRENNAN: -- as a  
14 real estate matter?

15 VILLAGE ATTORNEY STOLAR:  
16 Yes.

17 TRUSTEE BRENNAN: Is there a  
18 reason we're not doing that?

19 MAYOR STUESSI: Well, I think  
20 we would only be doing it if there  
21 was something confidential we  
22 should need to discuss.

23 TRUSTEE BRENNAN: Well, it's  
24 a Village asset and we're  
25 considering selling it, right?

2 That's one of the things that --

3 MAYOR STUESSI: Yeah, we're

4 talking about potential uses for  
5 it.

6 TRUSTEE BRENNAN: Yeah, so --

7 TRUSTEE ROBINS: Yeah, we're  
8 indicating that we're considering  
9 selling it.

10 TRUSTEE BRENNAN: My point  
11 here is that if we are responsible  
12 for -- I think we have a fiduciary  
13 responsibility. If we're  
14 safeguarding Village assets,  
15 should we be talking about this  
16 property in public right now or  
17 should we use the Executive  
18 Session?

19 VILLAGE ATTORNEY STOLAR:

20 Executive Session, when you're  
21 talking about real estate, which  
22 you can move anything into  
23 Executive Session to the extent  
24 your discussion in public could  
25 impact the value.

2 So if you're talking about  
3 something here that would impact  
4 value, that's appropriate for  
5 Executive Session. If you're just  
6 talking about the appraised value  
7 and the actual cost and these  
8 other elements, that's not  
9 something that necessarily should  
10 be discussed in Executive Session.

11 But there is an issue on this  
12 property that has to do with legal  
13 advice that I need to talk to the  
14 Board about.

15 TRUSTEE BRENNAN: Okay.  
16 Well, we did just talk about  
17 aspects of the property that could  
18 impact the value, so I would  
19 suggest that we talk about it in  
20 Executive Session.

21 VILLAGE ATTORNEY STOLAR:  
22 Okay.

23 TRUSTEE BRENNAN: That's my  
24 suggestion. But you want to talk  
25 about it, in any case, for a

2 different matter?

3 VILLAGE ATTORNEY STOLAR:

4 Yes.

5 TRUSTEE BRENNAN: For

6 counsel?

7 VILLAGE ATTORNEY STOLAR:

8 Yes.

9 MAYOR STUESSI: Typically it  
10 would be -- it's a good point, if  
11 we were looking to acquire a  
12 parcel, you would immediately  
13 discuss it in Executive Session  
14 because if we said we wanted to  
15 buy the, you know, brick building  
16 on the corner, which happens to be  
17 Village Hall, it might drive the  
18 price up because somebody else  
19 will look into it.

20 TRUSTEE BRENNAN: So my point  
21 here is not to -- it's not that I  
22 don't want to be transparent, but  
23 I'm not sure it's in the public's  
24 interest that we discuss this in  
25 public at this time if selling a

2 property is one of the things on  
3 the table.

4 DEPUTY MAYOR PHILLIPS: Well,  
5 I think we were talking about  
6 several options. And, Brian,  
7 would you not agree with me, that  
8 we really weren't making a  
9 decision? We were just putting it  
10 on to the Board members that these  
11 are the some of the various  
12 options and that, yes, we, at some  
13 further point, need to go into  
14 Executive Session to discuss  
15 either a contract negotiation or  
16 the continued discussion of those  
17 that have approached us, correct?

18 VILLAGE ATTORNEY STOLAR:

19 That's correct.

20 DEPUTY MAYOR PHILLIPS: So  
21 then, I guess, at this point, I  
22 think we've discussed --

23 MAYOR STUESSI: I think for  
24 the benefit of the public, if  
25 there are any other ideas that we

2 think should be public to consider  
3 as part of it. I don't have  
4 anything else other than to keep  
5 it; leave it as; is, it gets built  
6 upon, whether it's by us or  
7 somebody else as part of being  
8 sold.

9 TRUSTEE BRENNAN: So one  
10 thought on that. I know Lily, you  
11 said you may prefer that the  
12 Village developed it as affordable  
13 housing. Since we're the owner,  
14 we could put covenants and  
15 restrictions on it currently to  
16 require that it be developed into  
17 affordable housing and then we  
18 could sell it at a discount.

19 MAYOR STUESSI: Yes.

20 TRUSTEE BRENNAN: That might  
21 decrease the value, but it still  
22 furtherers our interest, our  
23 goals. We don't have to build it,  
24 but we could still create a  
25 situation where it's built out in

2 a way that we like.

3 TRUSTEE DOUGHERTY-JOHNSON:

4 Yes.

5 MAYOR STUESSI: Whether it  
6 was with a private group or  
7 Habitat by Humanity.

8 TRUSTEE BRENNAN: Right. I  
9 think this that would be the  
10 preferable way to do it in my  
11 mind, is that someone else develop  
12 it.

13 MAYOR STUESSI: Yeah. I'm  
14 not looking to get into housing  
15 development.

16 TRUSTEE DOUGHERTY-JOHNSON:  
17 But I mean, I just mean that (in  
18 audible).

19 TRUSTEE BRENNAN: Yes, yes, I  
20 agree.

21 MAYOR STUESSI: But it  
22 doesn't seem like open park space  
23 makes sense, obviously.

24 TRUSTEE DOUGHERTY-JOHNSON: I  
25 mean, there are other options

2 though. Like, I don't know, child  
3 care. That's something else  
4 that's maybe not as -- but that  
5 would be even more traffic.

9 TRUSTEE DOUGHERTY-JOHNSON:  
10 That's true.

16 TRUSTEE DOUGHERTY-JOHNSON:  
17 Yes.

18 TRUSTEE ROBINS: It's a very  
19 small parcel on a dead end.

20 TRUSTEE DOUGHERTY-JOHNSON:  
21 It's kind of not a dead end as  
22 long as 123 doesn't gate off their  
23 throughway there.

