

1 VILLAGE OF GREENPORT
2 COUNTY OF SUFFOLK : STATE OF NEW YORK
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4 VILLAGE OF GREENPORT
5 BOARD OF TRUSTEES
6 JOINT MEETING with TOWN OF SOUTHOLED
7 - - - - - -x
8 Third Street Fire Station
9 June 26, 2025
10 5:00 p.m.
11
12 B E F O R E:
13 KEVIN STUESSI ~ MAYOR
14 MARY BESS PHILLIPS ~ TRUSTEE
15 PATRICK BRENNAN ~ DEPUTY MAYOR/TRUSTEE
16 LILY DOUGHERTY-JOHNSON ~ TRUSTEE
17 JULIA ROBINS ~ TRUSTEE
18
19 AL KRUPSKI ~ SUPERVISOR
20 GREG DOROSKI ~ COUNCILMAN
21 BRIAN O. MEALY ~ COUNCILMAN
22 JILL DOHERTY ~ COUNCIL PERSON
23 ANNE SMITH ~ COUNCIL PERSON
24
25

1 ADDITIONAL APPEARANCES:

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3 CANDACE HALL ~ VILLAGE CLERK

4 DENIS NONCARROW ~ TOWN CLERK

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6 JARED KASSCHAW, ESQ. ~ VILLAGE ATTORNEY

7 PAUL DeCHANCE, ESQ. ~ TOWN ATTORNEY

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1 MAYOR STUESSI: Can I get
2 everyone's attention, please? All
3 right. Thank you. I'd like to make a
4 motion on behalf of the Village Board
5 of Greenport and the Town of Southold
6 to open our joint meeting. May I have
7 a second?

8 DEPUTY MAYOR BRENNAN: Second.

9 MAYOR STUESSI: All in favor?

10 (Aye said in unison.)

11 MAYOR STUESSI: Meeting is open.

12 Please stand for the Pledge of
13 Allegiance.

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

16 MAYOR STUESSI: Please stay
17 standing for just a moment. I'd like
18 to give a moment of silence in honor of
19 Eleanor Lingo. She was a very special
20 person in our community, has
21 contributed greatly towards the Town of
22 Southold and the Village of Greenport
23 working with coming to the table and
24 the antibias task force. She has also
25 been a proud member of the Juneteenth

1 Parade, which we started in the Village
2 a couple of years ago and was our Grand
3 Marshal. She passed away earlier this
4 week and will be dearly missed by
5 everybody.

6 (Whereupon, a moment of silence
7 was observed.)

8 MAYOR STUESSI: Please be seated.
9 Thank you.

10 Wonderful. Well, just want to
11 thank everybody for being here this
12 evening and of course a big thanks to
13 the Town for joining us. We have
14 Justice Louisa Evans from Fishers
15 Island online in addition to Trustee
16 Julia Robins from the Village.

17 With that, we had a wonderful
18 young member of our community who
19 wanted to speak on the subject of
20 Juneteenth and the community coming
21 together. It was originally going to
22 be in public comment, but we thought it
23 made sense to put it up on the agenda
24 and allow her to speak, especially as
25 we're going to be celebrating this

1 holiday and talking about a lot of
2 things this coming Saturday.

3 So with that, Faith, we'd very
4 much like to welcome you to the podium.
5 Faith Welch is a junior at Greenport
6 School, award recipient of the
7 Princeton Prize in racial relations,
8 which is absolutely incredible, this is
9 Princeton University. And then also we
10 recently nominated her for a Suffolk
11 County youth award, and County
12 Executive Ed Romaine presented her with
13 that, and there's probably about a
14 hundred other things that I am not
15 listing, but she's been a wonderful
16 member at school, class president,
17 spoken in front of the Village, and I
18 know in front of a joint meeting with
19 the Town before, and we'd like to
20 welcome you up. Thank you so much.

21 (Applause.)

22 MS. WELCH: Good evening,
23 everyone. My name is Faith Welch, and
24 I come before you tonight not just as a
25 student or a community leader, but as a

1 young person who recently had a
2 troubling experience familiar to most
3 people of color. Just about two weeks
4 ago, my boyfriend and I, two black
5 teenagers, were standing outside of
6 King Kullen simply waiting for our
7 Uber. We weren't walking around, we
8 weren't bother anyone, we were standing
9 on the curb doing what anyone who
10 scheduled an Uber would be doing,
11 waiting.

12 Minutes later, while riding in
13 that Uber, we were pulled over by
14 police. Not because of anything our
15 driver did, not because of anything we
16 did, but because someone called the
17 police and reported two kids walking
18 around suspiciously in the parking lot,
19 possibly going into cars and stealing,
20 and even suggested we might have stolen
21 something from King Kullen as well. We
22 were stunned. We had no idea what was
23 happening. The officer took our IDs
24 and left to run the routine scans.
25 When he returned, there were two

1 officers, both of whom were kind and
2 apologetic, unlike how we were
3 primarily approached. They apologized
4 and said they understood how bad this
5 looked.

6 Later on, my mom call the police
7 department. On that call, one of the
8 police officers who pulled us over said
9 that they checked back in with the
10 caller whose story changed from we were
11 going in cars to that we just looked
12 suspicious. Let me be clear: That's
13 racial profiling. This could have
14 ended very differently, and for many
15 young black and brown people across
16 this country and even in our own
17 county, it has. I'm grateful that in
18 our case it ended with an apology and
19 not something worse, but the fear, the
20 anger, and the message it sends doesn't
21 just disappear.

22 I'm here tonight because this
23 incident is not isolated. It reflects
24 a broader problem of perception where
25 young people of color are automatically

1 seen as a threat even when doing the
2 most normal things. I don't expect
3 racism to disappear overnight, but I do
4 expect people who are emboldened to be
5 openly racist to face real consequences
6 and for this behavior to not be
7 tolerated in our community. It's
8 exhausting to feel that your skin color
9 makes you guilty until proven innocent.

10 I do a lot of work around racial
11 justice and history on the North Fork.
12 I spend a lot of my time researching
13 the untold stories of black people in
14 this community. I'm constantly
15 advocating for equality, so this isn't
16 just a passion, it's my reality, and
17 this incident just made that truth even
18 more personal. I respectfully urge
19 this Board and everyone listening to
20 take racial profiling seriously; to
21 ensure that false or bias 911 calls are
22 not treated as unquestioned facts; to
23 consider implementing systems of
24 accountability for those who make
25 baseless racially motivated reports; to

1 go back and ticket the caller that put
2 two teenagers in danger for nothing; to
3 stop letting things slide because you
4 know their family, which is a common
5 excuse used in our town and other small
6 communities like ours. Because while
7 an apology from an officer is
8 appreciated, it's not enough. The
9 people who make those calls should be
10 held responsible, just like anyone else
11 who files a false police report. These
12 calls are a waste of resources. That
13 one call could have changed our lives
14 forever. If we hadn't stayed calm or
15 knew how to conduct ourselves in the
16 face of law enforcement, something as
17 simple as waiting for an Uber to the
18 Strawberry Festival could have turned
19 into a life altering experience.
20 Thankfully the worst case scenario did
21 not happen to us, but the emotional
22 scars from this incident still remain.
23 I did not come here to make Southold
24 Town Police Department look bad. I
25 came to advocate for people who look

1 like me, I came to tell you why from
2 now on false police reports and
3 improper use of resources that our tax
4 dollars pay for should be held
5 accountable. This isn't about anger,
6 it's about justice, and it's about
7 making sure that the next young person
8 who stands outside of a grocery store
9 doesn't get criminalized for simply
10 existing.

11 This is also why celebrating a
12 holiday like Juneteenth as a community
13 is so important. Gatherings like that
14 create possibilities for connections,
15 healing, and understanding of each
16 other. I hope that you all can come
17 out this Saturday, June 28th to
18 Greenport's Third Annual Juneteenth
19 celebration and parade beginning at
20 10:00 a.m.

21 Thank you for listening, and I
22 hope you'll join me in making this
23 community safer and more just for
24 everyone.

25 (Applause.)

1 COUNCIL PERSON DOHERTY: Louisa is
2 waiting in the waiting room to get on
3 to Teams.

4 CLERK HALL: We're looking at each
5 other right now.

6 TRUSTEE PHILLIPS: Is Julia on?
7 She's trying to call me.

8 CLERK HALL: It doesn't look like
9 she's joined. I can take care of it.

10 SUPERVISOR KRUPSKI: I would like
11 to just say thank you very much for
12 inviting us. We had a joint meeting
13 last year, and I found it very
14 productive. You know, we have a lot in
15 common here, and it's better to have a
16 conversation about it than to wonder
17 what's going on. So I think we all
18 appreciate this opportunity.

19 And I just wanted to say that we
20 have quite a few people here that are
21 Town employees that have been asked to
22 come here by these -- so they could
23 address some of the things that have
24 been put on the agenda so we were clear
25 to everybody. These are very important

1 topics, but we have a lot of people
2 here who are very professional and we
3 want to put our best foot forward and
4 show you the work that the Town has
5 been doing on all these agenda items.
6 So if we could be mindful of that and
7 maybe move the agenda --

8 MAYOR STUESSI: Yeah, as I
9 mentioned, very happy to move the
10 agenda to whatever works for your team.

11 SUPERVISOR KRUPSKI: Okay. Thank
12 you for having us.

13 MAYOR STUESSI: Brian, you wanted
14 to -- just pull the mic up.

15 COUNCIL PERSON MEALY: Yes. I'm
16 not trying to explain away any of the
17 things that Faith shared, but just as a
18 person of color who has been pulled
19 over by our local police, in solidarity
20 I share your experiences and the fear
21 and remembering what my father told me
22 to survive the situation. So I'm just
23 glad that you survived. I'm sorry that
24 happened to you.

25 We talked to Chief Grattan at the

1 antibias task force because it was very
2 important to us because of you because
3 we love you as our community person, as
4 a young person. The task force was
5 very, very upset to hear what had
6 happened to you -- excuse me -- and
7 grilled Chief Grattan quite thoroughly
8 about the procedures of how does a stop
9 occur, what type of call generates a
10 stop. If something is a general safety
11 order, you have to check for safety,
12 hey, somebody said something
13 suspicious, the police are compelled to
14 check that, but that does not negate
15 that this was a bad call. And I did
16 ask Chief Grattan to investigate the
17 caller to see at least if this has
18 happened before, and everybody is
19 entitled to say that something is a
20 safety risk, but the way the person
21 allegedly went about it was not the
22 correct way, and I just want to soundly
23 reject that in our community. We don't
24 do that. I don't have biological
25 children, but all the children of the

1 community are my kids, and I worry
2 about them and I worry about kids like
3 you who are just going about their
4 business trying to be kids. And you
5 have been one of our most amazing kids
6 and for this to happen -- you know, be
7 excelling and being good doesn't
8 prevent you from harm, so I'm sorry to
9 say that, that's life. But I just
10 applaud you for how you handled the
11 situation and your courageous testimony
12 to the community and that we say all
13 together that that's wrong and we
14 don't -- we should not do that. We
15 need to call it out when we see it. So
16 courage above your age and wisdom above
17 your age, I just applaud you, Faith,
18 for standing tall with this serious
19 situation. And it does go on in our
20 community, and as a commissioner, it's
21 important to me. My father was in law
22 enforcement, he was a corrections
23 officer, he saw all the terrible things
24 that happen in our jails, so we don't
25 want that for anybody that doesn't --

1 that that's not the reason why that
2 they're involved in things. And I just
3 want to encourage the young people to
4 keep living their lives and keep
5 telling the adults that can effect
6 things what's going on because if we
7 don't know we can't change it. But I
8 just am proud to be the liaison for the
9 antibias task force; I'm proud of the
10 fierce grandmothers and mothers that
11 told the truth to the Chief and said
12 this is not right. I'm glad that we
13 checked on our procedures that we are
14 doing things properly and not treating
15 people harmfully. And Chief Grattan
16 even said that you were recognized,
17 this young lady was from the Strawberry
18 Festival, like, all the things that you
19 have done that Mayor Stuessi listed.
20 So we know you, we appreciate you, and
21 I'm sorry that that happened to you.
22 And we as a community have to be
23 responsible to take action when those
24 things occur. And I say for me, and I
25 hope collectively, the Village Board

1 and the Town Board will say we're not
2 putting up with that. Thank you very
3 much.

4 (Applause.)

5 MAYOR STUESSI: Thank you, Brian.
6 It's a very important point. Faith, we
7 all have a lot of faith in you. You've
8 done wonderful things for our
9 community. We all need to be doing the
10 same thing to make sure that this
11 doesn't occur to anybody like you
12 again. When you reached out, the Chief
13 was my first call that morning, and I
14 know how much he cares about this issue
15 too and, you know, we need to get more
16 police officers. We all need to work
17 together as a community. We all need
18 to stand up for people that are less
19 fortunate. We're going to be talking
20 about housing later this evening, a
21 really tough and sensitive subject.
22 We've had folks living homeless in the
23 woods behind the Village, somebody who
24 had moved underneath Village Hall a
25 couple of weeks ago. It is a

1 continuing challenge. And for anybody
2 that has seen the signs up at the IGA
3 about the fact that they are not
4 accepting food stamps right now, we
5 should all find that completely
6 unacceptable. We have people in this
7 community that can't afford food and
8 they get a moderate amount of
9 government assistance, and I'm very
10 pleased to say that we've got
11 Congressman LaLotta's office working on
12 this with the store. There was
13 apparently some issue with the federal
14 government, but that's unacceptable.
15 This is where people are getting food
16 to exist off of.

17 So with that, we've got a lot to
18 talk about this evening. Again, very
19 thankful to have the Town here.
20 Mr. Supervisor, might I suggest, if
21 there is something you'd like to start
22 off with just relative to the team of
23 folks you have to get going with that
24 discussion.

25 SUPERVISOR KRUPSKI: Thank you for

1 being conscious of that. I appreciate
2 that. If we could start with the
3 Village sewer system and then work our
4 way down from there and then circle
5 back to the Village -- the climate
6 resiliency.

7 MAYOR STUESSI: Sure. So the
8 status of the Village sewer system is
9 that we are applying for -- we're in
10 the process of just getting started
11 with the grants from both the County
12 and the State, which have just been
13 released. Our sewer study is in draft
14 form, we're getting a final copy of it.
15 The recommendation by our sewer
16 consultant, Holzmacher was that for the
17 time being we should continue to
18 potentially reopen sewer applications
19 within the Village but to hold off on
20 applications outside the Village. So
21 that would mean that we would not be
22 accepting applications for any
23 continued hookups within the Sewer
24 District outside the Village lines for
25 some period of time while we work to

1 make corrections to the system.

2 SUPERVISOR KRUPSKI: We were
3 trying to get an understanding of it
4 because we do have a sewer system that
5 we're responsible for as Southold Town.
6 We were trying to get an understanding
7 of Greenport, is the entire Village the
8 district?

9 MAYOR STUESSI: No, the district
10 -- the entire Village is within the
11 district, but the district itself
12 exists beyond the Village into points
13 such as Peconic Landing, San Simeon,
14 what's the new hotel on the north road,
15 Hotel Moraine, Cliffside, Silver Sands.

16 SUPERVISOR KRUPSKI: Do you have a
17 map that we could --

18 MAYOR STUESSI: We could get a map
19 from Holzmacher that he could share
20 with you.

21 SUPERVISOR KRUPSKI: That would be
22 helpful, I think, because as part of
23 the zoning update, people have been
24 asking us questions. We've gone hamlet
25 to hamlet, I think that our Planning

1 Department has done an outstanding job
2 of covering every hamlet, and some of
3 the questions that have come up are
4 what you referenced, if I have an
5 agreement with the Village for a
6 hookup, why can't I get the hookup, why
7 can't I get an okay? I've got the
8 paperwork that says I've been approved
9 for this hookup.

10 MAYOR STUESSI: So we've done that
11 for a certain number who predated the
12 moratorium and one that's in the middle
13 of it, and those have been taken care
14 of. There should be no others outside
15 of that that would have approval for
16 it. None that we're aware of. If you
17 are, you're welcome to share it with
18 us.

19 SUPERVISOR KRUPSKI: Thank you.
20 Okay. That was a big question because
21 as people also look at different
22 parcels outside of the --

23 AUDIENCE MEMBER: Microphones,
24 please. Why don't you use that
25 microphone?

1 SUPERVISOR KRUPSKI: So as people
2 ask us those questions about the zoning
3 update and about the changes in uses
4 and changes in the zones, you know, the
5 sewer line does come up in relation to
6 what the Village is, you know, the
7 proximity to the Village, and so, you
8 know, you'd be a good partner in that.
9 I know you sit on the -- or you were
10 active with the Zoning Update
11 Committee, but as those conversations
12 take place, we need to have a better
13 idea because we go from hamlet to
14 hamlet.

15 MAYOR STUESSI: I think there's
16 some really incredible potential for
17 the Town and the Village to partner on
18 this and work together on potential
19 funding for expansion of our sewer
20 system and ongoing maintenance in
21 particular as it relates to the
22 district just outside the Village, and
23 one of the things that's really helpful
24 on this is as we look at the zoning
25 update and where there might

1 potentially be housing within the
2 district, that's something the State
3 looks really kindly on. That's one of
4 the reasons why the Village passed the
5 pro-housing commitment. I know, by
6 example, Peconic Landing is looking to
7 potentially expand not just for
8 residents but also building housing for
9 staff over there. And as most of the
10 public knows, there's significant
11 issues with getting staff for not just
12 Peconic Landing but a hospital and
13 folks flipping burgers.

14 Patrick, you had some thoughts on
15 this, you want to speak on the issue?

16 DEPUTY MAYOR BRENNAN: Well, I
17 think the question about the map is
18 important to try to understand what the
19 district is. When you look beyond the
20 Village's boundary, there is no
21 district per se unless you are already
22 hooked up. So our customers who are
23 outside the Village like some of the
24 customers you mentioned, San Simeon,
25 for example, they fall into what we

1 consider to be our district, but there
2 is no property or land or parcels that
3 are not currently connected that would
4 qualify to be considered within the
5 district. That's my understanding.

6 MAYOR STUESSI: I believe that's
7 the case. So effectively the line goes
8 around the properties outside the
9 Village.

10 DEPUTY MAYOR BRENNAN: Right.
11 There's, like, a gerrymandering --

12 SUPERVISOR KRUPSKI: It's a very
13 gerrymandered Village map. Basically
14 whoever did that -- I'm not going to
15 hold you responsible.

16 MAYOR STUESSI: I wasn't even a
17 gleam in my mother's eyes when the
18 Sewer District was expanded.

19 DEPUTY MAYOR BRENNAN: What that
20 map created, per se, is it includes the
21 particular customers that were able to
22 connect for whatever reason, for a
23 facility, nursing home, Peconic
24 Landing. So if you're looking for a
25 map that's going to show you a whole

1 bunch of parcels that are within the
2 hamlet of Greenport outside the
3 Village, there are no customers there
4 that are eligible in a sense.

5 COUNCIL PERSON DOROSKI: Even if
6 the pipe is there?

7 DEPUTY MAYOR BRENNAN: Yeah.

8 TRUSTEE PHILLIPS: Well, I think
9 that -- just to clarify, when the
10 person outside of the Incorporated
11 Village, take Peconic Landing, for
12 example, they come before the Board and
13 we work out an agreement with them that
14 involved getting an upfront fee at
15 least. So the clearest point to find
16 out who is exactly hooked up to us
17 would be a listing of the contracts
18 that we have currently for those who
19 are outside the Incorporated Village of
20 Greenport. A person, an individual
21 that wants to hook up has to apply to
22 the Village and goes through an
23 application process. Although I did
24 recently just discover, Greg, to your
25 question, is the Suffolk County Health

1 Department now has encouraged those who
2 are on the borderline of the Village,
3 in other words, on the borderline of
4 our district, they're encouraging them
5 to apply to the Sewer District because
6 they do not want to get a cesspool,
7 which is something that we will have to
8 deal with when we get through with the
9 moratorium discussion on the outside
10 districts.

11 SUPERVISOR KRUPSKI: Did you get a
12 geographic area on that?

13 TRUSTEE PHILLIPS: No, this was
14 all verbal that I got from them. So it
15 was just anything that's borderline
16 because we have an application that has
17 been on hold because of the moratorium,
18 but has been told by Suffolk County
19 they won't give them a cesspool permit
20 because they need to connect to the
21 sewer.

22 SUPERVISOR KRUPSKI: Why would
23 they be subject to the moratorium then
24 if they were willing to hook up?

25 TRUSTEE PHILLIPS: Because we

1 currently have outside and inside.
2 There is no hookups until we change the
3 moratorium.

4 SUPERVISOR KRUPSKI: So to Greg's
5 point, and I'll use Peconic Landing as
6 an example, when that hooked up, they
7 just right sized that pipe for that
8 amount of flow, there was no thought to
9 make it available to other people along
10 the way?

11 TRUSTEE PHILLIPS: They have to go
12 to the Village Board per the agreement.

13 SUPERVISOR KRUPSKI: Right. But
14 that -- I'm saying, is that pipe sized
15 for that flow, period. So it wouldn't
16 accommodate anymore flow?

17 TRUSTEE PHILLIPS: No, that I
18 can't answer. I don't know the
19 technical. All I know is that pipe --
20 piping for Peconic Landing goes to the
21 Manor Place pump station, which is
22 already, you know, a short run
23 (inaudible).

24 SUPERVISOR KRUPSKI: I sat on
25 Suffolk County's Sewer Agency for nine

1 years, I'm quite fluent.

2 TRUSTEE PHILLIPS: I know.

3 COUNCIL PERSON SMITH: Can I ask a
4 question? There's a reference to a
5 study that's been done and it's the
6 draft form of that study, and I also
7 notice that, you know, the county taxed
8 for water quality, which I know we
9 talked about. Can you just give me a
10 little more background on when was the
11 study started and what are we hoping --
12 or are you hoping to learn from the
13 product?

14 MAYOR STUESSI: So we've already
15 done a review of the draft and they're
16 making some adjustments to it. One of
17 the critical issues that had to be
18 adjusted was the new FEMA mapping,
19 which, you know, as everybody is aware,
20 there's been some changes and some that
21 are in progress right now. And so, by
22 example, we've got at least 13 pump
23 stations throughout the Village and in
24 other places. They weren't originally
25 recommended to be raised up, but

1 there's a number of them, by example,
2 one over by Claudio's, sits behind
3 Claudio's, between and Claudio's and
4 Lucharito's. There's another one on
5 Sixth Street as well that are in flood
6 zones and so the recommendation is we
7 modify, you know, raise them up and
8 deal with some other issues. Obviously
9 we're dealing with significant -- which
10 we also had one here -- salt water
11 intrusion in the ground, which is
12 causing issues as well. We'll talk
13 about that relative to climate
14 resiliency. But this is a big issue in
15 the Village and it's become even more
16 problematic than what it once was.

17 (Whereupon, the proceedings were
18 interrupted by a fire department
19 siren.)

20 CLERK HALL: Can I just remind
21 everybody to please project or use the
22 mic so that those online can hear and
23 the audience, of course.

24 COUNCIL PERSON DOROSKI: Is there
25 a plan to include a map in the

1 finalized version of the study?
2 Because as we've talked about housing
3 opportunities and potential parcels and
4 individuals that say, hey, there's a
5 sewer pipe that runs right by this
6 parcel here, why don't we put something
7 here?

8 MAYOR STUESSI: Well, so this is
9 part of it that if, you know, if the
10 Village made a decision that, okay, for
11 the moment we're going to take care of
12 everything in the Village, and then we
13 know that we've got this much more
14 capacity as we ramp up making repairs
15 on the main sewer station. Well, what
16 are we going to prioritize? Are we
17 going to prioritize expansion of
18 hotels, or are we going to say what can
19 we do to help our residents? Let's
20 look at hooking up residents that are
21 closest to the water first where we
22 know they're polluting our bays. And
23 then look at it over a timeline, and
24 that's how we're approaching this to
25 make decisions for the long term that

1 are going to benefit everybody.
2 Clearly housing is a big issue,
3 especially as it relates to work force
4 and affordable housing.

5 COUNCIL PERSON DOROSKI: One
6 hundred percent.

7 MAYOR STUESSI: So that was one of
8 the reasons the request was made of
9 Peconic Landing to give us some idea of
10 what they think they might want to do
11 over there. And so that would be part
12 of the discussion. So the zoning
13 update really plays into this in a big
14 way because depending on what's zoned
15 for and not, we as a Village can then
16 prioritize and say, okay, if you look
17 at the outside of the Village within
18 effectively what could be this district
19 from Silver Sands on the south side to
20 San Simeon on the north and over to
21 Peconic Landing, where are there other
22 opportunities where people might want
23 to hook up and what does that density
24 look like?

25 SUPERVISOR KRUPSKI: Yeah, outside

1 of the Village.

2 COUNCIL PERSON SMITH: Can I go
3 back to the study? So the outcome of
4 the study is going to give you
5 information on the current health of
6 your system or your repair? Like, what
7 is this going to inform you on and how
8 can we help once you get those results?

9 MAYOR STUESSI: I think the help
10 is going to be working together on the
11 zoning update and defining what can be
12 built and then working with us for
13 funding opportunities, and so we're
14 going to be -- we're applying for some
15 of these grants that are coming up on
16 things, looking at priorities, so being
17 an advocate for that. And then looking
18 at in particular where there might be
19 places that make sense for housing.

20 COUNCIL PERSON SMITH: So the
21 study will give you, like, a cost, it
22 will give you --

23 MAYOR STUESSI: It has estimates
24 for work that needs to be done on the
25 main sewer plant and then individual

1 pump stations. By example, the
2 question the Supervisor had on Peconic
3 Landing and what it could handle, to
4 Mary Bess's point, I don't remember
5 specifically what it was, but the pipes
6 there can handle X amount of flow. As
7 I understand, there's the ability to
8 handle more flow through those pipes
9 over there. The issue though is if we
10 overload the system, which has happened
11 which has caused pipes to break, and
12 there was DEC violation several years
13 back of overflow in the Long Island
14 Sound, that creates problems. I also
15 know at the moment, you know, we are
16 having to work with them to replace a
17 lot of the equipment in the pump
18 station because that's now failing over
19 there. Mary Bess, you probably know,
20 how old is that pump station?

21 TRUSTEE PHILLIPS: The Manor Place
22 one?

23 MAYOR STUESSI: No, no, in Peconic
24 Landing.

25 TRUSTEE PHILLIPS: That goes back

1 to 1997, maybe 1998, the original
2 contract. And it's been updated
3 several times because they added the
4 facilities. And the consumption -- we
5 could get into the technical part of
6 it, but the consumption is based on the
7 facility and what it's being used for.
8 Because Suffolk County Health
9 Department is very involved in the
10 coming up to capacity as to what's
11 going to be outflow from it because
12 they have tables that set up certain
13 maps. But one of the points I think
14 that we all (inaudible) the report is
15 going to bring up is we have a set
16 amount of capacity on our SPDES permit
17 for the plan itself. So part of the
18 study, my understanding is, or one of
19 the goals was how much do we leave for
20 within the capacity within the Village
21 of Greenport to service our own
22 customers and how much are we capable
23 or able to sell outside the
24 Incorporated Village.

25 SUPERVISOR KRUPSKI: That's the

1 question I had, how many customers do
2 you have inside the Village that are
3 eligible to hook up that aren't? And
4 then are you also as a capacity issue,
5 are you looking at, oh, maybe we'll do
6 some higher density work for whatever
7 purpose in the Village, we're going to
8 need more capacity for that and not
9 just single family residences as well
10 within your jurisdiction due to zone
11 changes and higher density.

12 MAYOR STUESSI: Yeah, that brings
13 up a good point, and we'll talk about
14 it a little bit more in the housing
15 discussion, I know Our Housing
16 Committee Chair is going to speak a
17 bit. One of the grants that we're
18 currently in the process of working
19 through is through New York State's
20 Forward Program, which is through
21 Empire State Development, and this is
22 to study development opportunities
23 within the Village and there's also a
24 couple of opportunities outside of the
25 Village. And we would essentially get

1 funding to say take X, Y, Z, existing
2 building, it's mismatched with some
3 retail, but there might be the ability
4 to build housing above it. What does
5 that impact, how many units could be
6 created, what would the density be,
7 what housing could include parking?
8 And there was a couple of other places
9 that you may want to take a look at on
10 the border of the Village together with
11 the Town. And this is free money to
12 study it, which will also be enormously
13 helpful that all of this is for long
14 term planning.

15 SUPERVISOR KRUPSKI: And they're
16 going to tell you the wastewater flow
17 you're going to need to accommodate --

18 MAYOR STUESSI: That could be part
19 of it together with our consultant. If
20 the study says, oh, you're going to be
21 able to create, I don't know, call it
22 22 units within this area, they're
23 approximately this much square footage,
24 it's going to be inhabited by this many
25 people, our sewer consultant can very

1 quickly say, okay, this is going to be
2 flow off that. Same thing off of a
3 potential expansion of Peconic Landing
4 or for sale units or rent units plus
5 for workforce housing over there too.

6 DEPUTY MAYOR BRENNAN: I would
7 just add, when you're thinking about
8 where there's existing pipes and you
9 mentioned sewer lines that go through
10 neighborhoods or past parcels, it
11 doesn't mean that they're available or
12 suitable to tap into. Some of those
13 are gravity pipes and some of those are
14 forced mains. So the sewage coming
15 from Peconic Landing is coming from a
16 lift station through a forced main to
17 another lift station. That can't be
18 tapped into, it's not available for
19 customers who are along that sewer
20 line.

21 And this idea of capacity, which
22 has been, I think, challenging for me
23 anyway to understand is our capacity --
24 when you think about capacity from what
25 the permits are for what our outflow

1 could be, that capacity is not
2 uniformly available for the Village
3 because there's infrastructure that
4 creates choke holds, and so just
5 because we have X amount of capacity
6 doesn't mean we could put it in this
7 area of the hamlet or that area of the
8 hamlet. One of the things we've
9 learned, and this is to partially
10 answer his question, this Board learned
11 a lot from that sewer study because we
12 could see things that weren't apparent
13 to me, which is, for example, our
14 customers at Peconic Landing
15 contributed a substantial amount into
16 the sewer system, but it's gone through
17 the hospital pump station, which is a
18 critical piece of infrastructure for
19 the community. And that is really not
20 good engineering to have done that. It
21 was probably the most expedient and
22 cost effective thing to do because it's
23 close in proximity, but to take, I
24 don't remember what it was, 10, 20
25 percent of our entire sewage

1 contribution through one lift station
2 and the hospital -- yeah.

3 MAYOR STUESSI: It's already in
4 the flood zone, so it floods on a
5 regular basis.

6 DEPUTY MAYOR BRENNAN: So we're
7 trying to untangle and understand those
8 things a little bit better too. And we
9 have some issues with obsolescence. We
10 have -- from our main lift station to
11 the sewer plant we had a failure that
12 really kind of sparked this, and that
13 one pipe is a complete failure of the
14 system. So when that broke there's
15 nothing that -- with the exception of
16 maybe one customer on --

17 MAYOR STUESSI: It happened twice
18 up there in the course of two years,
19 and that's the main pipe that takes
20 virtually everything out of the
21 Village. As we talked before, Silver
22 Lake is now a situation where the water
23 is higher there than a lot of other
24 places. You've got all these issues
25 with water in the ground and trying to

1 manage it all.

2 DEPUTY MAYOR BRENNAN: I guess, I
3 would just say that capacity is not a
4 clear cut number or percentage, it's a
5 little more complicated.

6 SUPERVISOR KRUPSKI: No, I
7 understand that. That's why if we had
8 a map that would give us more
9 information, it would be easier to
10 explain to people outside of the
11 Village what their opportunities were
12 or weren't to hook up to your system.
13 Real opportunities, not -- because, you
14 know, sitting on different County
15 agencies regarding wastewater, you
16 know, the prices today are not
17 yesterday's prices and they certainly
18 aren't tomorrow's prices, so the
19 reality there is that these are big
20 numbers and it's very expensive.

21 TRUSTEE DOUGHERTY-JOHNSON: Our
22 presentation on the draft did sort of
23 have a map. It shows where the pipes
24 are.

25 MAYOR STUESSI: Yeah, I've got a

1 large scale one.

2 TRUSTEE DOUGHERTY-JOHNSON: Again,
3 just saying, it's not a map of saying
4 -- it's not a map saying this could
5 definitely hook up. Just because
6 you're next to a pipe, like Patrick was
7 just saying, doesn't mean it's like for
8 sure a possibility.

9 MAYOR STUESSI: The for sure
10 hookups are within the Village lines.

11 SUPERVISOR KRUPSKI: And is there
12 a requirement for people to hook up, if
13 they can, if they're in the Village and
14 they're not hooked up.

15 TRUSTEE DOUGHERTY-JOHNSON:
16 Everyone is hooked up.

17 DEPUTY MAYOR BRENNAN: With the
18 exception of Sandy Beach.

19 TRUSTEE PHILLIPS: Our code says
20 that if you're within the availability
21 of being hooked up to the sewer, which
22 Sandy Beach isn't because of the
23 situation, you have to get hooked up.

24 MAYOR STUESSI: It's not just
25 Sandy Beach, it's also a portion of

1 Safe Harbor Marina that sits within the
2 Village and Porto Bello Restaurant over
3 there. They're having significant
4 issues with their septic over there.

5 And then one of the other
6 challenges we've had, which I know we
7 discussed with the Town Counsel and our
8 Counsel is there apparently over the
9 years have been some expansions that
10 weren't approved by the Village outside
11 of the Village, and any increase and
12 expansion beyond what's in the original
13 agreement requires approval by the
14 Village Board. So by example, if the
15 Village Board ten years ago had said
16 yes, you can build X, Y, Z, you're
17 going to write a check for this amount
18 of money to build a pump station, you
19 can have this many connections, it
20 can't go above that or have increased
21 flow without getting additional
22 approval and likely fees towards that.
23 We're working through --

24 TRUSTEE PHILLIPS: That's a glitch
25 in your Planning Department, which has

1 come to light a couple of times. So
2 there's a process.