24 TRUSTEE BRENNAN: That's  
25 private property.

2 TRUSTEE DOUGHERTY-JOHNSON:

3 But they did, at the Planning  
4 Board, say that they would leave  
5 it open and it should really be  
6 open for emergency.

7 TRUSTEE ROBINS: They have a  
8 chain down there.

9 DEPUTY MAYOR PHILLIPS: They  
10 took it down.

11 TRUSTEE BRENNAN: It's down  
12 today.

13 DEPUTY MAYOR PHILLIPS: I  
14 think the fire department said  
15 something to them. So this is an  
16 item, Patrick, you want to discuss  
17 further in Executive Session?

18 MAYOR STUESSI: Well, Brian  
19 said he had something he wanted to  
20 discuss.

21 DEPUTY MAYOR PHILLIPS: That  
22 he wanted to, okay.

23 TRUSTEE BRENNAN: Yes, and I  
24 would like to.

25 MAYOR STUESSI: The last item

2 we have, unfortunately, it sounds  
3 like Chris North, who's the  
4 chairman of the Police Advisory  
5 Committee would like for us to  
6 send them a letter to recap the  
7 things that we stated in the prior  
8 joint meeting of our concerns.

9 Legal is working on something,  
10 including on update of our recent  
11 code changes in the ones that, you  
12 know, the police department worked  
13 with us on, including the most  
14 recent one. So that will be  
15 circulated to the Board here  
16 shortly.

17 And it sounds like, timing wise,  
18 we will either need to attend  
19 their meeting because they are in  
20 budget season right now and  
21 looking to firm up their budget  
22 and this is obviously important to  
23 the Village to make sure that  
24 we're getting the right level of  
25 policing, unless we get a joint

2 meeting, and I don't know that  
3 we'll get a joint meeting in time.  
4 But in any event, expect to see a  
5 letter here circulated from  
6 counsel so we can forward it in  
7 the coming days.

8 DEPUTY MAYOR PHILLIPS: Well,  
9 going back to the joint meeting, I  
10 think, if I remember correctly,  
11 they did ask us to come back to  
12 them for another meeting with our  
13 concerns and with some suggestions  
14 for some water quality projects,  
15 if I remember correctly. So if  
16 why can't we reach out to them?

17 MAYOR STUESSI: Well, that's  
18 what I just said. We're working  
19 to get that followup meeting  
20 scheduled.

21 DEPUTY MAYOR PHILLIPS: Okay.

22 MAYOR STUESSI: I'm just  
23 saying, I don't know that it's  
24 going to happen in advance of them  
25 finalizing the budget.

2 DEPUTY MAYOR PHILLIPS: I  
3 think if we asked, they seem to  
4 be --

5 MAYOR STUESSI: As I said,  
6 I'm working on scheduling.

7 DEPUTY MAYOR PHILLIPS: Okay,  
8 alright, but I do know that I  
9 think at some point we need to  
10 discuss about some ideas to take  
11 to them as far as water quality.

12 MAYOR STUESSI: Yeah, I think  
13 that would be appropriate when we  
14 get our sewer report back because  
15 there's going to be a number of  
16 items related to storm water and  
17 as part of that, we can have a  
18 discussion. That would be an  
19 important one to have.

20 DEPUTY MAYOR PHILLIPS: I  
21 think we also should, at some  
22 point, reach out to the State to  
23 deal with some of the storm water  
24 issues that are along Front Street  
25 because that's -- they are --

2                   they're storm drains are their  
3                   dorm strains, not ours. Because  
4                   it's -- and I do know the previous  
5                   Village administrator did reach  
6                   out to the State to get them  
7                   unplugged because they needed to  
8                   be flushed out.

9                   MAYOR STUESSI: Yeah, so that  
10                  was done as recently as, I want to  
11                  say, six or seven months ago. I  
12                  can pull when it was done exactly  
13                  and share. I had that  
14                  conversation with the State and  
15                  one of the things we talked about  
16                  is getting them to rejuvenate the  
17                  basins down behind the Legion and  
18                  also over --

19                  DEPUTY MAYOR PHILLIPS: Port.

20                  MAYOR STUESSI: -- at port.  
21                  I was going to say behind the  
22                  hotel as well, and they're taking  
23                  a look at that. I don't have any  
24                  word back from them on where they  
25                  are.

2 Separate and apart from that, I  
3 have a meeting tomorrow with the  
4 county legislator, who represents  
5 as Catherine Stark, who's coming  
6 to walk Greenport and in advance  
7 of the study coming out, to take a  
8 look at the downtown area to  
9 understand some of the issues we  
10 have with where we had flooding.  
11 I'm going to share some photos  
12 too. I talked to her about it, as  
13 I shared, but this will be her  
14 coming. She's also going to visit  
15 the sewer plant and go over to  
16 Sandy Beach and then go to the  
17 hospital and over to Peconic  
18 Landing as well as part of this  
19 tour.

20 DEPUTY MAYOR PHILLIPS: So  
21 the goal of the tour is to look  
22 for --

23 MAYOR STUESSI: Just  
24 familiarize her with the Village  
25 of Greenport. She doesn't know it

2 well and, you know, I want to hear  
3 to be able to say when she sees  
4 the report oh, that's where  
5 they're talking about and the  
6 issue is here or there and those  
7 are the pump stations, etcetera,  
8 etcetera.

9 TRUSTEE ROBINS: She's a  
10 county legislator?

11 MAYOR STUESSI: Yes.

12 DEPUTY MAYOR PHILLIPS: So is  
13 this a further reach out to deal  
14 with trying to get some money out  
15 of the Suffolk County Water  
16 Quality Funding or --

17 THE COURT: Well, out of the  
18 county directly. Undetermined  
19 where it would come from. I also  
20 spoke with the county executive,  
21 Ed Romaine and met with him and  
22 have a follow-up meeting once we  
23 get the report out. And so the  
24 moment we get the report, we'll  
25 send it to the County, the state

2 and our Federal legislators and  
3 we're offer to the races to start  
4 reviewing.