3 AUDIENCE MEMBER: Please use the
4 mic.

5 TRUSTEE PHILLIPS: There is a
6 process that needs to be established
7 for that within the Southold Town
8 Planning Department.

9 COUNCIL PERSON DOROSKI: One thing
10 we have talked about with the zoning
11 code update is kind of phase 2, you
12 know, once we get the code really
13 hammered out is drilling into the
14 process to figure how we can improve
15 the process because during the
16 discussions process is -- dysfunctions
17 within the process have taken up some
18 time and focus and really raised some
19 significant issues. And I think some
20 of that informs our discussion here in
21 an effort to convey the most amount of
22 information we can to the public on
23 what can be done, on what can't be
24 done, what opportunities there are,
25 just so everyone is a little bit

1 clearer.

2 MAYOR STUESSI: On that point, as
3 Mayor, I don't have any concerns at the
4 moment with that happening again. I
5 think between the Supervisor, Planning
6 Department, Heather, and the Planning
7 Board and ZBA, that has been rectified.
8 So there are no issues moving forward.
9 There's some past things that we're
10 looking into, but everybody has been
11 doing a great job.

12 COUNCIL PERSON DOROSKI: Do we
13 have a timeline for the finalized work
14 product?

15 MAYOR STUESSI: Pardon me?

16 COUNCIL PERSON DOROSKI: Do you
17 have a date --

18 MAYOR STUESSI: It's imminent.
19 And one of the things we are exploring
20 with Sandy Beach, looking at potential
21 hookup over there as well, and
22 potentially with Safe Harbor Marina as
23 well. But all of that, again, requires
24 additional work on the main sewer
25 plant. We would look at what else

1 makes sense with Peconic Landing.
2 These are real opportunities as part of
3 the zoning update to work very closely
4 together.

5 SUPERVISOR KRUPSKI: And then
6 tying in the first item, which is
7 coastal resiliency.

8 MAYOR STUESSI: Absolutely. What
9 would you like to go to next?

10 SUPERVISOR KRUPSKI: The Community
11 Preservation Fund, if we could.

12 MAYOR STUESSI: Would you or --
13 was Lily or would something like to
14 speak as sort of a state of the state
15 of the CPF fund within the Town, where
16 considerations might be on adopting
17 additional funds for water quality and
18 historic?

19 SUPERVISOR KRUPSKI: Lily, if you
20 could join us. I've also got John
21 Sepenoski here, he can speak clearly on
22 this.

23 MAYOR STUESSI: You're welcome to
24 go to the podium, if that's easier, or
25 if you want to sit down, you can sit

1 down. Make sure to use the microphone.

2 Good to see you, Lily.

3 MS. McCULLOUGH: Good to see you

4 all. Hello, hello.

5 MAYOR STUESSI: If you could share

6 your name and title for the

7 stenographer and the audience.

8 MS. McCULLOUGH: Sure. My name is

9 Lily McCullough, and I am the Town land

10 preservation executive assistant. I

11 administer the CPF fund for the Town of

12 Southold and for the Village of

13 Greenport, which real estate transfer

14 taxes also feed into the Town fund.

15 So I have sort of marked out what

16 was on the agenda. I will say

17 essentially, you know, we talked about

18 this about a year ago and discussed

19 this kind in depth.

20 COUNCIL PERSON DOHERTY: Explain

21 what this is.

22 MS. McCULLOUGH: Yeah, so I'm

23 talking about the Community

24 Preservation Fund, this is a real

25 estate transfer tax that passed over 25

1 years ago at 2 percent of real estate
2 transfer taxes both in the Village and
3 the surrounding Town of Southold dubbed
4 the Community Preservation Fund but is
5 governed by a State law and Town code,
6 and it is to be used for a variety of
7 things that we would call preserving
8 community character.

9 The Town -- the current Town
10 project plan which governs -- is a
11 policy document that governs the use of
12 the funding currently prioritizes open
13 space preservation. The State law
14 authorizes use of this money for water
15 quality improvement projects and
16 historic preservation. At this time,
17 those are not priorities in the Town's
18 community preservation project plan,
19 which is what we discussed previously.

20 At this point, and I know, Mayor
21 Stuessi, you know this, I'm sure all of
22 the Trustees know this, and I know the
23 Town Board knows this, but for the
24 benefit of everybody else here, in --
25 at the end of last year, very late

1 December 2024, amendments were passed
2 to the Community Preservation Fund
3 State law which introduced some --
4 that's on the agenda also -- introduced
5 some pretty substantive changes to the
6 law. I would also say it introduced
7 some vagaries that we are now trying to
8 work through. There is a regional
9 committee that once it is formed,
10 hopefully soon, will be tasked with
11 elucidating some of the, I would say,
12 vague language, not a lot of guidance,
13 and some really, really big substantive
14 changes to the law. So that has put on
15 hold -- I know when we discussed this
16 about a year ago, we talked about
17 updating the project plan. When we
18 update the project plan, now that we
19 have these amendments with these
20 changes, those changes have to be
21 worked into the policies in the project
22 plan. The problem is those changes are
23 not especially clear. So without
24 guidance as to what they mean, it's
25 hard to update the policy documents

1 meaningfully, so that's why a project
2 plan update has not happened yet.
3 Essentially all the steps are the same,
4 and I continue to encourage the Village
5 to think about right now ways, you
6 know, that exist with our current
7 policy prioritizing open space, how to
8 work in projects that the Village would
9 like to see. At the same time, the
10 Village is always welcome to put
11 together plans regarding historic and
12 water quality improvement projects for
13 consideration when the Town is updating
14 the project plan. The good news, I
15 guess, with these amendments is it's
16 not too late to start working on those
17 things.

18 MAYOR STUESSI: So I think just a
19 couple of important notes, if I can
20 interject. While the new State
21 mandated advisory committee has not had
22 its first official meeting because it
23 requires an IMA between the five towns,
24 we have now had three meetings, one
25 last week which was a public meeting,

1 Assemblyman Schiavone who stepped in
2 for Mr. Thiel who is obviously a great
3 advocate, you know better than me, on
4 CPF and helped write the legislation
5 forever ago, helped get these
6 organized. Again, for the public's
7 benefit, the committee is made up of
8 the five town supervisors, one village
9 representative for the ten or eleven --
10 eleven villages on the north and south
11 fork, and then there are five community
12 members, which represent stakeholders
13 on CPF issues, which is everything from
14 Peconic Land Trust to the Suffolk
15 County Historical Society.

16 MS. McCULLOUGH: Cornell
17 Cooperative Extension, Long Island Farm
18 Bureau, and there's a fifth one.

19 SUPERVISOR KRUPSKI: Nature
20 Conservancy.

21 MS. McCULLOUGH: Yes, thank you.

22 MAYOR STUESSI: And so that is
23 happening relative to taking a look at
24 some of the newer things.

25 MS. McCULLOUGH: Yes.

1 MAYOR STUESSI: But the
2 legislation that was passed for the use
3 of water quality when the CPF fund was
4 passed back in 2017, correct?

5 MS. McCULLOUGH: I believe that's
6 right. I mean, in any event, it was
7 before these amendments, yes.

8 MAYOR STUESSI: Yeah, long ago.
9 We've come to the Town now a couple of
10 times asking if the Town can adopt the
11 use of funding for water quality, which
12 requires an actual plan in order to
13 utilize it. We're working on putting
14 projects together, but it requires the
15 Town Board to pull the vote and say
16 we're doing it and develop the plan.

17 SUPERVISOR KRUPSKI: Lily can
18 speak to that. And also I'd like to
19 bring up Michael Collins, our Town
20 Engineer. The amount of work done on
21 water quality in the Town is
22 substantial. And resulting in no beach
23 closers for bathing in the summer and
24 also resulting in the ability of people
25 to raise shellfish in our waters here.

1 So we have put a great emphasis on
2 water quality improvements for 30
3 years, but we haven't used the CPF
4 because made the conscious decision not
5 to use the CPF for anything really
6 besides land preservation, open space
7 and farmland. We didn't want to start
8 diverting -- it was a very conscious
9 decision not to divert that money while
10 still acknowledging the water quality
11 improvements were not priority for us.
12 If you want to talk about that and get
13 into that, I'll call up the Town
14 Engineer.

15 COUNCIL PERSON MEALY: I like to
16 hear things that are smart repeated, so
17 as a smart person, you said something
18 interesting about if the Village Board
19 produced a list, why is it important to
20 have a list that we can work on and for
21 the people of the Village to understand
22 that that is a critical way to engage?
23 Like, why did you say that? Why do
24 they need a list?

25 MS. McCULLOUGH: So I would say

1 two big reasons; one, there is a
2 standing policy right now and adding
3 water quality improvement projects or
4 historic preservation projects would
5 constitute a change in policy. If
6 there's going to be that change in
7 policy, there are very good reasons for
8 why it's that way now, so any change
9 needs to be well-informed, and having a
10 well thought out list and, you know,
11 sort of explanation and how it relates
12 to the other goals of CPF would inform
13 that decision. I think that's a really
14 important thing for the Board to have
15 before they readjust priorities.

16 COUNCIL PERSON MEALY: So I just
17 want to be clear, so you're not
18 withholding funds improperly? That
19 list is critical to direct resources
20 and action that without that list we
21 really can't do anything.

22 MAYOR STUESSI: That's not
23 accurate, Brian.

24 MS. McCULLOUGH: No, no, he's
25 correct in the sense that the Town

1 cannot spend money on projects that are
2 not included in the list. Like, it has
3 to align with the Town's community
4 preservation project plan.

5 MAYOR STUESSI: But the Town plan
6 doesn't include water quality, so
7 there's no way for us to add items on
8 there.

9 MS. McCULLOUGH: But, I mean, it's
10 a set of priorities, and the Town has
11 set up these priorities, which is not
12 to say that water quality improvement
13 projects aren't a priority for the
14 Town, it is just -- it is not right now
15 the priority for the CPF funds.

16 SUPERVISOR KRUPSKI: It's not
17 funded through the CPF.

18 MAYOR STUESSI: Well, it's not
19 allowed through the Town's CPF plan
20 currently.

21 COUNCIL PERSON SMITH: I think
22 what we're suggesting is that --

23 SUPERVISOR KRUPSKI: Deliberately.

24 MAYOR STUESSI: I think we should
25 be honest.

1 MS. McCULLOUGH: No, that's
2 exactly what I said.

3 MAYOR STUESSI: So the Town of
4 Southold is the only town that hasn't
5 adopted the use of CPF fund for water
6 quality on the entire eastern end, and
7 we're -- the little Village of
8 Greenport is saying, hey, please, we
9 want to utilize this funding for that
10 and for historic preservation as well.
11 We have folks that want to potentially
12 use that, which is not currently
13 allowed in it. And then, of course, we
14 have the new State legislation that the
15 Village worked with Assemblyman Thiel,
16 Senator Palumbo, and the overall
17 committee on designating ten percent of
18 the fees collected to the disadvantaged
19 community, which covers the hamlet of
20 Greenport, not just the Village, but
21 the hamlet of Greenport.

22 MS. McCULLOUGH: I think it's only
23 -- I think it actually technically is
24 only the Village.

25 MAYOR STUESSI: I think it goes

1 off a little bit, but you might be more
2 correct than me. I thought it went a
3 little bit further out.

4 COUNCIL PERSON DOHERTY: So Lily
5 talked about the unknowns of this all,
6 so we talk about the ten percent, we
7 have so many questions. Is it ten
8 percent a year? Does it expire? Does
9 it add up? What exactly -- we have
10 areas in Town, in Mattituck that are
11 disadvantaged. How do we qualify a
12 disadvantaged area? Things like that
13 that have questions that they can't --
14 that they haven't answered us, so we
15 can't come up with a plan until we know
16 these answers.

17 TRUSTEE DOUGHERTY-JOHNSON: But
18 could we just try? I mean, what's the
19 harm in, like, oh, they've said this,
20 let's try to -- especially when,
21 again --

22 SUPERVISOR KRUPSKI: Because we
23 have to follow the law.

24 TRUSTEE DOUGHERTY-JOHNSON: Right.
25 But, I mean, like, if you're doing your

1 best to follow the law or at least
2 start the process, you're going to get
3 answers eventually. Also, again, we've
4 been asking, and why not, you know --
5 and Greenport definitely is a
6 disadvantaged community, already has
7 been established as one --

8 (Whereupon, there was simultaneous
9 crosstalk.)

10 MAYOR STUESSI: It's on the State
11 website.

12 COUNCIL PERSON SMITH: Yes, we
13 know that.

14 COUNCIL PERSON DOHERTY: We
15 understand that.

16 MAYOR STUESSI: Mattituck is not
17 on there.

18 COUNCIL PERSON DOHERTY: I think
19 what we're looking at this whole
20 wholistically like you are with your
21 sewer system is what's the capacity?
22 So we need to know what the capacity
23 is, how far is this money going to go?
24 I mean, yeah, there's money in there,
25 it's not like Southampton who has

1 millions, we have whatever. So we want
2 to know what we're spending the money
3 on. Just like with the housing plan
4 that I'm working on and we have to be
5 cognizant of how much money is going to
6 this pot, how much money is going to
7 that pot, but we don't know how big
8 those pots are. So we want to have an
9 idea of how big those pots are before
10 we start adding to the law.

11 MAYOR STUESSI: So a couple of
12 things and I'll let --

13 COUNCIL PERSON DOHERTY: It's just
14 financially --

15 MAYOR STUESSI: Two issues. One,
16 State law requires the plan be updated
17 every five years, correct, Lily? When
18 was the last time the plan was updated?

19 MS. McCULLOUGH: 2016. I'm not
20 going to sit here and say that it is up
21 to date.

22 MAYOR STUESSI: Except the plan
23 from 2016, it acknowledges in the plan
24 that there's going to be a vote to
25 allow for water quality, which passed

1 on a very wide margin on the eastern
2 end. Everybody else adopted it, the
3 Town hasn't. The plan has to be
4 updated.

5 MS. McCULLOUGH: It does, but it
6 doesn't --

7 MAYOR STUESSI: Just give me one
8 more second. As it relates to the cost
9 of land, this is an argument that's
10 used a lot, and, like, respectfully,
11 the cost of land on the north fork is
12 here (indicating), the cost of the land
13 on the south fork is here (indicating)
14 and so they bring in more money, but
15 they also spend a lot more money, so if
16 you actually graph it, it's pretty
17 equivalent. And so a perfect example
18 would be the last purchase, which I
19 think was close to 60 million dollars
20 through CPF, was for an equivalent
21 parcel to one that sits on the North
22 Road that's listed by a local real
23 estate broker for I think 3 million
24 dollars or 3.1 and it's still not sold
25 for, you know, the same size acreage.

1 If you were to look at those
2 comparisons, I think you actually get
3 more value for your investment on the
4 north fork then you do on the south
5 fork.

6 SUPERVISOR KRUPSKI: But there's
7 five different towns that have the CPF,
8 four that are active, and they
9 developed programs very differently
10 over time. So it's hard to compare
11 each town's program with the other
12 towns. It's hard to -- it's really not
13 apples to apples.

14 COUNCIL PERSON DOROSKI: And not
15 just CPF, but how their overall budgets
16 are run. If you look at the amount of
17 money that we're spending both out of
18 our operating budget but also that
19 we're bonding on a yearly basis for
20 water quality efforts, it's
21 significant. We made that choice as a
22 Town to achieve our water quality goals
23 through a different mechanism. I think
24 this for us as we're looking at
25 updating the plan is why we're kind of

1 stepping back and looking at this as a
2 way to, you know, we really need to
3 rebalance all of our priorities. We
4 can't just say Greenport Village is the
5 only place where we're going to do
6 water quality work with the money. At
7 least I don't think I feel comfortable
8 as a Board Member to say, all right,
9 Greenport only gets water quality funds
10 and we're not going to spend them other
11 places. I think we're taking this more
12 wholistic approach and looking at how
13 we've done it in the past. I think the
14 questions that we have to the advisory
15 board are going to define, you know,
16 maybe if we have to spend ten percent
17 on annual basis, we may need to figure
18 out a way just to spend water quality
19 funds in Greenport and that may be the
20 only way we can do it. I don't think
21 that's clear yet, but maybe I'm wrong.

22 MS. McCULLOUGH: It's not at least
23 as far as the existing conversations
24 have gone because truly -- so just to
25 give some background on this change, it

1 is one sentence in the Town law. It is
2 based on a statutory scheme that comes
3 from an entirely different statute.
4 And as that -- as it relates to
5 disadvantaged communities, it's the
6 Climate Act, it's about spending grant
7 money to help disadvantaged
8 communities, that's a similar mission
9 here. But that statute and that
10 application defines very clearly how
11 that money is supposed to be spent, how
12 do you measure a benefit to the
13 disadvantaged community, where is that
14 money spent? It's actually -- the
15 provisions relating to that mandate are
16 extensive, and here it's one sentence.
17 So there are a lot of uncertain -- it's
18 not clear. And to your point, that
19 doesn't mean we shouldn't be thinking
20 about how to do it. I am in the
21 background thinking about, I encourage
22 you to come talk to me, let's figure
23 something out because we're going to
24 have to figure out how to make this
25 work, it's in the statute, no doubt

1 about it. But right now it isn't very
2 clear.

3 SUPERVISOR KRUPSKI: And a lot of
4 the problem is the State passed that
5 without consulting stakeholders, and
6 the State is mandating how we spend our
7 money, but we had been spending it on
8 our own previously.

9 TRUSTEE DOUGHERTY-JOHNSON: Some
10 of it is our money.

11 (Whereupon, there was simultaneous
12 crosstalk.)

13 TRUSTEE DOUGHERTY-JOHNSON: Some
14 of it is the Village of Greenport's
15 money, and we're had no say in how it's
16 really gotten used, and it hasn't been
17 use within the Village. I just
18 think -- and this is not just with
19 Southold, all five towns, the CPF money
20 is, like -- a lot of people say, you
21 know, people have nice houses and then
22 they have a nice backyard where they
23 look out on a view of, you know,
24 preserved land. Great. That's great
25 for people with nice houses. Like,

1 some of this money should also be going
2 to little -- the tiny houses in
3 Greenport where people are living and
4 appreciating the water and their
5 historic things. We all should be
6 taking advantage of that, that's the
7 idea behind it going to disadvantaged
8 communities. I think we all get that,
9 right, I think we all want to do it in
10 theory, I hope. We have to get to
11 where we actually do it. I understand
12 where you guys are coming from, you've
13 done it this way, but I -- it's hard --
14 and then the whole Village has come out
15 multiple times to be behind this and
16 say, like, we need to change it because
17 it really doesn't feel fair to us, it
18 doesn't feel like we are getting the
19 benefit.

20 (Applause.)

21 You guys are saying we do benefit.
22 I walk in the woods, the preserved
23 woods on the edges of town, and I
24 appreciate that, but, like, there is
25 more that can be done.

1 MAYOR STUESSI: And
2 respectfully --

3 COUNCIL PERSON DOROSKI: I agree,
4 right, let me just say this: I think
5 this is one of the reasons talking
6 about how much CPF money has actually
7 been spent in the Village is a very,
8 very important question. And that --

9 MAYOR STUESSI: The answer is
10 zero.

11 COUNCIL PERSON DOROSKI: Yeah, no,
12 I know this. Hold on. This is why
13 when you came to the Board over a year
14 ago, we said let's work within the
15 specific confines of the plan that we
16 have right now. Give us a parcel list
17 of parcels you would like to see
18 considered. Just hold on a second,
19 Kevin. You have not provided us a
20 single parcel in the Village that you
21 would like preserved.

22 MAYOR STUESSI: It's not me, it's
23 the Village Board.

24 COUNCIL PERSON DOROSKI: Okay.
25 But we have asked, and you were the

1 representative who came to the Board
2 and presented this argument in the
3 public session to the Board, you
4 personally, not the other members, and
5 we said put together a parcel list. We
6 would like to work with you on
7 correcting this issue.

8 MAYOR STUESSI: As of yet, nobody
9 has brought a parcel that they want to
10 submit for CPF.

11 MS. McCULLOUGH: Can I just
12 interject?

13 MAYOR STUESSI: Hold on a second.
14 Very supportive, but this is like
15 Groundhog Day, why can't we adopt what
16 everybody else has for the use for
17 water quality and historic? That's
18 something the Village desperately needs
19 assistance with.

20 MS. McCULLOUGH: So I have two
21 points there. On the topic of parcels
22 to preserve, when we develop a project
23 plan, it's not -- you know, this is a
24 voluntary program. Everybody who
25 participates has to want to

1 participate.

2 MAYOR STUESSI: The property
3 owner.

4 MS. McCULLOUGH: But putting them
5 on the project plan is not a matter of
6 asking their permission. They
7 certainly don't have to be -- they
8 never have to sell their property to
9 the Town, they never have to give away
10 any rights, but we look at a map of the
11 town and we look at where we want to
12 build areas of open space or active rec
13 parks or whatever, and we say we want
14 that on the list so that hopefully, one
15 day, if the owner of that property
16 decides they, indeed, do want to sell
17 it because they have some particular
18 attachment to the property or they're
19 not realizing the value that they
20 thought they were going to realize from
21 it, then they see it on the project
22 plan, they know the Town is ready to
23 buy it because they've already agreed,
24 yeah, we think this is worthwhile, and
25 then they approach the Town and that's

1 when those projects move forward.
2 That's how the entire preservation
3 program works.

4 MAYOR STUESSI: We only have 1.2
5 square miles, and that includes Moore's
6 Woods, which already is taken care of,
7 and then it's a bunch of places with
8 houses and commercial. And if there's
9 an empty parcel, I hope a house gets
10 built because you want to know how many
11 affordable residences have been created
12 on the north fork in the last four and
13 a half years? Exactly six. And they
14 were all in Greenport. Five at 123
15 Sterling, and one Habitat For Humanity
16 house. We need housing within the
17 Village.

18 SUPERVISOR KRUPSKI: John
19 Sepenoski would like to --

20 MR. SEPENOSKI: Yeah, I'd just
21 like to point out that every parcel --

22 SUPERVISOR KRUPSKI: John, you
23 have to come up here. And then
24 afterwards, I'd like to bring up the
25 Town Engineer to discuss how we work on

1 water quality.

2 MR. SEPENOSKI: John Sepenoski,
3 Town of Southold. I just wanted to
4 point out that every parcel the Village
5 wanted on their CPF list for potential
6 acquisition is on there. That is three
7 parcels. That was their choice to only
8 give us three parcels. We haven't
9 preserved those, we did preserve one of
10 them within the Village, and that's
11 just the way it is.

12 SUPERVISOR KRUPSKI: How much land
13 have we preserved in the hamlet of
14 Greenport?

15 MR. SEPENOSKI: I wouldn't know
16 that but a lot. Almost all of our
17 shore with preservable solar, Pipe's
18 Cove Preserve, was preserved using CPF,
19 and those properties were all heavily
20 used by residents here generally,
21 including Village residents.

22 SUPERVISOR KRUPSKI: Lily, I don't
23 know if maybe you want to add to that
24 because I think a lot of people don't
25 understand how much time and effort and

1 money is spent from CPF to preserve
2 land in the hamlet of Greenport. If
3 you live in Cutchogue, you think, wow,
4 they preserved a lot of land in
5 Greenport.

6 MS. McCULLOUGH: So it totals 345
7 acres, 344.86 acres which includes the
8 Pipe's Cove Preserve and all of that
9 just immediately over the border.

10 I just want to make two points, or
11 I guess, one point on two issues. So
12 we're talking about water quality
13 improvement projects and historic
14 preservation projects. And the need
15 for a plan. And so I actually I
16 started this and, you know, then that
17 conversation went elsewhere, but the
18 reason why a plan is good, not only
19 because the Town Board needs to make --
20 it's going to make a policy change, it
21 needs to make an informed policy based
22 information and, like, a very clear
23 purpose and mission. But the other one
24 is it's good to have a plan because
25 let's say the Town Board makes a policy

1 change but money is not available at
2 the time. The CPF money is just not
3 available, we're spread thin. We've
4 said no to -- we say no to open space
5 preservation projects because we don't
6 have the resources or it doesn't make
7 sense in the grand scheme of land
8 preservation priorities. So having a
9 plan for water quality improvement
10 projects listed out that's very clear
11 that's basically a step by step how to,
12 and a historic preservation plan with a
13 clear mission allows you to go shop
14 that around to other funding sources
15 too so that if CPF isn't available for
16 whatever reason, you can immediately
17 shop -- there's no public funding you
18 can get without a plan. So I think
19 those are two very good reasons, no
20 matter what happens on the CPF end of
21 things, to have those plans because we
22 use it for open space too where CPF
23 can't be the sole funding source, we
24 shop it around to the County, we shop
25 it around to the State, we shop it

1 around for federal grant programs. A
2 plan is the basis and the need for any
3 successful preservation regardless of
4 who is funding it.

5 DEPUTY MAYOR BRENNAN: I
6 appreciate what you're adding to this
7 conversation. I do feel like this is
8 more or less an exact repeat of our
9 last meeting last year. Clearly our
10 priorities are not aligned your
11 priorities. My understanding from our
12 last meeting was that the way you
13 prioritize your CPF funding is based on
14 the philosophy -- I'd say it's the
15 supervisor's philosophy that land
16 preservation cures all problems. You
17 said something to that effect. Now,
18 I'm exaggerating a little bit, but
19 keeping down development, traffic,
20 water pollution was all going to be
21 best handled under land preservation.
22 I think you mentioned at the last
23 meeting that your goals were somewhat
24 finite, right, there's a limited amount
25 of land that could be obtained. Do you

1 have a sense of what that horizon looks
2 like?

3 MS. McCULLOUGH: So there's about
4 -- there's over 8,000 acres on the CPF
5 project plan. Over 7,000 acres of that
6 are undeveloped.

7 DEPUTY MAYOR BRENNAN: So what
8 would you estimate based on your past
9 history of this, what kind of time
10 horizon would we be looking at that you
11 can possibly accomplish that open space
12 acquisition?

13 MS. McCULLOUGH: I mean, that's a
14 bit of an impossible task because we're
15 also fighting development pressure. A
16 certain amount of that, no doubt, is
17 going to be lost to development, and
18 it's pretty hard to tell. You know, it
19 ebbs and flows. There's -- some of the
20 programs have been around for 25 years
21 and it's changed a lot in that time, so
22 I wish I had a timeframe for you. I
23 mean, CPF sunsets in 2050, so that
24 relies on an extension of that. So
25 2050 at least right now --

1 (Whereupon, there was simultaneous
2 crosstalk.)

3 COUNCIL PERSON DOROSKI: 25 years
4 it took to get to where we are now.

5 SUPERVISOR KRUPSKI: Yeah, but
6 it's a voluntary program.

7 DEPUTY MAYOR BRENNAN: So if it
8 took 25 years to substantially obtain
9 the land preservation goals, it seems
10 -- it strikes me that it would be very
11 little impact if ten percent of those
12 funds were pulled off for water
13 quality. It would only increase your
14 horizon by ten percent. So a 25 year
15 project would turn into a 27 and a half
16 year project, but we could use those
17 funds now. And everyone recognizes
18 that water pollution doesn't recognize
19 municipal boundaries. So the way that
20 Greenport wants to address its water
21 quality problems is different than the
22 way the Town of Southold, and the
23 constraints that you were talking about
24 sounded arbitrary to me. You can't do
25 this, you can't do that, you wouldn't

1 just give money for a Greenport
2 project. I don't really buy that. I
3 think that we talked about what's
4 available for Greenport. Open space is
5 not our issue. I think you could make
6 a decision to channel some of these
7 funds for a water quality project in
8 Greenport without really substantially
9 impacting the timeline for your goals.
10 It seems marginal to me.

11 SUPERVISOR KRUPSKI: I'd like to
12 bring up -- I'm sorry.

13 TRUSTEE PHILLIPS: I just want to
14 bring up one point, getting back to the
15 water quality. When we updated the
16 central pump station we came to the
17 Town of Southold asking for funding,
18 and the general reason for it was,
19 well, you're going to be using it for
20 expansion. That's not what we were
21 using it for. It was for updating and
22 protecting what already was there.
23 That's part of the communication or the
24 language problem that you have in your
25 plan at the moment, which disadvantages

1 the Village especially in doing water
2 quality with our sewer system. So
3 that's a point that I really want to
4 bring on the table that that's on the
5 Town. We tried.

6 MAYOR STUESSI: It's a very simple
7 issue. The Town is not legally able to
8 use it for water quality until you
9 adopt a water quality plan as part of
10 CPF.

11 One of the other things we've been
12 asking for for two years is an inter
13 municipal agreement for the CPF plan
14 and also for the CHF plan, which we
15 don't yet have. That's one of the
16 reasons why --

17 SUPERVISOR KRUPSKI: That's next.

18 MAYOR STUESSI: -- why we work
19 with the State and our local
20 representatives, and there were
21 multiple meetings with stakeholders,
22 every outgoing Town supervisor, every
23 new Town supervisor, all the mayors,
24 there were nature conservancy
25 participated, and this was a very long

1 process, went through months for the
2 State assembly --

3 MS. McCULLOUGH: I'm going to push
4 back on that a little bit. There were
5 two meetings that I was involved in as
6 the local administrator of the Town's
7 CPF fund, that was that year end
8 meeting with the outgoing supervisors
9 and various stakeholders. About a
10 month later, a meeting with the
11 incoming supervisors and the same set
12 of stakeholders and staff people.
13 About 75 percent of both meetings were
14 dedicated to debating the merits of
15 increasing sewer supply or historic
16 preservation property. Very little
17 else came up. And we were told we were
18 going to see drafts of the legislation
19 that passed, we never did.

20 MAYOR STUESSI: It was publicly
21 available. I mean, I know this because
22 I followed it all the way through.

23 MS. McCULLOUGH: But publicly
24 available is different than working
25 with your local CPF administrators to

1 draft law that they're going to be
2 responsible for administering.

3 MAYOR STUESSI: So with respect,
4 it seems strange that we're sitting
5 here and that there's now discussion
6 that maybe the Town doesn't agree with
7 the ten percent funding for
8 disadvantaged communities.

9 MS. McCULLOUGH: That's not what
10 we're saying.

11 MAYOR STUESSI: I mean, the
12 governor signed it on December 27th.
13 It is State law.

14 MS. McCULLOUGH: Yes, absolutely,
15 she did. I understand that and I'm not
16 arguing. What I'm saying is it would
17 have been helpful for the people
18 responsible for administering the funds
19 and administering the law to have been
20 able to give feedback because we would
21 have avoided some of the vagaries, the
22 lack of clarity that exists in the law
23 now. There are some things about those
24 amendments that have nothing to do with
25 the disadvantaged community ten percent

1 that are actually contrary to the
2 purpose of the statute. And it's just
3 basically a drafting error, but it's a
4 huge drafting error because it says you
5 can use -- we used to be able to use
6 money in this way, now we actually
7 can't use it this way. And it's
8 essentially a clerical error, but it's
9 a big one. And so those are the kinds
10 of things that the towns had an ability
11 to be involved in the drafting process
12 before it was passed in the
13 legislature. We could have avoided it
14 and hit the ground running in January
15 instead of now six months out needing
16 to put together a region advisory
17 committee to figure out what some of
18 this even says.

19 MAYOR STUESSI: But, I mean, we're
20 almost a decade past when the voters
21 all voted for the use of water quality
22 funding and we still don't have a water
23 quality plan.

24 COUNCIL PERSON DOROSKI: I think,
25 stepping back a little bit, just

1 looking at my own views on this. You
2 know, the Supervisor may believe that
3 it should be for land preservation
4 only. I'm not saying he believes that,
5 but just for the sake of argument, you
6 know, when I ran for supervisor, I
7 proposed a pilot program for innovative
8 and alternative wastewater treatment
9 systems that was going to be funded
10 through the Community Preservation
11 Fund. It took a small portion of that
12 money to use it, but as I reached out
13 to the community and talked about it,
14 they agreed with the goal, but the
15 funding mechanism didn't seem right.
16 People suggested why not look in other
17 directions. And I think for us this is
18 one of the benefits of looking to see
19 what the actual goals are even related
20 to water quality so we as a community
21 can sit down together and say what's
22 the best way to fund this. No? Maybe
23 I'm wrong.

24 MR. SEPENOSKI: That's a great
25 point. And remember, we have a very

1 successful water quality improvement
2 program. We just deliberately built it
3 so that we're not relying on CPF.
4 We've got a million dollars in broad
5 metals distribution. We didn't need
6 CPF. We're good at finding funding
7 sources for water quality. So I don't
8 think we necessarily have to use CPF to
9 find funding to do what the Village
10 wants us to do.

11 SUPERVISOR KRUPSKI: There's a lot
12 of things that you could do, and early
13 on in the CPF there was a call for more
14 stewardship money to be spent, you
15 could hire a park ranger, they could
16 have an assistant, they could have an
17 office, they could have vehicles. And
18 it would have funneled off a lot of
19 money from land preservation, but we
20 realized with the development pressure
21 the way it's been, the more money we
22 funnel off -- when someone comes in the
23 door and says I'd like to preserve this
24 piece of land, it might be a piece of
25 productive farmland, or it might be

1 beach access, or a trail for
2 connectivity, or wildlife. If we don't
3 have the money, we have to tell them,
4 no, we can't do that. And that's the
5 shortfall here in Southold is that we
6 don't have -- we're not as well funded
7 as other communities.

8 I would like to ask the Town
9 Engineer to come up just to discuss and
10 layout the amount of water quality work
11 that's been done, not only in Town
12 because of the -- unless he can
13 describe the MS4 program, but also the
14 work that has been done water
15 quality-wise anyway in and around the
16 hamlet. Thank you, John.