5 And also as part of the grant  
6 process because one of the things  
7 we're going need to give serious  
8 thought to as part of downtown  
9 revitalization is if we tear up  
10 sewer pipes down Front and Main  
11 and do work as part of it, and as  
12 part of that it might mean  
13 deciding whether we want to bury 1  
14 power lines at the same time, you  
15 know, modify sidewalks and curb  
16 cuts, etcetera, etcetera. So all  
17 things we'll talk about.

18 With that, are there any other  
19 residents who would like to speak?

20 (Audience member indicating.)

21 MAYOR STUESSI: Yes, sir,  
22 please.

23 DEPUTY MAYOR PHILLIPS: Go  
24 ahead, but I had one more  
25 question, but that's okay.

2 MAYOR STUESSI: Sorry.

3 DEPUTY MAYOR PHILLIPS:

4 That's all right, you go first and

5 then I'll go after.

6 MR. KEEL: I'm Robert Keel,

7 242 Fifth Avenue. I have a few

8 questions. Because this started

9 like a year and a half ago. I'm

10 on Fifth Avenue at the house next

11 door --

12 MAYOR STUESSI: We spoke on

13 the phone yesterday.

14 MR. KEEL: We spoke on the

15 phone, great. The house next to

16 me, 238 Fifth Avenue, it's got a

17 two-family house on it and there

18 was an old garage in the back with

19 a -- it used to be an old

20 apartment above it.

21 They condemned the apartment.

22 No one lived in there for years.

23 It went through the ZBA.

24 Mr. Linkewitz (phonetic) is trying

25 to get it to turn back into an

2 apartment again.

3 They told him he couldn't do it.

4 He tried to put another building

5 in the back and they told him he

6 couldn't do that either because

7 there's not enough for the fire

8 department to get through.

9 There's less than eight feet

10 between house and fence.

11 So about a year and a half ago

12 he started renovating the thing.

13 He came and told me he was going

14 to paint it. The next I know, I

15 come home, he's got all the studs

16 ripped out on the first floor, all

17 the walls are out. He drops four

18 by six CCA on the ground and

19 frames the thing up.

20 So we call the building

21 inspector. He comes down. He

22 says, you don't have a building

23 permit. So they got him a

24 building permit. You can't put a

25 four by six on the ground, I don't

2 care where you are, and put studs  
3 on it and support a building.

4 That is not a foundation.

5 He did over 50 percent of  
6 renovation on this building. He  
7 gutted the whole upstairs. Now  
8 he's got people living in it.

9 They give him a permit, he came  
10 back, and before he came to do the  
11 final inspection, he had -- one of  
12 the guys that runs -- lives in the  
13 first floor apartment in the  
14 house, he has a landscaping  
15 business. He came in with his  
16 trucks and they got all this  
17 equipment out of the garage that  
18 day. It took them like and a half  
19 to get it cleaned out.

20 They came and inspected it and  
21 put all the shit back in the  
22 place. There's no fire code  
23 insulation or Sheetrock between  
24 the first -- from the first floor  
25 and the second floor.

2 Not only that, we got people  
3 living in there, one of them is a  
4 drug dealer. He does drug deals  
5 right in front of our house. He  
6 runs out of there. I got cameras.  
7 He runs out of there. I got  
8 cameras. He runs out of there all  
9 night and day, all day long.

10 The Town wouldn't do a damn  
11 thing about it because they're  
12 waiting for the big bust. So this  
13 has been going on for a year and a  
14 half on that crap.

15 I come home the other night, two  
16 more houses further over, at 228,  
17 which Linkewitz owns, there's a  
18 crew out there framing a second  
19 floor on top of the house. Come

20 to find out that he got a permit.

21 But it's all -- the house the  
22 setbacks on the first floor aren't  
23 right. So there's no way he can  
24 put a second floor on top of it.

25 MAYOR STUESSI: So as I told

2 you yesterday when we spoke, we're  
3 pulling the files for it.

4 MR. KEEL: Yeah, I know.

5 They told me this other one next  
6 to me was going to be taken to  
7 court. That was a year and a half  
8 ago. Nothing has been done.

9 MAYOR STUESSI: I'm sorry,  
10 who said this a year ago?

11 MR. KEEL: Yeah, a year and a  
12 half ago. Mary Bess remembers it.  
13 I talked to her about.

14 DEPUTY MAYOR PHILLIPS: And I  
15 believe, you know, you mentioned  
16 it here if I remember correctly.

17 MR. KEEL: Yeah.

18 MAYOR STUESSI: So, again,  
19 the other one that you just  
20 mentioned does have building  
21 permit. I don't know the  
22 specifics of ZBA --

23 MR. KEEL: It's still not  
24 posted in the window.

25 MAYOR STUESSI: We're going

2 to take a look at all that and  
3 pull the files and --

4 MR. KEEL: He already put the  
5 roof on it already.

6 AUDIENCE MEMBER: It's done.

7 MR. KEEL: But you know if  
8 they take it -- and he's got a  
9 flat roof in there and he puts a  
10 deck over the top of it and covers  
11 it up and he didn't peel up that  
12 asphalt roofing in between there,  
13 that's another violation.

14 TRUSTEE ROBINS: You saw the  
15 Village of Greenport Building  
16 Permits signed by our building  
17 inspector?

18 MR. KEEL: They told me when  
19 I called down there they got a  
20 building permit and then the Mayor  
21 told me he had a permit.

22 MAYOR STUESSI: Yeah, we have  
23 it. It was issued over a year  
24 ago.

25 MR. KEEL: And how are you

2 getting permits? And how is --  
3 like the one next door, how did he  
4 get a permit and he didn't do the  
5 stuff and then he got an engineer  
6 to come in, an engineer to pass  
7 stuff that doesn't meet New York  
8 State code. And he build it and  
9 then he puts an apartment in.  
10 Who's liability is it, the  
11 Village's, if all that crap  
12 downstairs catches on fire and  
13 burns the people upstairs and  
14 kills them, anyone think about  
15 that one?