17 MR. COLLINS: Michael Collins,
18 Southold Town Engineer. One comment
19 I'd like to agree with is water quality
20 doesn't recognize municipal boundaries.
21 The Town has done a lot for water
22 quality. And again, I don't make
23 policy, but it has been a Town policy
24 not to directly allocate money from CPF
25 for water quality. That doesn't mean

1 that we don't have a plan, it doesn't
2 mean we don't have a goal. It's just
3 that there are multiple other sources
4 of funding that we have been able to
5 tap into to achieve these goals. And
6 our primary goal with water quality is
7 in the elimination of storm water
8 outfalls. Storm water outfalls are
9 pipes that carry concentrated storm
10 water flow typically from road systems
11 into our bays. Since we started this
12 aggressively back in April of 2019, we
13 have eliminated 82 of 140 known
14 outfalls, some of which do not lie
15 within the Village of Greenport but
16 definitely lie within the hamlet of
17 Greenport. It's a 59 percent removal
18 rate. That's a rate that you won't see
19 in any other town on the east end,
20 including those that are spending tons
21 of money from their much larger
22 programs. It's just the way that we're
23 chosen to fund this. It doesn't mean
24 that we're not following this
25 objective, and the Town would love to

1 partner with the Village on this
2 program. The problem that we've had --
3 I've been doing this 13 years in
4 Southold. We have never been able to
5 get a plan or a map of the Greenport
6 systems so that we could coordinate
7 with you to achieve these goals between
8 both of our municipalities. And we met
9 almost a year ago, it was July 30,
10 2024, I asked for such a map. I still
11 haven't received one. I'm not trying
12 to accuse anyone, I just would love to
13 work with you. We can't work in a
14 vacuum. In the absence of information,
15 I have no way to help you.

16 MAYOR STUESSI: I'll be glad to
17 ride my bicycle to Town Hall tomorrow
18 with a map of our MS4 program. I
19 believe it's available on the State
20 website. But with all due respect,
21 that's not what we're talking about
22 here. We're talking about the State
23 law that allows for ten percent now --
24 requires ten percent to disadvantaged
25 communities, i.e. Greenport. So we're

1 now in almost July, right? Six months,
2 I don't know how much that is, you
3 probably have a good idea how much has
4 the Town taken in in the last --

5 MS. McCULLOUGH: We don't get --
6 so we're actually usually two months
7 behind.

8 MAYOR STUESSI: Last year was
9 what, 13 million?

10 MS. McCULLOUGH: No, 11.1.

11 MAYOR STUESSI: So if it was the
12 same, it would be probably about
13 \$600,000 at this point, \$500,000.

14 MS. McCULLOUGH: Well, it's
15 seasonal ebbs and flows. Hold on, I
16 think I actually have it.

17 SUPERVISOR KRUPSKI: While you're
18 looking that up, please outline the
19 projects that have been done in
20 Greenport recently. Not CPF funded,
21 but funded by the Town.

22 MR. COLLINS: Well, the most
23 recent thing we're done is we started
24 tackling the very large outfall system
25 on Champlin Place that discharges into

1 Stirling Basin, which is an impaired
2 water body according to the State DEC.
3 We've expanded the amount of leeching
4 that's available on that system, and
5 we're working towards hopefully by the
6 end of this year completely eliminating
7 that discharge. That's discharge that
8 stretches all the way from Main Street
9 down the entirety of Champlin and
10 discharges into that harbor. That will
11 be one hundred percent gone when we are
12 done.

13 TRUSTEE PHILLIPS: Mike, can I ask
14 a question? Will that get us out of
15 the MS4 situation for Stirling Harbor?
16 That's the reason why we're in the MS4.

17 MR. COLLINS: That is correct.
18 And believe it or not, you are no
19 longer bound by that because we had
20 that TMDL rescinded. According to the
21 current law, there is no reason why
22 Greenport should be in the SPDES
23 program. If you would like help with
24 that, I would be more than happy to
25 help you write a letter to DEC telling

1 them that you should not be regulated.

2 TRUSTEE PHILLIPS: I think that's
3 an excellent idea.

4 MAYOR STUESSI: Why are you
5 suggesting we get out of the program?
6 This is reporting outfalls.

7 TRUSTEE PHILLIPS: Mike, you can
8 explain it better than I can.

9 MR. COLLINS: Because it is a
10 paper chase with no purpose that
11 achieves no goal, other than murdering
12 trees.

13 MAYOR STUESSI: I don't know, I
14 mean --

15 SUPERVISOR KRUPSKI: If you
16 believe in the MS4 program, it's a
17 reporting mechanism from the State. We
18 have gone down a path where we're
19 spending money to improve water quality
20 and then we got diverted by the MS4
21 program to report on a lot of other
22 things that wouldn't improve water
23 quality.

24 MAYOR STUESSI: So we have serious
25 water quality issues out here. I know

1 a statement was made earlier about no
2 beach closures, but you look at the
3 Peconic Estuary program, there are two
4 that are listed as critical in the red
5 zone just within the last week. And
6 this is a constant thing we're all
7 having to deal with out here. It may
8 not be a beach closure, but it's places
9 where people jump off their dock and
10 swimming or off their boat.

11 SUPERVISOR KRUPSKI: Something
12 reported like that, it's Suffolk County
13 Health Department that regulates the
14 beach closures based on, you know,
15 pathogens or some other impairment. So
16 if it's clean according to the Health
17 Department, it's clean to bathe in and
18 certainly to raise shellfish in.
19 That's the goal.

20 MR. COLLINS: Most of the
21 shellfishing warnings and closures that
22 you see, I'm not saying that there
23 isn't a problem, what I am saying is in
24 most cases the DEC has not met their
25 statistical burden to prove that

1 there's a problem. For instance,
2 Stirling Basin, they flat out don't
3 test for pathogens often enough to tell
4 you that it's polluted. The reason
5 that it's closed is they suspect that
6 historical pollution has contaminated
7 the shellfish meat in that basin. When
8 we partnered with Greenport over a
9 dozen years ago to get those meats
10 tested, the DEC didn't have the proper
11 testing done and the State Health
12 Department rejected it. Again, I'm not
13 saying there isn't a problem, I'm
14 saying they can't prove that there is.
15 So when you see a shellfish closure and
16 it's flashing red on the website, I'm
17 not saying you should eat the clams,
18 I'm saying you should ask the question
19 why can't we shellfish there.

20 SUPERVISOR KRUPSKI: And then you
21 can get -- if there is a problem, you
22 can get to the root of the problem and
23 then try to remediate that.

24 MR. COLLINS: Do you have a
25 problem? What's causing it? How do we

1 fix it? Of the 12 water bodies that
2 had shellfish restrictions just within
3 the Town, two of them we proved were
4 flat out mistakes, and they rescinded
5 those. The remaining they proved that
6 we proved along with the Village and
7 the other municipalities that their
8 methodology was so flawed that they
9 rescinded all of the regulations upon
10 which your SPDES designation was based.

11 TRUSTEE DOUGHERTY-JOHNSON: I
12 think that we all know that there are
13 water quality problems. What you guys
14 are saying, that you do a lot of work
15 to ameliorate them, we want to too, but
16 I think we're still, like -- we're
17 talking about -- like, it's great that
18 all the stuff you guys are doing in the
19 Town, I understand that's your job is
20 the Town, but we are still talking
21 about CPF funding, which we share and
22 that we want to have a little more say
23 in. And I want to go back to what Lily
24 said in the very beginning about
25 community character, it's to preserve

1 community character. And like, when
2 we're in the Village and just looking
3 at the Village, it's not about open
4 space to us. Right? It's about water
5 quality, it's about historic in our one
6 square mile. And so while everyone is
7 right about, like, water doesn't know
8 those bounds, and, like, yes, we all
9 appreciate the hiking and the open
10 space that we go by when we're leaving
11 the Village and coming from the
12 Village, in the Village it's really
13 specific, it's just water and historic
14 and we need help with that. I think we
15 all want to work together for those
16 things and I -- no, I don't have
17 anymore to say.

18 COUNCIL PERSON SMITH: So
19 typically we can keep going for a very
20 long time on these topics, and it's
21 generally my role to say what are our
22 next steps? And as liaison to the land
23 preservation commission, I would like
24 to -- committee -- I would like to
25 suggest that knowing that at some point

1 the clarity that Lily is seeking from
2 this eventual committee and the State
3 law, knowing that we're going to get
4 there and understand that, I think it
5 might be helpful if perhaps I could
6 work with one of you and start to
7 identify specific projects that let's
8 say this all gets cleared up and we
9 know what a new project plan looks like
10 and we want these two other areas
11 included, I think it would be, as Jill
12 often says, have it sort of shovel
13 ready. If we could put that time in to
14 start articulating what does it
15 actually mean to improve the
16 disadvantaged issues in the Village
17 using this fund, like, what does that
18 look like? And the other areas that
19 keep coming up, whether it's historic
20 preservation or water quality, let's
21 start to create that, like, what would
22 it look like if that was happening.
23 And then when Lily is ready to get this
24 clarity and we can create this plan,
25 we're not at the starting line. Does

1 that make sense to everybody?

2 TRUSTEE PHILLIPS: I think that's
3 what we had asked back in July.

4 COUNCIL PERSON SMITH: Right. And
5 now that we have a better understanding
6 of what the issues are, we kept
7 thinking we were going to get to a
8 starting line, but that starting line
9 seems to keep moving because you're
10 dealing with --

11 COUNCIL PERSON DOROSKI: We're
12 still negotiating the agreement with
13 Counsel.

14 MAYOR STUESSI: There are water
15 quality programs that exist. Might it
16 not make sense for you guys to take a
17 look at the one for either Southampton
18 and East Hampton?

19 COUNCIL PERSON SMITH: What I
20 would like to do is to sit with someone
21 from the Village on the specific issues
22 you would like to see happen, not other
23 people's plans.

24 COUNCIL PERSON DOHERTY: Go back
25 to the list that we asked for.

1 COUNCIL PERSON SMITH: And even if
2 we use somebody else's plans as a model
3 and start saying, like, take their name
4 out, put our name in. I'm also part of
5 the consortium of individuals with the
6 Town with the drinking water protection
7 plan working with all the stakeholders
8 trying to look ahead to what drinking
9 water quality issues are in our region,
10 and I think there's an intersection
11 with some of those goals. I'd like to
12 be sure that the Village's issues are
13 in that plan because I don't know that
14 we included that. That's a partnership
15 with New York State through a grant
16 that our Mark Terry got for the Town.
17 I'd be happy to keep -- I think it's
18 important that we not just say we're
19 going to do this, but make sure we
20 leave with, like, three dates, three
21 chunks of time. Whoever needs to be
22 there is there and we start writing
23 this down so we can make it happen.

24 MAYOR STUESSI: Let's say by
25 example the Village gave you five water

1 quality projects, we could pull five of
2 them out of the sewer plan and one down
3 at the 5th and 6th Street beach, what
4 are you committing to from the Town's
5 part to put a water quality plan
6 together adopted by the Town so that
7 these could then be considered? Just
8 like the land use planning, it requires
9 a plan.

10 COUNCIL PERSON SMITH: I think
11 what I'm suggesting is exactly that.
12 That we get this written down so that
13 when we know what is required of this
14 new plan, when this other group finally
15 gets formed and IMAs are signed that
16 we're ready to go, rather than me going
17 looking for what you might want. For
18 me, it has to be specific.

19 MS. McCULLOUGH: I would also say
20 having that plan together, I think
21 Michael made the point, is no matter
22 what, there are folks in Town who are
23 happy that if we can help find any
24 funding sources, it can be CPF if
25 that's the direction the Town Board

1 wants to go, or it could be other
2 sources, but it sounds like what you
3 need is funding for these projects. So
4 regardless --

5 MAYOR STUESSI: We want to avail
6 ourselves of CPF funds, the ten
7 percent.

8 MS. McCULLOUGH: Yes, but if the
9 projects are priority then the fund --
10 I mean, this is a Board decision.

11 COUNCIL PERSON DOHERTY: We might
12 not have to wait for that. We might be
13 able to find funding while we're still
14 working all this out.

15 COUNCIL PERSON SMITH: It might
16 need more than that funding.

17 MS. McCULLOUGH: That's the other
18 thing.

19 SUPERVISOR KRUPSKI: So we have a
20 very comprehensive drainage plan that
21 the Town Engineer and Town Highway
22 Department have worked out. Before
23 there was an MS4 program, and it's been
24 altered I think a little bit because of
25 the MS4 program, but it's still an

1 aggressive plan, and the storm water
2 work that we're working on doesn't only
3 protect surface water quality, but it
4 effects groundwater as well. With all
5 that rain, we got a nice half inch of
6 rain this morning, that water was
7 directed instead of going overboard and
8 possibly resulting -- carrying
9 pathogens into our surface waters and
10 resulting in a shellfish bed closure or
11 bathing beach closure, most of that
12 water now is directed into the aquifer,
13 recharging the aquifer at a critical
14 time of the year. But we don't want
15 to -- you know, the danger here is
16 balkanizing the Town and saying, well,
17 the State now has mandated something to
18 spend our money instead of saying, you
19 know, we're looking at this Town-wide.
20 Maybe a water quality improvement
21 project done anywhere else in Peconic
22 Bay by any municipality benefits
23 Greenport Harbor because it is the same
24 bay. So you have to look at the water
25 quality benefit as a whole and not just

1 as that one pipe that's the problem.

2 You know, we started the water
3 quality improvements for storm water, I
4 guess, back in the 1990s because the
5 DEC was closely monitoring shellfish,
6 right, and the Town acted. We did a
7 project there by Yennicott, we also got
8 Suffolk County DPW involved. They did
9 some major road work there. As a
10 result of all that drainage work, the
11 State acknowledged that work was done,
12 that the water quality improved, and
13 they kept the shellfish beds open
14 seasonally. So we can quantify the
15 water quality work that we've done
16 based on the State's regulations for
17 shellfish beds. So it's not -- you
18 can't balkanize it and say just do it
19 here and do it there, you're really
20 going to slow down the progress towards
21 keeping everything open and clean.

22 MAYOR STUESSI: So can we get an
23 inter municipal agreement completed
24 between the Village and the Town?

25 COUNCIL PERSON DOHERTY: When we

1 have a plan.

2 COUNCIL PERSON SMITH: I think
3 this would be the start to it. What
4 would be in that agreement? I mean,
5 you want to pull out your calendar now,
6 let's go, let's get it done.

7 TRUSTEE PHILLIPS: What I'm
8 hearing is that at this point in order
9 to -- once clarification comes for the
10 ten percent or however it comes, is
11 that the Town of Southold and the
12 Village of Greenport through mutual
13 discussions come up with a plan that
14 are shovel ready, but also gets the
15 discussions going on at both Board
16 meetings for the public to hear so that
17 it becomes more present that this is a
18 discussion, more ideas will be flowing.

19 But my concern is we tried this
20 with the upgrade to the central pump
21 station and it just seemed to be
22 legalese catches that didn't make it
23 open minded on the Town Board to try
24 and change the plan to accommodate.
25 That's my concern.

1 SUPERVISOR KRUPSKI: I'm not sure
2 how much we can legally spend on
3 infrastructure maintenance.

4 MS. McCULLOUGH: I wish I had the
5 statute in front of me. I mean, in
6 general CPF strays away from operations
7 and maintenance spending. There's some
8 -- changes, I think, in the amendments
9 as it relates to historic stewardship,
10 but that's a separate thing, that deals
11 with maintenance. But in general, for
12 example, like, for traditional open
13 space stewardship, we're not allowed to
14 charge traditional operations and
15 maintenance, like, just general lawn
16 mowing and trash pick up and stuff like
17 that. That can't be charged back to
18 CPF, so it has to be very specific to
19 ecological protection.

20 DEPUTY MAYOR BRENNAN: That's
21 understandable. The project that
22 Trustee Phillips was talking about was
23 the wholesale replacement of our
24 central pump station. It wasn't
25 maintenance, it was a capital project.

1 SUPERVISOR KRUPSKI: So going back
2 to your suggestion, the offer of
3 meetings.

4 TRUSTEE DOUGHERTY-JOHNSON: The
5 IMA is not going to be about specific
6 projects. Like, an IMA is going to be
7 an ongoing thing of how we deal in the
8 future, right? It's not going to be,
9 like, we're going to do this and then
10 we're going to have to update them.

11 MS. McCULLOUGH: So I will say
12 that the IMA -- I'm not sure how many
13 IMAs other towns have, I'm aware of at
14 least one between East Hampton and the
15 Village. They might be the only one.

16 MAYOR STUESSI: We could use
17 theirs. It looks good.

18 MS. McCULLOUGH: But I also looked
19 at theirs, and, one, their project plan
20 has a lot of Village specific projects,
21 and so the plan, it is still the Town
22 of East Hampton administering the
23 Community Preservation Fund, they are
24 setting aside a certain amount for the
25 Village of East Hampton in recognition

1 of, you know, I think 40 percent of
2 their transfer taxes feed into the East
3 Hampton's Community Preservation Fund,
4 or at least that's what was in the
5 draft that I looked at. But it's
6 operating according to an existing plan
7 that the East Hampton Town Board
8 approved, so the Village isn't sort of
9 just getting ten percent of the CPF
10 fund and using it how they like
11 separate and apart from the Town
12 project plan. The Village project plan
13 is part of the overall Town project
14 plan, so you still need that -- you
15 still need those specific plans before
16 there's an IMA where money is being
17 spent in the Village. It all has to be
18 spent according to a plan. There's not
19 version of this where we can -- where
20 the Village can be guaranteed money and
21 guaranteed to be able to spend it
22 without a plan that says how they're
23 going to spend it that is consistent
24 with all overall Town plan. So that's
25 why we always have to be working

1 together.

2 COUNCIL PERSON SMITH: It almost
3 sounds like we have to do them at the
4 same time, it's not one and then the
5 other. I'm not going to do IMAs --

6 MAYOR STUESSI: Has there been any
7 work by the group on looking at water
8 quality as part of CPF use since we
9 last met together a year ago, the CPF
10 committee?

11 MS. McCULLOUGH: We have -- it's
12 the land preservation committee. The
13 task of the land preservation committee
14 is to basically move along, give the
15 Town Board recommendations on open
16 space applications consistent with the
17 existing plan. So the land
18 preservation committee works within the
19 existing project plan. The land
20 preservation committee cannot --

21 COUNCIL PERSON SMITH: They don't
22 work on the plan.

23 MS. McCULLOUGH: They comment on
24 it.

25 SUPERVISOR KRUPSKI: I wonder,

1 you're talking about water quality
2 improvement projects versus maintenance
3 of existing equipment, does the plan
4 have to quantify water quality
5 improvements based on that work, or are
6 you just looking for infrastructure --
7 for money for infrastructure
8 replacement? And how would that money
9 -- how would you quantify water quality
10 improvements spending the money?
11 That's where we need to get to. We
12 have a limited amount of money.

13 MAYOR STUESSI: This is a very
14 simple thing. The Village of Greenport
15 for 30 years has been contributing to
16 the CPF fund. And we have not received
17 one dollar directly within the Village.
18 As Lily said and I've said publicly to
19 many people, I love taking advantage of
20 all the trails in different places, and
21 I love seeing open farm space. The
22 Village has needs. Our needs are
23 related to water quality and historic
24 preservation. We now have a State law,
25 which specifically states ten percent.

1 I know there's a desire to potentially
2 argue what it says.

3 MS. McCULLOUGH: No, no, that's
4 not -- sorry.

5 MAYOR STUESSI: It's super clear
6 what it says and so --

7 MS. McCULLOUGH: I just want to be
8 clear, I'm not talking about that, I'm
9 just saying the disadvantaged community
10 is a different category of -- it's a
11 different spending category, that's not
12 the same as water quality improvement
13 projects and historic preservation.
14 Those are big picture things. The
15 disadvantaged community, I'm not --

16 MAYOR STUESSI: Yeah, that says
17 ten percent of the funds coming into
18 the Town of Southold are designated to
19 that community, Greenport.

20 MS. McCULLOUGH: It's saying it
21 has to be spent to the benefit of the
22 disadvantaged community, but it is not
23 specifying that it must be spent for
24 water quality improvement. But I'm
25 just saying those are two separate

1 things.

2 MAYOR STUESSI: Are you suggesting
3 that maybe the town has a position that
4 you want to spend this on areas outside
5 of the Village and wouldn't say that
6 benefits the Village?

7 COUNCIL PERSON SMITH: No.

8 SUPERVISOR KRUPSKI: We're going
9 to follow the law.

10 COUNCIL PERSON SMITH: I don't
11 think anyone is saying that.

12 SUPERVISOR KRUPSKI: It's a poorly
13 written law that we had no input on.
14 We're going to push through it.

15 COUNCIL PERSON DOROSKI: Why would
16 you think that?

17 COUNCIL PERSON SMITH: Yeah, we're
18 not saying -- I think these are two
19 different categories of money. You're
20 talking about the ten percent that's in
21 the law and then water quality and
22 historic preservation. That's why we
23 need two -- we need to know what those
24 two things are and start mapping them
25 out so when we're ready to go and these

1 other legal things are done, we can
2 start getting the money to these
3 projects.

4 DEPUTY MAYOR BRENNAN: Let's hope
5 when we meet again that we're actually
6 making some headway on this.

7 COUNCIL PERSON DOHERTY: I was
8 going to suggest, we obviously are not
9 going to come to a resolution here
10 tonight. Why don't we do what Anne
11 suggests, have Lily and Anne meet, come
12 together, and then have a work session
13 with all of us just on this topic, just
14 on this topic so we can actually -- a
15 work session that we can work it
16 through. But let's Lily and Anne get
17 some substance together so we have
18 something to talk about.

19 COUNCIL PERSON SMITH: Actually
20 both Lilies.

21 COUNCIL PERSON DOHERTY: Both
22 Lilies and Anne.

23 MAYOR STUESSI: I think it would
24 also be good potentially for if it's
25 Lily and the Town legal team who are

1 dealing with these concerns about the
2 State law to schedule a time with the
3 Village and our legal team so we
4 understand what your concerns are
5 because both the Supervisor and I now
6 sit on the advisory committee, and I
7 think it would be helpful for us to
8 have this conversation before the Town
9 brings it up at the committee so that
10 we're --

11 COUNCIL PERSON DOHERTY:

12 Absolutely, so we come as one.

13 MAYOR STUESSI: Even if we
14 disagree, I think it would be important
15 to understand.

16 COUNCIL PERSON DOHERTY:

17 Absolutely.

18 MAYOR STUESSI: The Village has a
19 very strong perspective on the ten
20 percent, this law is very clear. We
21 worked with the State in getting this
22 put together.

23 COUNCIL PERSON DOHERTY: I have
24 faith we're going to get on the same
25 page with this eventually once we have

1 all our answers, you know, once we're a
2 little more clear from the State. I
3 think to Anne's point, we can continue
4 to work on it, and let's do that, and
5 let's say right now that we're going to
6 meet again just on this topic and
7 shortly.

8 SUPERVISOR KRUPSKI: Ready for the
9 next one?

10 MAYOR STUESSI: Yes.

11 SUPERVISOR KRUPSKI: I'm going to
12 ask our government liaison to come up.
13 And she and I talked about the
14 Community Housing Fund and I --

15 THE COURT REPORTER: I'm sorry, I
16 can't hear you all that well.

17 SUPERVISOR KRUPSKI: So we're
18 going to have our government liaison
19 come up, and I just asked Gwen to come
20 just to define the efforts that have
21 been made. And I would like Anne and
22 Jill because they've been so involved
23 in developing the housing process, but
24 there's a lot of history here that goes
25 back quite a few years on getting to

1 where we are, and I think if Gwen can
2 start and the two of you can kind of
3 add to that history of years of work
4 trying to set up this infrastructure,
5 and now that we have a funding source,
6 now it's a game changer for this
7 program.

8 COUNCIL PERSON DOHERTY: Before
9 she starts, I also want to say that
10 Julie, the Assistant Town Attorney is
11 here, and she has been instrumental in
12 moving a lot of this forward.

13 MAYOR STUESSI: Julie is great,
14 wherever she is.

15 SUPERVISOR KRUPSKI: We did bring
16 a lot of town attorneys tonight.

17 MAYOR STUESSI: We were kind of
18 scared when we saw how many there are.

19 MS. SCHROEDER: I'm Gwen
20 Schroeder, government liaison for the
21 Town of Southold.

22 MS. MCGIVNEY: Julie McGivney,
23 Assistant Town Attorney for Southold.

24 MS. SCHROEDER: So I'm just going
25 to start with an overview, and so the

1 good news is in the middle of next
2 month we're adding a community
3 development staff member, so we'll be
4 up and running with not quite a full
5 office, but we'll be in better shape.

6 So after the last I'd say 12
7 months, you know, the community housing
8 plan was adopted in 2023 and that was a
9 requirement of the Community Housing
10 Fund. As you all know, for people who
11 don't know in the audience, the
12 Community Housing Fund is an amendment
13 to the Community Preservation Fund, and
14 that was approved by voters in 2022.
15 So we had to come up with this plan.
16 And part of the plan is we had to put
17 together what's called a CHAB or a
18 Community Housing Advisory Board, and
19 that board is made up from different
20 segments, members from different
21 segments of the community. And they'll
22 have a continuing role as we work
23 through our plan and implement our
24 plan. So the plan is just that. And
25 it's like a comprehensive plan. It's a

1 plan and the implementation part is
2 sometimes harder than actually coming
3 up with a plan. So we're in that
4 process now. The Town has made great
5 strides, the Town Board adopted a
6 subsidy --

7 SUPERVISOR KRUPSKI: Schedule.

8 MS. SCHROEDER: Schedule, thank
9 you.

10 COUNCIL PERSON DOHERTY: For
11 contractors.

12 MS. SCHROEDER: For contractors,
13 yes, thanks. And I just want to
14 acknowledge not only Julie but so many
15 people. It's very complicated,
16 housing, and I'm somewhat new to this,
17 the housing development game. And
18 there's like the Town Board, the
19 Planning Board, the ZBA, everybody is
20 involved. The Town Engineer, the Town
21 Building Department, the Town
22 Attorney's Office.

23 COUNCIL PERSON DOHERTY: The
24 housing commission.

25 MS. SCHROEDER: Well, I'm going to

1 get to that, the housing commission.
2 I'm trying to go through my notes here.

3 SUPERVISOR KRUPSKI: I would like
4 to ask Jill and Anne to talk about the
5 HAC and the CHAB and all those things
6 because you've been involved, you've
7 been at the meetings and led them
8 along.

9 COUNCIL PERSON SMITH: Do you want
10 that now?

11 MS. SCHROEDER: Well, I have a
12 little bit to outline. So we talked
13 about the CHAB and we also have
14 affordable housing review committee,
15 and this is really an internal
16 committee that evaluates projects for
17 consistency with Town goals, they'll
18 let you know if a zone change is
19 warranted, and then if it is they'll
20 bring that to the Town. There will be
21 a report, that's an internal committee,
22 they'll bring a report to the Town
23 Board, the Town Board can decide if
24 they want to apply the zone changes as
25 part of a public hearing and so on.

1 And then last but not least is the
2 housing advisory committee, which
3 really -- and the sort of abbreviated
4 version, they're obviously an advisory
5 role, they make recommendations on
6 community housing projects, they
7 oversee the housing registry, they
8 liaison with the public, and they
9 approve or deny capital improvements to
10 community homeownership properties. We
11 have so far 22 of those in the Town and
12 we're hoping to develop more soon.

13 And the subsidy structures
14 developed, we're in the final stages of
15 refining the process for developers to
16 come in and submit an application, and
17 a really important part of that is I
18 would ask people to come to me or my
19 colleague that's coming and talk about
20 what they want to do, and then we'll
21 set up a preadmission conference
22 because it's really important to
23 understand. That's Planning, Zoning,
24 Building Department, so they can get an
25 idea for their plan, if it's feasible

1 or not.

2 So and I really want to thank not
3 only Julie but Mara Cerezo who really
4 was like a key person, she's one of our
5 planners, and she did a lot of work not
6 only on the subsidies but on the
7 process. And so --

8 MAYOR STUESSI: She's really
9 wonderful. I had an opportunity to
10 work with her on the zoning update
11 advisory committee and then also as
12 part of some presentations she did in
13 regards to housing that she put
14 together and spoke on.

15 COUNCIL PERSON DOHERTY: So I've
16 been on the housing advisory commission
17 for I can't remember how many years,
18 but when we put the referendum out to
19 put .5 percent of the CPF towards
20 housing, I was liaison then, and we --
21 by the statute, you had to pick real
22 estate people, bankers, so I asked
23 community members, they volunteered,
24 and for eight months straight we met
25 weekly. They had tasks, we came up

1 with this 80-page housing plan, which I
2 call -- and I've got to give credit to
3 Greg for this, the way we talk about it
4 -- it's the framework and now we're
5 putting the wheels on it. As Heather
6 said, we just did the subsidies for
7 contractors. We have a couple of
8 projects in the work, one is for rental
9 and one is for ownership. So now we
10 can move those forward. The rental one
11 we're at the last few things, we have
12 sanitary flow credit contracts that
13 we're working on and then we have to
14 have a contract between the builder,
15 you know, the contractor and the Town.
16 Once those are done, he may apply for a
17 building permit. So he unfortunately
18 was the guinea pig in this whole
19 process, but we've really ironed out a
20 lot of things, so hopefully the next
21 one will go a lot faster.

22 So housing advisory commission is
23 an advocacy, housing advocacy, and they
24 bring stuff to the Board. You know,
25 they bring stuff to the community, they

1 talk to the community, they, you know
2 -- so right now they've kind of been
3 stagnant because of this whole process,
4 and they kind of feel like they're left
5 out there with nothing to do, but
6 they're going to get ramped up soon.
7 Anne and I, now Anne has joined me
8 since she's been on the Board as the
9 liaison. So over the past few years,
10 we have developed programs and we've
11 really, really come a long way, even
12 though we don't have any units on the
13 ground. And so we're very hopeful that
14 this process will pick up fast. To
15 date, we have about five million
16 dollars in the housing fund. If we get
17 it like the other CPF, we get it
18 quarterly from the County, it goes to
19 the County first and then I say
20 quarterly, but it's usually two or
21 three months behind that, and we can't
22 allocate that money until we have these
23 plans.

24 So now Julie worked very hard on
25 once Mark Terry who has been very

1 significant, especially in the
2 beginning, and Mara, they came up --
3 the subsidies were kind of their
4 collaboration, and so we have the
5 subsidies, that's all well and good,
6 but then how do we tell the comptroller
7 write the check for this, how do we do
8 this? So that's where Julie came in,
9 and that process took a while, but by
10 the time it got to the Town Board, we
11 were adopting not just the subsidy
12 framework but the process. So our next
13 thing now is to work on subsidies for
14 individuals, for rentals and ownership.
15 Whether it's in a project that's going
16 on or an individual person says I want
17 to sell my house and make it, you know,
18 affordable or community housing
19 forever. So we have a lot of good
20 stuff in the plan. Now that the
21 subsidies are approved, the next step
22 is -- and we just approved them three
23 weeks ago. The next step -- and Julie
24 can get into this -- is for the Village
25 to do a resolution saying they want to

1 opt in to our housing plan. We
2 couldn't have you do that until we had
3 this part done, until we had some kind
4 of plan. We need you guys, and we can
5 follow this up in an e-mail from Julie
6 to your attorney, to say that we need a
7 resolution, a simple resolution saying
8 we want to -- the Village of Greenport
9 wants to opt in to the housing plan.
10 Then once we have that, then we can
11 work on an inter municipal agreement,
12 and that agreement will look something
13 like this that say you have somebody
14 that wants to develop a property into
15 housing, it goes under the Village
16 building and zoning, right, so we don't
17 have control over that. We need you
18 guys to vet out that project for your
19 rules and regulations. Once you vet
20 that out, kind of like she talked about
21 we have a presubmission thing, once you
22 guys have your presubmission vetted
23 out, not get permits, but vetted out,
24 ye, this is a viable project, we like
25 it, then you give something to the Town

1 in writing saying this has been -- this
2 project has been approved, you know,
3 this housing project has been okayed by
4 us to move forward. We're not going to
5 have them apply for funds until we know
6 you guys are going to approve it.

7 MAYOR STUESSI: How many people
8 are on the registry now?

9 COUNCIL PERSON DOHERTY: You know
10 what, so the registry is really -- I
11 mean, there's about 700 --

12 (Whereupon, there was simultaneous
13 crosstalk.)

14 COUNCIL PERSON SMITH: To get the
15 subsidies out to folks to develop, to
16 do development.

17 MAYOR STUESSI: I understand that.
18 I was just curious what the current
19 number is.

20 COUNCIL PERSON DOHERTY: That's
21 separate because that number that we
22 have now is a list that people just go
23 on. So we have a list, people, anybody
24 who wants to go on can go on the list.
25 Once there's a project, then we put

1 that out there and we say everybody in
2 this AMI, whether it's 80 percent, 100
3 percent, 120, anybody that financially
4 fits into this block and wants to apply
5 for this project, apply for this
6 project. Then we'll have, okay, we
7 have 400 applying for the 12 units that
8 are available, not the 600 because, you
9 know, so it's -- there's a lot more
10 than 600 people that need housing in
11 this Town, we know that. So that list
12 is kind of obsolete right now. We have
13 to get a project on the ground and then
14 give details to these people and say
15 does this fit what you're looking for,
16 apply for this project. And then we
17 can say these people are on the list.
18 Then once, like, say we do a lottery
19 and we pick them, then they have to go
20 through the financial thing, whether
21 it's a mortgage or whatever. They
22 might get turned down from that and
23 won't be able to take that house even
24 though they were picked from lottery
25 and then we go to the next person. So

1 it's a complicated thing. What the
2 Town has done before, I was involved in
3 it in the '80s and '90s when Jim
4 McMahon was in charge of housing, and
5 we have quite a few affordable housing
6 communities that unfortunately we put a
7 sunset on. We're not putting sunsets
8 on these community houses anymore.
9 They're going to stay this way forever,
10 and that's part of the plan, and that's
11 clearly said in the plan, and it's
12 clearly said in the plan that this
13 includes the Village of Greenport. But
14 according to our attorneys, we just
15 have to do it this way. So now we're
16 at the point where we can do that
17 agreement.