16 MAYOR STUESSI: No, and as I  
17 mentioned to you yesterday when we  
18 spoke, we're pulling the files on  
19 that one and looking --

20 MR. KEEL: I mean, is our  
21 building inspector so overloaded?  
22 I mean, just how many rentals do  
23 we have in this Village' alone?

24 MAYOR STUESSI: Oh, we've got  
25 350 or so.

2 MR. KEEL: Yeah, and there's  
3 250 working days roughly in a  
4 year. He doesn't even work for  
5 four days a week?

6 MAYOR STUESSI: As far as  
7 rentals, we're looking --

8 MR. KEEL: No, what I'm  
9 saying, please let me finish.

10 MAYOR STUESSI: Yes.

11 MR. KEEL: So just saying,  
12 alone, he has to do one inspection  
13 per rental per day, along with the  
14 paperwork.

15 MAYOR STUESSI: The current  
16 rental permit is for two years and  
17 the current law also allows for an  
18 applicant to have it certified by  
19 a licensed architect so they don't  
20 necessarily need to have the  
21 building inspector come and  
22 inspect it.

23 MR. KEEL: Okay, but what are  
24 we supposed to do?

25 MAYOR STUESSI: Our Board is

2                   actually taking a look at changing  
3                   the rental laws. And so we've  
4                   been reviewing language as part of  
5                   that and are giving consideration  
6                   to making the changes.

7                   MR. KEEL: I mean, you really  
8                   need two inspectors. I mean, one  
9                   guy should be in the office that  
10                  should be reviewing these things.  
11                  It takes a while to really review  
12                  these things right. Check your  
13                  setbacks, check all the --

14                  MAYOR STUESSI: You're  
15                  absolutely right.

16                  MR. KEEL: -- to do this.  
17                  And then between the training they  
18                  go got to go to, so they're out.  
19                  And then you get backed. And now  
20                  they're really backed up. And I'm  
21                  hearing people say, oh screw it.  
22                  I'm going do it without a building  
23                  permit.

24                  MAYOR STUESSI: So we have  
25                  just hired a part-time inspector

2 as well to work and we literary  
3 just went through civil service to  
4 post for a code inspector too.

5 MR. KEEL: That guy wouldn't  
6 even write a violation or write  
7 anything else because he doesn't  
8 know the Town codes. That's what  
9 I been told. So what did we hire  
10 him for?

11 MAYOR STUESSI: In regards to  
12 your accusation of potential drug  
13 use, as I told you on the phone  
14 yesterday, if you see anything,  
15 call the police right away.

16 MR. KEEL: I do. They won't  
17 do nothing. I've talked to the  
18 drug task force. They said, we're  
19 waiting for the bigger bust. We  
20 don't want to just catch with a  
21 little bit.

22 MAYOR STUESSI: Well, I will  
23 work to set up a separate meeting  
24 with somebody from police  
25 department. I'll come meet them

2 with because I don't want anybody  
3 to be --

4 MR. KEEL: She watched --  
5 they witnessed -- they watched  
6 them right out in the street do  
7 drug deals in front of the house.

8 MAYOR STUESSI: That's a  
9 policing issue, which is the Town.  
10 It's not to say I don't care. I  
11 will bring somebody over, one of  
12 the sergeants or the chief and  
13 we'll have a conversation about  
14 it.

15 MR. KEEL: You asked about  
16 the bust. They had the big bust a  
17 week or so ago.

18 (Whereupon, there was  
19 crosstalk.)

20 MR. KEEL: That was the one  
21 they're putting the second floor.

22 AUDIENCE MEMBER: That's the  
23 same house.

24 MR. KEEL: I mean, it's just  
25 getting worse and worse. And they

2 keep piling these people in the  
3 house. I mean, the one next door  
4 to me, I don't know who the  
5 neighbors are half the times.

6 There's one family that's there  
7 that's been there for a long time.

8 The other ones, they come and  
9 change all summer long. There's  
10 people coming in and out. Cars --  
11 I can't even park. I couldn't  
12 have guests over because there's  
13 no place to park on the street.

14 And they got the backyard filled  
15 with cars. They park all the way  
16 down the front. It's everywhere.

17 It's terrible.

18 MAYOR STUESSI: We will look  
19 into it.

20 MR. KEEL: Alright.

21 MAYOR STUESSI: And I will  
22 follow-up with the police as well  
23 as I mentioned yesterday.

24 MR. KEEL: Thank you.

25 MAYOR STUESSI: Yes, ma'am.

2 AUDIENCE MEMBER: Cathy  
3 (inaudible) 248 Fifth Avenue. So,  
4 you know, I live next door to Bob.  
5 He is a contractor, so whatever he  
6 has said, I know that he knows it.  
7 He builds houses from the ground  
8 up.

9 MAYOR STUESSI: So you're  
10 north of him?

11 MR. KEEL: Yes.

12 MAYOR STUESSI: Okay, thanks.

13 AUDIENCE MEMBER: So I just  
14 have a couple of questions. So we  
15 have our R1 and R2 intoning,  
16 correct? But what I want to know  
17 is when a house has 15 to 20  
18 people living in it, wouldn't that  
19 be considered more than a  
20 one-family or a two-family house?

21 Like the New York State code  
22 says like if you have five  
23 bedrooms you're allowed to have 11  
24 people live in the house. So if  
25 the house has three bedrooms, it

2 should only have seven people  
3 living in it according to the New  
4 York State, like, guide of, you  
5 know, code.

6 So I don't understand when you  
7 have these houses -- so the one  
8 next to him, you know, that has a  
9 thing in the back, which by the  
10 way, you know, he said the drug  
11 deals. I mean, you can you look  
12 at the records of the Greenport  
13 Fire Department. There was a  
14 fentanyl overdose in that  
15 structure. Not the front house,  
16 but the back house and that has  
17 all those other people in it. And  
18 there was a fentanyl overdose.

19 And I'm so confused by the fact  
20 that the police department was  
21 there and the fire department was  
22 there and they can all see that  
23 there were children living in this  
24 structure, yet -- and someone just  
25 overdosed on fentanyl with

2 children living there.

3 Doesn't somebody like have to  
4 report that? Shouldn't that be  
5 made known that there are children  
6 living in this structure that's  
7 unsafe by it's own right, but now  
8 you had somebody overdose on  
9 fentanyl in that structure. Like  
10 are we waiting for some child to  
11 inadvertently touch it or eat it  
12 or something like that? Like  
13 shouldn't somebody have said  
14 something, somebody in the police  
15 department or the fire department?  
16 It's clearly visible that there  
17 are children living there. That's  
18 my first point. Like that really  
19 up sets me.

20 And then the other thing is, now  
21 that they're building this second  
22 story, they already have so many  
23 people living there. If we go  
24 back to the New York stayed code  
25 -- so if you don't have it in your

2 code, don't you have to abide by  
3 the state code then if you don't  
4 have it?

5 So these occupancy rules that  
6 are in place, like, I don't  
7 understand, like, why aren't we  
8 enforcing them? And he's building  
9 a second story. I mean, the first  
10 story that's there, okay, predates  
11 like what are the existing  
12 setbacks now. I understand that.

13 But when you start new  
14 construction on top of that, that  
15 has to comply now with the new  
16 code what the setbacks are.

17 You can't just -- I mean, I've  
18 seen people come in here and they  
19 want to build something on the  
20 back of their house. And oh, my  
21 God, you can't, like the setbacks,  
22 you have to this, this, and that.  
23 They're not allowed to build in a  
24 straight line.

25 Just a little room off the back?

2                   Nope, you can't do it because they  
3                   have to have the setback. How can  
4                   he build this second story? Where  
5                   are the setbacks requirements for  
6                   it? Likes there has to be some,  
7                   right? So how did he get a permit  
8                   without anybody looking into that?  
9                   I don't understand how that  
10                  happens.

11                  MAYOR STUESSI: I don't know  
12                  that we know that it didn't go to  
13                  ZBA or not.

14                  MR. KEEL: It didn't go to  
15                  ZBA. I already checked with John.

16                  MAYOR STUESSI: Okay. We'll  
17                  verified and as I mentioned  
18                  yesterday --

19                  AUDIENCE MEMBER: And we're  
20                  just talking about two of the  
21                  houses on the block. He owns like  
22                  15 houses on the block. Like that  
23                  have all -- that are not  
24                  conforming. Let me put it that  
25                  way, that are not conforming to

2 the New York State Occupancy  
3 codes.

4 So, you know, and the parking  
5 and everything, I don't know, it's  
6 just, I feel like it's just --  
7 something bad is going to happen  
8 and then all of a sudden it's  
9 going to be like oh, my God, we  
10 shouldn't let so many people live  
11 in one house. And it's sad that  
12 it always has to get to something  
13 like that before then everybody is  
14 like, oh my God, we have to do  
15 something about this. So that's  
16 just my take on it. Thank you.

17 MAYOR STUESSI: Thank you.

18 TRUSTEE BRENNAN: Thank you.

19 MAYOR STUESSI: Is there  
20 anybody else that would like to  
21 speak this evening?

22 MS. ELKIN: Hi, Bridget  
23 Elkin, 125 Bay Avenue. I wasn't  
24 going to speak this evening, but  
25 in listening to them speak, it

17 DEPUTY MAYOR PHILLIPS: But  
18 you will when the code --

19 MS. ELKIN: Okay. That was  
20 my question. That will be added.  
21 Okay, cool.

2 Committee meetings and the public  
3 hearings that we've had of things  
4 that the Village can do to better  
5 manage rentals, and that's exactly  
6 one.

7 MS. ELKIN: Yeah, okay,  
8 great.

9 DEPUTY MAYOR PHILLIPS: But  
10 we're wait for the terminology to  
11 come to us for the short-term  
12 rental -- well, not the short-term  
13 rental, but the difference in  
14 changing the rental days and that  
15 will be all incorporated in that  
16 Chapter 103.

17 MS. ELKIN: Okay, thanks.

18 MAYOR STUESSI: Nothing from  
19 our railroad guru?

20 AUDIENCE MEMBER:  
21 Everything's fine.

22 DEPUTY MAYOR PHILLIPS: So  
23 can now the Trustee go back and  
24 ask a question?

25 MAYOR STUESSI: Yes.

2 AUDIENCE MEMBER: We're  
3 winding down now.

4 MAYOR STUESSI: Can you  
5 believe Fourth Street's getting  
6 replaced and they're going to  
7 remove a track? I mean, this is  
8 unbelievable. It's finally  
9 happening.

10 TRUSTEE ROBINS: That was a  
11 natural speed bump for us.

12 (Laughter.)

13 MAYOR STUESSI: You should  
14 try carrying a pizza on a bicycle  
15 across it.

16 TRUSTEE ROBINS: Yes, I know,  
17 I know.

18 AUDIENCE MEMBER: When I see  
19 it. When I see it.

20 MAYOR STUESSI: Oh, I made a  
21 point in telling the president I  
22 crashed there on those railroad  
23 tracks on my bicycle when he was  
24 here.

25 DEPUTY MAYOR PHILLIPS: Can

2 we have an update on the Mitchell  
3 Park bulkhead, please? Because I  
4 know that in reviewing the  
5 criteria for the grant that we're  
6 receiving, I believe I read  
7 something about we needed to do an  
8 environmental assessment?