18 MAYOR STUESSI: That's great.

19 COUNCIL PERSON DOHERTY: And we
20 want to, you know, and it's a simple
21 enough agreement, we just need to sit
22 down with you guys at the table to talk
23 out the details of how and when you
24 want to give us the notice that's
25 saying yes, this project is a go.

1 COUNCIL PERSON SMITH: So could I
2 ask Julie to just -- what are the steps
3 we need from Greenport to get that --

4 MS. MCGIVNEY: The Village has to
5 adopt a resolution opting in to the
6 community housing plan, and then when
7 you present that to the Town Board, the
8 Town Board will do a resolution
9 accepting it and authorizing our
10 supervisor to sign an IMA with your
11 mayor. The IMA is ready and waiting,
12 just we couldn't give it to you because
13 we needed you to see the subsidy
14 framework and the implementation plan,
15 which was just adopted.

16 MAYOR STUESSI: If you've got
17 language for the resolution, you can
18 give it to Jared, we'll pass it
19 tonight.

20 ATTORNEY DeCHANCE: We'll take
21 care of that.

22 MAYOR STUESSI: I mean, we'll
23 speak with the Board. I think
24 everybody would be in agreement.

25 TRUSTEE DOUGHERTY-JOHNSON: Once

1 the Village opts in, signs the IMA in
2 the Village, we'll be eligible, like,
3 let's say someone wants to sell a
4 house, keep it in community housing,
5 like, that will be eligible within the
6 Village?

7 COUNCIL PERSON DOHERTY:

8 Absolutely.

9 TRUSTEE PHILLIPS: Any of the
10 subsidies that have been suggested
11 (inaudible) that's a process that we
12 also internally will have to deal with
13 getting it through the different levels
14 of statutory boards on our own and our
15 own building department.

16 COUNCIL PERSON SMITH: Right.

17 TRUSTEE PHILLIPS: And then my
18 understanding is that we present to you
19 something officially that says that we
20 encourage this, but we're not issuing
21 the permits. I think that's just one
22 thing that probably our code may need
23 to be looked at a little bit to make
24 sure that we don't get caught with
25 deadline dates.

1 SUPERVISOR KRUPSKI: That's why we
2 have a whole line of attorneys here
3 because they're going to inform us of
4 the process like the chicken and the
5 egg thing. You guys conceptually agree
6 and we say that's great, but then it
7 goes back to you again to say, you
8 know, work on the details.

9 COUNCIL PERSON DOROSKI: And then
10 how we allocate that, right? Right now
11 it's easy, there's four million bucks
12 in the bank and no projects, easy.
13 What happens as projects are going?
14 There needs to be some sort of
15 availability of funding.

16 TRUSTEE PHILLIPS: That was my
17 next question.

18 COUNCIL PERSON DOROSKI: You know,
19 how far in the approval process --

20 COUNCIL PERSON DOHERTY: I think
21 the language has to be specific for you
22 guys because we don't want it to happen
23 what happened to the sewage thing
24 where, you know, our planning staff got
25 a letter saying that this is viable and

1 she took that as an approval. So we
2 need to have the attorneys make sure
3 that's a clear distinction of the
4 Village likes this project and the
5 Village approves this project, it's two
6 different things. And we just need you
7 to know -- to tell us the Village likes
8 this project and wants to move it
9 forward, and then we can say, okay, now
10 they can apply for funds.

11 MAYOR STUESSI: I think we can
12 develop our own simple form and say
13 it's gone through X, Y, and Z process.

14 COUNCIL PERSON DOHERTY: That's up
15 to you guys.

16 MAYOR STUESSI: We're not going to
17 make somebody go through full
18 architectural drawings, you want them
19 to conceptually say, hey, we want to do
20 this.

21 COUNCIL PERSON SMITH: If you'd
22 like to see what Jill has developed
23 within our system that is pretty simple
24 that does that.

25 MAYOR STUESSI: We can work off of

1 it.

2 COUNCIL PERSON DOHERTY:

3 Absolutely.

4 MS. MCGIVNEY: Just further about
5 the process, every year the Town has to
6 say this is how much money we have in
7 it and what they're allocating for what
8 type of project. They're going to
9 allocate a million dollars for
10 first-time home buyer's down payments,
11 two million dollars for rentals in
12 stores upstairs. That has to be done
13 every year. So for right now, we have
14 a plan in place for when a developer
15 wants to come forward and wants to
16 build something. We don't have one
17 right now for the first time home buyer
18 because it hasn't come up yet, so it is
19 going to be a constant evolving
20 document because it's the first time
21 doing it and the only ones that we've
22 seen so far were for developers.

23 SUPERVISOR KRUPSKI: So you can
24 see, there's a tremendous amount of
25 infrastructure that has gone into this,

1 so many years of work that have gone
2 into this to get us here, and so we're
3 -- I think everyone is encouraged, we
4 have money, we have the infrastructure
5 in place, we're ready to start some
6 projects.

7 MAYOR STUESSI: And we've been
8 doing some work with our grants,
9 consultants, and Empire State
10 Development on the New York Forward
11 program, and I'm going to let our
12 affordable housing committee chair talk
13 a little bit about that because we're
14 going to be submitting some properties,
15 some blank, and then some potentially
16 with private owners to redevelop, which
17 would include housing as part of it,
18 and there would be whole study analysis
19 that I touched on earlier that would be
20 hugely beneficial.

21 COUNCIL PERSON DOROSKI: Layering
22 this on top could be awesome. Because
23 I think this layered approach as we
24 talk to different developers is really
25 important. You know, the way this

1 subsidy program is structured, you
2 know, it's 50 to 80,000 dollars per
3 unit basically. You know, when you
4 look at -- that's not enough to build
5 an affordable housing unit obviously.
6 But if we can advertise that to the
7 developers that you're targeting, that
8 could bring their project to fruition.
9 I think figuring out the mechanism for
10 you approving it to a certain point, us
11 declaring that there's available funds
12 for it and allocating those funds and
13 kind of figuring out this back and
14 forth is going to be key.

15 MAYOR STUESSI: I think that would
16 be helpful as part of the IMA as we
17 discussed.

18 COUNCIL PERSON DOHERTY: So a
19 couple of points I just want to stress
20 is that this is a -- the stakeholders,
21 this is a community plan because I
22 liaisoned that, but I didn't come up
23 with the idea, it was the actual
24 stakeholders who came up, so this is a
25 really community housing plan that was

1 well thought out. So but we now as the
2 Town Board has to do their part and
3 that's what we're doing.

4 And also I lost my train of
5 thought, something you said. Oh, yeah,
6 so whatever money you get from this
7 plan, it's stackable. We're not
8 saying, well, you got money from us, so
9 you can't get it anywhere else. So a
10 developer you can get from a county,
11 from federal government, from state,
12 and from us. There's just different
13 rules for those monies that, you know,
14 so that that's up to the developer if
15 they want to go through that maze.

16 MAYOR STUESSI: Maybe not federal,
17 but -- when you mentioned a community
18 development person, is that different
19 than the housing?

20 COUNCIL PERSON SMITH: That is the
21 civil service title.

22 MAYOR STUESSI: So they focus on
23 just the housing?

24 COUNCIL PERSON DOHERTY: Just the
25 housing full-time.

1 COUNCIL PERSON SMITH: I want to
2 remember to say two things: One is --
3 one of them is that Julie is helping us
4 understand is the statute connected
5 with this funding, similar to the
6 conversation we had about the CPF fund.
7 So we have two groups, the Community
8 Housing Advisory Board, affectionately
9 known as CHAB, and there was a Village
10 liaison to that original committee that
11 Jill ran. At that time, I was a
12 resident on the community housing
13 commission, and listening in on those
14 meetings, and we were starting to
15 identify where are the parts in this
16 plan that the Town Board has to make
17 decisions on. So we're in the process
18 now of ticking those things off, but
19 one of the things that will be
20 important is, you know, Julie is
21 becoming very expert on this law and
22 making sure that when we go ahead and
23 look at applications that we are
24 working within the requirements of the
25 law so we're spending it properly.

1 Right now we need to reconvene that
2 board and Candace was kind enough to
3 step in on behalf. We would like an
4 official appointed member to that
5 advisory board that wrote the plan now
6 to help me implement it.

7 And then the housing advisory
8 committee -- commission -- we need to
9 have one term.

10 COUNCIL PERSON DOHERTY: CHAB and
11 HAC.

12 COUNCIL PERSON SMITH: It's still
13 a C.

14 So we also would like to --
15 similar to having Mary Bess as the
16 official liaison from your Board to the
17 transportation commission, I think it
18 would be really important if you could
19 appoint someone to the housing advisory
20 commission as well.

21 COUNCIL PERSON DOHERTY: It could
22 be the same liaison.

23 MAYOR STUESSI: We have a couple
24 of folks.

25 COUNCIL PERSON SMITH: They meet

1 monthly, but there's always work to do
2 in between, and it is helping, like,
3 iron out all these details. I know you
4 have a committee looking at this.

5 MAYOR STUESSI: We do. I see her
6 twitching out there wanting to speak on
7 the subject.

8 COUNCIL PERSON SMITH: Yes. And
9 anyone in the Village, of course, can
10 always apply to be on any Town
11 committee. We have that -- not as a
12 liaison.

13 COUNCIL PERSON DOHERTY: But if
14 also we can have a Trustee liaison so
15 Anne and I can talk as Town Board to
16 Trustee officially so we know we're not
17 saying who do I talk about with this?
18 If you can let us know that also. It
19 doesn't have to be the same, but if you
20 have a housing committee member that
21 comes to the HAC and the CHAB is fine,
22 but if we can have one of you that
23 works on that.

24 MAYOR STUESSI: We'll figure out
25 who is going to be the HAC and who is

1 going to be the CHAB.

2 TRUSTEE DOUGHERTY-JOHNSON: Can
3 you differentiate either the CHAB or
4 the HAC?

5 COUNCIL PERSON DOHERTY: I'll let
6 Julie -- Julie could do that.

7 MS. MCGIVNEY: So for the
8 Community Housing Fund it is required
9 for New York State that you need to
10 have a specific housing advisory and it
11 had to include a banker, a real estate
12 person, et cetera.

13 Just to further on the appointment
14 of somebody, we will need to -- you
15 will need to bring forward who you want
16 to be on that Board so the Town Board
17 can adopt that person officially as a
18 CHAB member, and that's separate from
19 the IMA, which should be done sooner
20 rather than later with the resolution
21 to opt in.

22 MAYOR STUESSI: Are you saying
23 it's going to take longer for the IMA
24 to get done?

25 MS. MCGIVNEY: No, no, the IMA is

1 done.

2 COUNCIL PERSON DOHERTY: We need
3 to know the liaison now. We have been
4 asking.

5 SUPERVISOR KRUPSKI: And the
6 administration of these programs is
7 kind of -- even once housing is built,
8 there's a heavy administrative burden
9 on the Town. If they're rentals, you
10 know, everyone has got to be verified
11 all the time. If there's a turnover,
12 of course, the new tenants have to be
13 verified.

14 On the homeownership model, it's
15 really the same process. And then once
16 those units turn over, we have
17 experience in that in the project in
18 Mattituck, it's been successful, those
19 -- the new people have to be vetted and
20 then the value of the unit has to be
21 assessed and make sure that it's
22 appropriate and because they're
23 affordable in perpetuity, we can't have
24 -- if you put in a gold-plated
25 countertop, you're going to enjoy the

1 value of it while you're there, but
2 you're not going to add to your equity
3 because then it becomes not affordable.
4 So all those things -- there's a lot of
5 administrative stuff that goes on that
6 we're trying to make sure is in place.
7 That's why we need a Village appointee
8 there to help us along with all that.

9 MAYOR STUESSI: Again, you said
10 you just need a simple resolution
11 passed, give it to Jared, we can do it
12 tonight. Send us the IMA and then
13 we're off to the races.

14 COUNCIL PERSON DOHERTY: And if
15 you could tell us which one of you
16 tonight.

17 MAYOR STUESSI: I think we should
18 have a discussion about it.

19 TRUSTEE DOUGHERTY-JOHNSON: The
20 HAC already exists and so --

21 (Whereupon, there was simultaneous
22 crosstalk.)

23 MS. MCGIVNEY: Under Southold Town
24 Code Chapter 34, they require that
25 housing advisory commission -- sorry,

1 so the housing advisory commission is
2 for a separate type of housing.

3 COUNCIL PERSON DOHERTY: That's
4 been in existence for probably 15
5 years.

6 TRUSTEE DOUGHERTY-JOHNSON: Can I
7 ask two follow-up questions? So when
8 people apply, if there's funds and if
9 they meet the requirements, they will
10 be accepted, correct? But for all of
11 these different programs, like, for
12 rental subsidy, for that --

13 COUNCIL PERSON DOHERTY: That's a
14 simplified --

15 TRUSTEE DOUGHERTY-JOHNSON: So
16 we're not in 25 years, we're not --
17 future boards are not going to be
18 arguing over the use of CHF funds in
19 the Village versus the Town like we are
20 with CPF.

21 COUNCIL PERSON DOHERTY: Once you
22 guys opt in and we have an inter
23 municipal agreement, housing is housing
24 and there's no lines.

25 COUNCIL PERSON DOROSKI: The only

1 real restriction is going to be funding
2 availability on the --

3 SUPERVISOR KRUPSKI: And also one
4 size doesn't fit all. There could be
5 developments where some is affordable
6 and gets subsidized and some is market
7 rate and doesn't. So there's a lot of
8 flexibility there for the land owner
9 and for the developer.

10 COUNCIL PERSON DOHERTY: And you
11 know, there's been a lot in the news
12 about how Southampton has all this
13 money and whatever. We -- the CHAB has
14 projected maybe two million a year
15 we'll get. And we're on par with that
16 so far, but real estate has gone down,
17 so I don't know what the second half of
18 this year is going to bring.

19 MS. SCHROEDER: Now it's expensive
20 to build.

21 SUPERVISOR KRUPSKI: And it's
22 expensive, right, it's an expensive
23 business. So we don't need to build 50
24 unit things, you could build one or two
25 unit things and have them funded

1 projects.

2 MS. MCGIVNEY: I have a copy and I
3 can send it to each of you or to your
4 attorney on the implementation plan as
5 well as the subsidy framework that we
6 had the public hearing on. You can
7 actually see, if you haven't already,
8 what you're signing up for.

9 MAYOR STUESSI: Great. Did you
10 guys have anything else or can I invite
11 our community housing -- Dinni, would
12 you like to come up, please? Please
13 welcome Dinni Gordon is the Greenport
14 affordable and workforce housing chair.
15 Dinni is a long time member of the
16 Zoning Board of Appeals, she also wrote
17 a wonderful book on the immigrant
18 experience and housing. Come up to the
19 podium and introduce yourself.

20 MS. GORDON: We're not going to
21 talk specifically about the Community
22 Housing Fund but sort of putting in
23 context what Greenport Village is
24 concerned with at the moment in other
25 housing issues, and I wanted to start

1 with a little statement from Rae
2 McMahon who is the coffee expert at
3 Aldo's, and she does all the really
4 exciting stuff about how the coffee is
5 going to arrive in our cups.

6 And after I say a little -- a few
7 words, Yan Albaladejo who grew up in
8 Greenport above the Burton's Bookstore
9 and is now a rising senior at NYU is
10 going to give you a few of the little
11 data points that are really important
12 for this larger discussion.

13 So Rae, it's your turn.

14 MS. McMAHON: Hi, my name is Rae
15 McMahon. Thank you, Dinni, for the
16 introduction. A couple of months ago,
17 me, my husband, and my children and I
18 found ourselves looking for housing
19 kind of unexpectedly and quickly for a
20 multitude of reasons, including some
21 really severe health issues due to mold
22 exposure to both myself and my
23 six-year-old daughter. So we began
24 looking. We wanted to be in Greenport
25 School District as possible but would

1 take anything that was safe and
2 reasonably within budget, even a little
3 over budget we were willing to do, and
4 we found most things were not
5 affordable. The things that were
6 listed at affordable monthly rates came
7 with a surprise that for summer months
8 it was twice or three times or even for
9 August, four times the monthly cost.
10 The things that year-round stayed the
11 same rate, we ran into a lack of rental
12 permits or registration numbers. With
13 that came a lack of safety features,
14 such as smoke detectors in homes,
15 basement apartments that had one way
16 in, one way out, no windows to escape.
17 If there's a fire by the exit, you were
18 stuck there. You know, more mold, more
19 rodents, and landlords and property
20 managers that kind of shrugged off when
21 I asked, have you had this inspected
22 for a rental registration? Didn't seem
23 important to them at least. It is to
24 us.

25 We were luckily able to find

1 something that is safe. It is over our
2 budget and smaller than we were looking
3 for, but we are very happy there. The
4 landlord is fantastic. We're lucky.
5 There's a lot of people that are not
6 lucky that are currently living in
7 conditions in Greenport and the
8 surrounding towns that I personally
9 know who are uncomfortable and living
10 in conditions that are not safe for
11 them or their children. So that's my
12 experience, I just wanted to share
13 that. Thank you so much for listening.

14 (Applause.)