9 MAYOR STUESSI: Yes. I don't  
10 know that there was a separate  
11 environmental assessment. We  
12 already have one that was done, as  
13 part of it. And then we've got  
14 the operated engineering. And as  
15 I had mentioned in the past  
16 meeting -- I don't have it in  
17 front of me, so I don't want to  
18 speak out of turn -- or not out of  
19 turn, but without having it in  
20 front of me. But we are looking  
21 to bifurcate some of the work that  
22 is part of the whole railroad and  
23 the ferry queueing. It's separate  
24 and apart from what's going to be  
25 done over at the other one. But I

2                   will be glad to send an update  
3                   with where we are relative to  
4                   approvals and funding and all of  
5                   that.

6                   DEPUTY MAYOR PHILLIPS:

7                   Right, because have -- we took out  
8                   the bond anticipation note, which  
9                   in checking the finances --  
10                  because I talk to Adam. You know  
11                  me, I check the money.

12                  MAYOR STUESSI: We all check  
13                  money. It's important. That's  
14                  our job as Board members.

15                  DEPUTY MAYOR PHILLIPS: I  
16                  believe we took out some of the  
17                  BAN money already to start the  
18                  process. I mean, are we ready to  
19                  go out to bid for some stuff or --

20                  MAYOR STUESSI: We're getting  
21                  close. The biggest issue at the  
22                  moment that we're trying to figure  
23                  out with the MTA and LIRR is how  
24                  to put that piece into this whole  
25                  project and get it done at the

2 time. And we should have an  
3 answer here, literally, within  
4 about a week on it.

5 DEPUTY MAYOR PHILLIPS:

6 You're talking about the pieces in  
7 front of the Maritime Museum?

8 MAYOR STUESSI: Exactly,  
9 yeah.

10 DEPUTY MAYOR PHILLIPS:

11 Because it's got the two volts and  
12 the volt boxes that have the  
13 electric, and the sewer and water.

14 And I haven't been down there in a  
15 while because, as you know, I've  
16 been torn in 25 different places,  
17 but I'm a little uncomfortable  
18 with the deterioration that I've  
19 seen that has continued and I just  
20 don't want those boxes to fall in  
21 the water because I think that's  
22 going to cause some issues.

23 MAYOR STUESSI: So we've got  
24 a sewer -- a bulkhead study from  
25 2017 that says it should all be

2 replaced. We're like moving  
3 mountains to get this done right  
4 now.

5 DEPUTY MAYOR PHILLIPS: Okay,  
6 it's just I --

7 MAYOR STUESSI: I mean,  
8 literally MTA is jumping through  
9 hoops. And I think it's through  
10 the good grace we had the  
11 president of LIRR here recently  
12 and they're really working to look  
13 at that whole area because they  
14 own that, not the Village.

15 DEPUTY MAYOR PHILLIPS: Right  
16 well, we lease it, but it's part  
17 of our --

18 MAYOR STUESSI: Like I said,  
19 they own it.

20 DEPUTY MAYOR PHILLIPS:  
21 Right, but I do know that we spent  
22 nine thousand something for who  
23 was it that we had do an update of  
24 the plans; is that what we did?

25 MAYOR STUESSI: Yes.

4 DEPUTY MAYOR PHILLIPS: Who  
5 was it?

9 DEPUTY MAYOR PHILLIPS: B and  
10 B Engineers is supposed to doing  
11 an anticipating construction cost  
12 for replacement the bulkhead.

19 DEPUTY MAYOR PHILLIPS: And  
20 the other thing is I happened to  
21 have very interesting conversation  
22 with Jane Williams and Susan  
23 Donovan. Recently we were just  
24 kind of catching up with LWRP.  
25 They had called me on some code

2 situations that they wanted to  
3 incorporate in their work that  
4 they've been doing.

5 And I just wanted to know where  
6 we're at with the LWRP because I  
7 really haven't heard anything  
8 moving forward. They've done a  
9 great amount of work. I've seen  
10 their work. It's beautiful. And  
11 I've helped them along with some  
12 of it and I was just wondering if  
13 perhaps we should let the two of  
14 them just start trying to  
15 coordinate things and start moving  
16 it along.

21 DEPUTY MAYOR PHILLIPS: Yes.

22 I met --

23 | MAYOR STUESSI: Who was —

24 I 'm forgetting her name offhand --  
25 who was managing the LWRP and we

2 were in her region, she just  
3 retired over the last couple of  
4 months and they literary just  
5 named somebody, I want to say, two  
6 weeks ago who said, hey I'm the  
7 new person; reaching out; want to  
8 come schedule a time to meet with  
9 you.

10 And so that's going to happen  
11 here hopefully within next  
12 30 days. Because all that work  
13 that Suzy and Jane have done can  
14 be incorporated into it. And then  
15 Patrick has a summary that he's  
16 working on from all of the harbor  
17 front issues. And then we would  
18 get that all in there, she'll look  
19 over it, and, you know, basically  
20 conform it to what she had told  
21 the prior Board to make sure that  
22 we had everything we need, and  
23 then we would have a public  
24 meeting as part of it.

25 And then she also said that we'd

2 be teed up for some funding next  
3 year for some additional studies  
4 and work we might want to do.

5 DEPUTY MAYOR PHILLIPS: Well,  
6 as I said, I have many discussions  
7 with them and they're very, very  
8 informative, very research  
9 oriented, very detailed and I was  
10 just wondering, perhaps, to move  
11 things along, if they could just  
12 become more involved in pressing  
13 it forward. I think it would be  
14 great.

15 MAYOR STUESSI: We need this  
16 woman in place.

17 DEPUTY MAYOR PHILLIPS: Okay.

18 MAYOR STUESSI: Whose name  
19 escapes me, but --

20 DEPUTY MAYOR PHILLIPS:  
21 That's fine. I'm just making the  
22 suggestion because it has been  
23 kind of sitting on a back burner  
24 for a while. You know, we've all  
25 been busy with other things, but

2 the LWRP, we need to finish it.

3 It's something that we started.

4 It creates the moratorium. It

5 created some of the code changes.

6 It kind of needs to get moving

7 because we have policies with the

8 State.

9 MAYOR STUESSI: The key is

10 this woman, the two of them, and

11 Patrick's harbor summary and then

12 we should be good to go and bring

13 it back in front of the public.

14 TRUSTEE ROBINS: Mary Bess,

15 if I recall, at that meeting when

16 she spoke to us, she did say that

17 even when we did eventually get

18 our LWRP updated that, you know it

19 terms of the Federal Government

20 approving it --

21 MAYOR STUESSI: No, it's not.

22 It's the State.

23 TRUSTEE ROBINS: Are you

24 sure?

25 DEPUTY MAYOR PHILLIPS:

2 They've changed the process now.

3 TRUSTEE ROBINS: They did?

4 DEPUTY MAYOR PHILLIPS: Yes,  
5 they changed. The process is now  
6 that they do the review. It's all  
7 encompassing. It's not doing what  
8 we did years ago where it has to  
9 go to this agency, that agency.

10 It's now, the State takes it and  
11 they reach out to all of them at  
12 the same time.

13 TRUSTEE ROBINS: They do?

14 DEPUTY MAYOR PHILLIPS:  
15 Right, okay, but what I'm -- Jane  
16 and Susan have saved the Village  
17 from a consulting fee from taking  
18 that document that we spent money  
19 on years and years ago that was  
20 inferior and then just sat still.  
21 They actually did a lot of the  
22 grunt work that a consultant would  
23 do. So that's the reason why I  
24 think they're very attune into it.  
25 I think we should let them

2 keep running with it. It's a  
3 great -- it's similar to  
4 Mr. Robert Harper with the  
5 historic stuff. We have people  
6 who are really dedicated to the  
7 Village to move things along and I  
8 think it would be great to give  
9 them the, you know, the thought  
10 pattern of okay, let's move on --

11 MAYOR STUESSI: Well, the  
12 other good news is the DEC finally  
13 gained an the interim director  
14 because they've been out a  
15 director since Basil left, I want  
16 to say, six or seven months ago,  
17 which is good news too as part of  
18 it.

19 DEPUTY MAYOR PHILLIPS:

20 And any --

21 TRUSTEE ROBINS: I look  
22 forward to that presentation.  
23 That'll be within the next month  
24 you say?

25 MAYOR STUESSI: No. They

2 would have a meeting first.

3 TRUSTEE ROBINS: Oh, okay.

4 MAYOR STUESSI: And then

5 we'll go from there. We'll get a

6 better idea when that happens what

7 time it would be.

8 DEPUTY MAYOR PHILLIPS: The  
9 other thing is we have this  
10 Planning Board letter that  
11 requested information from us from  
12 July 26th. We've touched on a lot  
13 of the things that are in here,  
14 but I really think that we, as a  
15 Board, need to provide a response  
16 to them.

17 Because the LWRP update, that  
18 was one of the things. They're  
19 requesting a change in here that  
20 we need to discuss dealing with  
21 Lewin (phonetic) parking, you  
22 know, who should be making the  
23 decisions on that. There is one  
24 thing here that I have seen for a  
25 long time and that's the Suffolk

2 County Bus that goes down Forth  
3 Avenue to go out instead of going  
4 out of the Third Street and going  
5 to the traffic light.

6 MAYOR STUESSI: So this is  
7 one of the items on that whole  
8 parking traffic study that we want  
9 to engage in. The bus is a big  
10 part of it. And I'll tell you,  
11 one of the other things I talked  
12 to Catherine about when I was  
13 sitting in her office down in  
14 Riverhead was looking at  
15 potentially smaller buses for out  
16 here, which they're using on the  
17 South Fork now and they're having  
18 a lot of success.

19 Because like if you just watch  
20 these buses, it's rare that you  
21 ever see more than five or ten  
22 people on them, whether it's in  
23 Greenport or even all the way down  
24 in Mattituck or closer to  
25 Riverhead. And it would certainly

2 help in the Village if you're not  
3 having these gigantic buses coming  
4 through.

5 But I think it's a great point  
6 and, you know, when we're looking  
7 at finalizing this RFP, the intent  
8 would be studying the buses and  
9 making recommendations to the  
10 County as part of it. It would be  
11 important.

12 DEPUTY MAYOR PHILLIPS: Then  
13 the other item is dealing with  
14 provisions of inspections on  
15 change of use or occupancy and  
16 tenancy, which, of course, the  
17 occupancy we were just discussing  
18 with the rental law. But it  
19 requires a review by the Greenport  
20 Village Fire Marshal and that's  
21 something that I think we need to  
22 think about and not put the  
23 Planning Board in that kind of a  
24 position. We need to create  
25 something, you know, that they

2 have some advice to follow through  
3 on.

4 TRUSTEE ROBINS: Right.

5 DEPUTY MAYOR PHILLIPS: But I  
6 do know that both Lily and Julia  
7 did have some thoughts on this  
8 particular, but I do believe that  
9 we should be respectful and  
10 respond to the Planning Board with  
11 something. I mean, they requested  
12 it and we're their policy makers,  
13 so that's what I'm putting out.

14 MAYOR STUESSI: Do you want  
15 to write up some recommendations  
16 to the Board and we can review  
17 them in our next meeting?

18 DEPUTY MAYOR PHILLIPS: Well,  
19 is it alright if I individually  
20 work with these two --

21 TRUSTEE ROBINS: We can talk.

22 DEPUTY MAYOR PHILLIPS --  
23 e-mailing each other.

24 TRUSTEE ROBINS: Yeah.

25 DEPUTY MAYOR PHILLIPS: --

2 and create something? You good?

3 TRUSTEE DOUGHERTY-JOHNSON:

4 Sure.

5 DEPUTY MAYOR PHILLIPS: As I  
6 said, I think we need to respond.

7 MAYOR STUESSI: Yeah, because  
8 the biggest item relative to the  
9 parking, I think some of that's  
10 going to come as part of our  
11 parking study. And we also have a  
12 request from an applicant, but  
13 that's a ways down the road  
14 because they haven't even gotten  
15 to ZBA yet as well.

16 DEPUTY MAYOR PHILLIPS:  
17 Right, but I think that we need to  
18 respond to them and I think we can  
19 explain to them that, you know,  
20 we're discussing the topics that  
21 they've brought her and what we're  
22 planning on doing.

23 MAYOR STUESSI: Yeah, so why  
24 don't you make some suggestions,  
25 chat with everybody individually

2 and we can formalize a document.

3 DEPUTY MAYOR PHILLIPS:

4 Patrick, you want me to resend you  
5 this (indicating)?

6 TRUSTEE BRENNAN: (Nodding.)

7 DEPUTY MAYOR PHILLIPS: Okay,  
8 alright. As I said, it kind of --  
9 in other topics this came up.

10 MAYOR STUESSI: No, but I  
11 think as Chair of the Code  
12 Committee, it makes most sense for  
13 you to drive this.

14 DEPUTY MAYOR PHILLIPS: Okay.  
15 I think that's all I have on my  
16 list. Oh, Susan Store, I happen  
17 to be noticing that her contract,  
18 the number of hours -- because  
19 she's very integral, I believe, in  
20 the North Ferry Project and in the  
21 Mitchell Park -- I believe we need  
22 to renew. I think she's expended  
23 our hours out because she  
24 anticipated the hours spending  
25 with Paul and I guess there's more

2 hours use than before, so --

3 MAYOR STUESSI: Actually, you

4 know, I communicated with her,

5 let's say, Wednesday or Thursday

6 last week with Adam and, by

7 example, this month she said she

8 thought she had enough hours to

9 cover what was going to be needed

10 with both the microgrid and

11 Mitchell Park.

12 DEPUTY MAYOR PHILLIPS: Okay,

13 well, I'm going by what's been

14 paid out and whatever. So if you

15 wouldn't mind discussing with Adam

16 and maybe perhaps reviewing it

17 because she's a wonderful resource

18 for the Village. She also has

19 the --

20 MAYOR STUESSI: What's your

21 concern?

22 DEPUTY MAYOR PHILLIPS: That

23 she's running out of hours.

24 MAYOR STUESSI: There's been

25 no indication that she needs more

2 right now. Like I said, we  
3 literary just went through a  
4 summary with her on it and the  
5 microgrid project is nearly signed  
6 off. There is that last test,  
7 which was just done, and she's  
8 wrapping that up right now.

9 DEPUTY MAYOR PHILLIPS: But  
10 she was very involved in the North  
11 Ferry Project.

12 MAYOR STUESSI: She still is.

13 DEPUTY MAYOR PHILLIPS: Okay.  
14 As I said, in fairness, I would  
15 like to -- I think you need to  
16 review it. Because I'm adding the  
17 numbers up in my head and I just  
18 -- I'm not sure that she's not  
19 near the end of what she agreed to  
20 when she sent the original letter  
21 of intent back in January.

22 MAYOR STUESSI: Yeah, it was  
23 monthly, but we'll go back. I'm  
24 aware of no issues right now and  
25 we'll balance it all out.

2 DEPUTY MAYOR PHILLIPS: Okay.

3 As I said, I'm just putting it on  
4 the table.

5 MAYOR STUESSI: The intent  
6 would be, you know, when it comes  
7 up, that we'd extend it because  
8 she's been great.

9 DEPUTY MAYOR PHILLIPS: Okay.

10 MAYOR STUESSI: She's coming  
11 off of the microgrid project and  
12 she is deep into the whole ferry  
13 project and then we're just  
14 starting -- literally there was a  
15 call last week going with Adam  
16 going over a whole bunch of  
17 paperwork relative to the bulkhead  
18 funding for the Federal  
19 government.

20 DEPUTY MAYOR PHILLIPS: Okay.

21 As I said, she's a great resource  
22 for us and I wouldn't want to lose  
23 her to be honest.

24 MAYOR STUESSI: There's no  
25 risk of losing her.

2 DEPUTY MAYOR PHILLIPS: I'm  
3 looking forward to the McBride  
4 presentation of grants and  
5 whatever. That should be  
6 interesting.

7 MAYOR STUESSI: Great. So I  
8 will make a motion to close the  
9 public portion of the meeting to  
10 go into Executive Session on labor  
11 matters and advice from counsel on  
12 potential real estate  
13 transactions.

14 VILLAGE ATTORNEY STOLAR:  
15 Labor matters as in leading to the  
16 appointment, suspension, all that  
17 good stuff, of a particular  
18 employee.

19 MAYOR STUESSI: Yes, of a  
20 particular employee --

21 VILLAGE ATTORNEY STOLAR: Or  
22 particular people.

23 MAYOR STUESSI: Particular  
24 people. It's more than one  
25 individual.

2 VILLAGE ATTORNEY STOLAR:

3 Okay.

4 MAYOR STUESSI: Okay.

5 TRUSTEE BRENNAN: Second.

6 TRUSTEE ROBINS: Second,

7 whatever.

8 MAYOR STUESSI: All in favor?

9 TRUSTEE ROBINS: Aye.

10 MAYOR STUESSI: Aye.

11 TRUSTEE BRENNAN: Aye.

12 DEPUTY MAYOR PHILLIPS: Aye.

13 TRUSTEE DOUGHERTY-JOHNSON:

14 Aye.

15 MAYOR STUESSI: Thank you for

16 being here, gentlemen.

17 (Whereupon, the regular

18 meeting was concluded and the

19 Board went into Executive

20 Session.)

21

22

23

24

25

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

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

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

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

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

15 IN WITNESS WHEREOF, I have hereunto set my  
16 hand this 2nd day of October, 2024.

*Rebecca Wood*  
REBECCA WOOD