15 MS. GORDON: She's going back to
16 prepare us for coffee tomorrow. I
17 consider this meeting to be a sort of
18 caucus on the near future of what I am
19 calling greater Greenport. That's
20 because the Village and the Greenport
21 hamlet are linked in so many ways. Our
22 mutual interest in historic
23 preservation, our worries about coastal
24 flooding, our hopes for sewer
25 expansion. And then there's housing.

1 As some of you know, Greenport has
2 a new housing committee of which I am
3 the chair. We are seven people of
4 varied lot, some who were raised in
5 Greenport or who have lived here for 50
6 years, Ellen, for instance.

7 MAYOR STUESSI: I thought you were
8 looking at Yan. He's not even 21 yet.

9 MS. GORDON: No, we have some
10 renters, some homeowners, some young,
11 like Yan who is 20 and grew up, as I
12 said, over the Burton's Bookstore, and
13 I'm the oldest at 86. So we have a lot
14 of variety. All of us are dedicated to
15 the aim of growing the local housing
16 supply, including multifamily housing
17 in greater Greenport, not just the
18 Village, so that people who want to
19 live here and work here can do so in
20 safe, comfortable conditions. I'm so
21 glad that Rae found that. I think she
22 didn't say that she's, in fact, living
23 in East Marion, and she looked all
24 around, we're talking about the Town as
25 well as the Village.

1 The shortage of affordable
2 housing, however defined, is undeniable
3 and the need to act now is too before
4 greater Greenport becomes a
5 functionally dated community of
6 affluent folks. Fortunately, the State
7 agrees with us and has offered to help.
8 While we in the Village are working
9 locally to ease restrictions on using
10 preexisting structures like old barns,
11 we have a number of old barns, as
12 alternative dwelling units and to
13 tighten restrictions on short-term
14 rentals, these changes would not be
15 sufficient to address our housing needs
16 meaningfully. This is where the State
17 comes in.

18 The Long Island Forward Housing
19 Program, which Kevin referred to also,
20 a part of Empire State Development is
21 offering to provide technical
22 assistance to communities like ours
23 with more need than resources. To
24 analyze the Village's potential for
25 solving the housing problem, the

1 program provides experts from a variety
2 of disciplines. They can evaluate
3 development prospects in publicly owned
4 properties or review environmental
5 issues at potential development sites
6 to name just a couple of possibilities.
7 The application process is simple and
8 help can be forthcoming in short order.
9 This is an offer we can't refuse.
10 Accepting the help does not commit us
11 to any future project, it will simply
12 enable us to better understand our
13 situation and the options for
14 addressing it. Southold Town could
15 also benefit from this program. Surely
16 the economic, environmental, and social
17 impacts of alternative development
18 scenarios would be better determined
19 with analysis that included the
20 potential for modest development along
21 Route 25 just west of the Village as
22 well as at Clark's Beach, which is
23 village property nearby on the north
24 road. To study the implications of a
25 zoning change along the railroad to the

1 west of the Greenport line could be
2 just as revealing as the same kind of
3 analysis of two lots on Fourth Street
4 next to the track in the Village. To
5 go it alone when we are not only
6 neighbors but institutionally
7 interdependent would be shortsighted.
8 But the primary task of this committee,
9 our committee, is to provide the
10 Village Board with information and
11 ideas that lead to action. The Long
12 Island Forward Housing Program is our
13 initial priority, and we urge you to
14 approve the application for this
15 assistance ASAP.

16 By the way, it will be
17 strengthened by the fact that we have
18 already been designated by the State a
19 pro-housing community. This status
20 unlocks eligibility for many other
21 funding opportunities. Southold could
22 get this designation too, which would
23 benefit the Greenport hamlet.

24 I must point out for both Boards
25 how far behind Southold and Greenport

1 Village are in addressing the housing
2 crisis. I actually think you all know
3 that. But some of our municipal
4 neighbors put us to shame. East
5 Hampton and Patchogue have found ways
6 to build small affordable developments,
7 little Shelter Island recently received
8 three million dollars State grant for
9 the support of ADUs.

10 The Greenport housing committee
11 hopes you will understand as we push
12 you to bring the Village and its
13 surrounding hamlet, greater Greenport
14 I'm still calling it, up to speed.
15 Community groups are doing this
16 everywhere around the country to solve
17 what is a nationwide housing problem.
18 So I ask for your support.

19 (Applause.)

20 MR. ALBALADEJO: All right,
21 everyone. I'm Yan Albaladejo, I'm
22 currently interning at the Village
23 working on some housing issues. I'm a
24 lifelong Greenport and Southold Town
25 resident, so I put together some facts

1 for us to kind of put this into
2 perspective. The median home value in
3 Southold Town is more than \$800,000.
4 If you earn the per capita median
5 income of \$70,960 and put 30 percent of
6 it towards a mortgage, it would take 60
7 years of your life to pay it off.

8 Between 2011 and 2021, school
9 enrollment dropped by 13 percent, more
10 than one in eight students in the Town
11 gone. Of the kids -- of the kids I
12 grew up with, I can say without
13 exaggeration that more than half will
14 be forced to leave Southold Town.

15 There are more than 850 active
16 short-term rentals while 600 residents
17 remain stuck on the housing registry.

18 Volunteer fire departments can't
19 recruit because young people can't
20 afford to live here. They can't even
21 rescue cats from trees, there's no one
22 young enough left to do it.

23 Local businesses are struggling
24 too. If you ask around, you would see.
25 They're unable to find workers who can

1 afford to stay in town.

2 Some residents are now living in
3 tenement homes with entire families
4 packed into single rooms because they
5 cannot afford safe, dignified housing.

6 In light of these facts, I urge
7 you to support the reforms needed to
8 end this crisis, to build more housing,
9 work on reducing excessive regulations,
10 and treat the same issue with the
11 commitment we show our farms and
12 working waterfront.

13 We can't afford to be naive about
14 this emergency we're in anymore. This
15 is already a crisis. One that has
16 pushed hundreds out of Southold.
17 People that you and I love. And one
18 that will only get worse if we keep
19 continuing to fail to act. A lot of
20 you grew up on the north fork, I hope
21 you will give the next generation the
22 same chance.

23 (Applause.)

24 COUNCIL PERSON DOHERTY: Yan, I
25 have one more fact for you to add, 80

1 percent of our work force comes from
2 out of town.

3 COUNCIL PERSON SMITH: I was
4 trying to come up with an acronym.

5 MAYOR STUESSI: Clearly not as
6 good as CHAB and HAC.

7 COUNCIL PERSON SMITH: What I was
8 thinking about as everyone was speaking
9 and did a great job, thank you, was to
10 even have some maybe quarterly meetings
11 with our full HAC and your full GAWH.
12 I think, although it's going to be
13 great to have a liaison on each of
14 these groups, I think it's this kind of
15 discussion that really helps keep
16 things moving. And I wasn't clear if
17 you needed some kind of sign off from
18 the Town to get one of these --

19 MAYOR STUESSI: Well, one at a
20 minimum, the Village property on
21 Clark's Beach. We'll share some more
22 information on it because we obviously
23 own it, but it sits within the Town,
24 and there are some interest from a few
25 property owners nearby that sit outside

1 the Village in addition to some Village
2 property owners that we intend to
3 submit that we're going to be reviewing
4 with the Village Board.

5 Is there a designee on the Town
6 Board that would be good, one of you
7 from housing?

8 COUNCIL PERSON DOHERTY: Yes.

9 SUPERVISOR KRUPSKI: And I
10 think --

11 COUNCIL PERSON SMITH: For
12 projects it's Jill, for the process
13 it's me.

14 MAYOR STUESSI: It's not projects.
15 Again, as Dinni shared, it's purely for
16 this grant program to get funding to
17 study what could be done and do an
18 analysis on it.

19 COUNCIL PERSON SMITH: Do you need
20 something from the Town to qualify for
21 that?

22 MAYOR STUESSI: Anything that's
23 outside of the Village will require a
24 letter from you supporting having it
25 studied, and then the other thing, as

1 Mary Bess has touched on, is if the
2 Town would consider becoming a
3 pro-housing community, which I know is
4 also included in the zoning update
5 advisory report, it will be enormously
6 helpful to the Village in what we're
7 trying to do, not just in the Village
8 but in greater Greenport.

9 COUNCIL PERSON SMITH: We'll bring
10 that to HAC. I think we have looked at
11 it in the past focused on what we're
12 doing with all of our plans.

13 AUDIENCE MEMBER: Mics, please.

14 COUNCIL PERSON SMITH: So I think
15 that's worth bringing back to our
16 committee.

17 SUPERVISOR KRUPSKI: We'll think
18 about considering it, really.

19 COUNCIL PERSON DOHERTY: If you
20 could have your committee send that
21 information about that grant to Gwen so
22 she has that information because we
23 don't have all the details on that, and
24 then Pat Lutzky is the chair of our
25 HAC, and we talked about inviting

1 your new --

2 MAYOR STUESSI: Chief HAC.

3 COUNCIL PERSON DOHERTY: She's the
4 Chief HAC. And inviting your group and
5 our group to meet together. We don't
6 -- HAC doesn't meet in July and August,
7 so September is our next meeting, so
8 sometime in the fall we'll get the two
9 groups.

10 MAYOR STUESSI: Is there any
11 chance we could do it before school
12 starts? Yan is going to go back to
13 NYU. Otherwise, I got to pay for a
14 train ticket for him. You can stay
15 with mom though, right?

16 COUNCIL PERSON DOHERTY: We can
17 add that subsidy to the plan.

18 MAYOR STUESSI: I can't speak
19 highly enough of what Yan has done.
20 This is now his third year interning
21 with the Village, and interning for
22 Congressman LaLotta in DC, and he's
23 doing some really remarkable things and
24 is exactly what we all want to see.

25 COUNCIL PERSON DOHERTY: All our

1 committee meetings are on Zoom, so he
2 can still participate that way.

3 COUNCIL PERSON SMITH: And we do
4 have college students on some of our
5 other committees who participate that
6 way.

7 SUPERVISOR KRUPSKI: And we're
8 taking smaller steps, like, we did pass
9 as a Town the ADU law almost two
10 decades ago so that there's an
11 opportunity for people who put in ADUs
12 both in accessory dwellings and in
13 existing homes. That program is --
14 exists.

15 We're also considering as part of
16 the zoning update a caretaker unit for
17 businesses as of right. And I think
18 that's going to help alleviate, to
19 Jill's point, a lot of that traffic.
20 And I know Greenport is bearing the
21 trade parade going to the south fork
22 now, there's probably no benefit to the
23 Village at all to have people --
24 contractors just driving through every
25 day.

1 MAYOR STUESSI: No.

2 SUPERVISOR KRUPSKI: We understand
3 that. But the caretaker's unit might
4 be a help for people in the hamlet and
5 it will be for the rest of the Town to
6 give businesses the opportunity to
7 house someone on site. Right now
8 they're currently unable to.

9 MAYOR STUESSI: Yeah, but I think
10 the other thing that came up from a
11 couple of the speakers relative to
12 rentals and rental permits, the
13 Village, as you're aware, has had
14 numerous public hearings on updating
15 our rental code, and we are considering
16 something now we would like to -- I
17 don't know if we've seen it yet, but I
18 know Brian Stolar, our other Village
19 Attorney who is not here, had reached
20 out to see if you guys have anything in
21 draft form yet because we'd like to see
22 where things might make sense.

23 COUNCIL PERSON SMITH: Are you
24 talking about permits?

25 MAYOR STUESSI: The short-term

1 rentals.

2 COUNCIL PERSON DOHERTY: Oh, the
3 short-term rental law.

4 We have the long-term rental law,
5 which currently is 14 days or longer,
6 and we're working on the short-term
7 rental law.

8 But back to the ADUs, we did have
9 two million dollar grant for the Town
10 and including the Village, and people
11 took advantage of that and we used up a
12 million before it expired, and
13 hopefully they'll do that other round
14 of grants again and we'll get another
15 two million, and then we'll have our
16 plan, our housing plan, and we've
17 changed our zoning so it makes it
18 easier because people got the grant but
19 then our process was a little
20 convoluted. We've fixed that, so the
21 next found of grants hopefully people
22 can take advantage of the ADUs.

23 TRUSTEE DOUGHERTY-JOHNSON: Just
24 to clarify, that doesn't include the
25 Village because right now we do not

1 allow ADUs.

2 COUNCIL PERSON DOHERTY: Right,
3 right.

4 COUNCIL PERSON SMITH: It could.

5 COUNCIL PERSON DOHERTY: It could.

6 COUNCIL PERSON SMITH: If your
7 code doesn't --

8 COUNCIL PERSON DOHERTY: Ours got
9 in the way because we didn't allow ADUs
10 as of right either, so our code got in
11 the way, but we fixed it.

12 SUPERVISOR KRUPSKI: But ADUs in
13 the hamlet, rather than the Village,
14 people who live right outside --

15 MAYOR STUESSI: In theory, it does
16 apply to, like, an accessory apartment,
17 right, not just an ADU? So by example,
18 we do allow for that in certain
19 circumstances within, like, a basement,
20 and that would be something that the
21 Village would take advantage of.

22 COUNCIL PERSON DOHERTY: It's an
23 accessory dwelling unit, so whether
24 it's attached or detached.

25 MAYOR STUESSI: We just don't yet

1 allow for detached, which there's going
2 to be work on.

3 COUNCIL PERSON DOHERTY: And to
4 what Al said, we changed that a few
5 years ago. And then we also had to
6 update our code to put a brand new
7 garage, say, and then an ADU on top, we
8 had to add wait three years because we
9 were trying to push people to use
10 existing buildings, and we took that
11 off so people could -- because right
12 now with the housing crisis, we can't,
13 whether it's new or you make a barn
14 into it, you can apply for it.

15 MAYOR STUESSI: If you saw the
16 supervisor and I shaking, it's because
17 the AC over here has gotten about 20
18 degrees cooler.

19 (Whereupon, there was simultaneous
20 crosstalk.)

21 COUNCIL PERSON DOHERTY: That's
22 good because the meeting was supposed
23 to be an hour so --

24 MAYOR STUESSI: Was there
25 something you wanted to go to next in

1 particular relative to the --

2 DEPUTY MAYOR BRENNAN: I just
3 wanted to make just one comment. I
4 attended the hamlet planning, zoning
5 update put together by your planner
6 last night. I was pleased to see that
7 there were multiple avenues that you
8 created for housing. I know everyone
9 is not going to agree with me, but I
10 think that all taken together, they
11 will make an impact. So I think there
12 was some creativity there, you're going
13 to have some caretaker housing,
14 reducing the timeframe on the ADUs and
15 things.

16 MAYOR STUESSI: Farm worker
17 housing.

18 DEPUTY MAYOR BRENNAN: Farm worker
19 housing, yeah, I think it's really
20 great, and I was pleased to see that in
21 the plan. I know it's still just a
22 draft.

23 SUPERVISOR KRUPSKI: You have to
24 -- the key thing -- and this is what I
25 think in the beginning people didn't

1 understand, it's not this is what's
2 proposed versus what's existing. It's
3 like this is what's proposed, but we
4 need your comment. And that kind of
5 comment is perfect. But we need that
6 comment to make sure it stays in our
7 plan.

8 MAYOR STUESSI: Yeah, I had
9 requested to find out when the last
10 date is for comments officially, and it
11 sounded like you guys were looking at
12 mid-July. I was going to look to
13 schedule a separate board meeting in
14 advance so we could get together and
15 have comments from the Board.

16 COUNCIL PERSON SMITH: And then
17 there will be more time.

18 SUPERVISOR KRUPSKI: Before you
19 get into that, we're going to come out
20 with some changes to the draft, so we
21 welcome any comments anytime, but we
22 are going to make some changes and then
23 it's going to be re-reviewed.

24 COUNCIL PERSON DOHERTY: We're
25 most likely not going to be able to

1 actually vote on a solid draft until
2 2026. We want to make sure it's right.
3 I mean, we're shooting before the end
4 of the year.

5 TRUSTEE PHILLIPS: The only other
6 thing that I've started to see is from
7 the zoning meetings because I attended
8 the one in Peconic, and the one in
9 Peconic at the (indicating) -- Peconic
10 Landing is I would encourage you're
11 doing an offshoot of the business
12 community within the code. I think
13 that that's something that's important
14 for the business community, but I think
15 on the housing situation it would be
16 great to have perhaps taking our two
17 committees or whatever and trying to
18 look at that, the zoning changes with
19 some of the suggestions, i.e., former
20 Mayor Kapell made the suggestion about
21 the property at Chapel Lane based off
22 community preservation, but is that
23 really for the best use because it
24 already has sewer hookup there, right,
25 because it goes back to the original

1 site plan, the same thing as with the
2 church, it really was going to mirror
3 what Peconic Landing is, but it could
4 be a potential for housing. So those
5 are some of the things I'd like to see
6 discussed with the zoning changes. Are
7 there other properties like that that
8 are available to --

9 SUPERVISOR KRUPSKI: That's why I
10 started off asking about a sewer map
11 and flow availability.

12 MAYOR STUESSI: It all works
13 together.

14 SUPERVISOR KRUPSKI: You've got to
15 look at density in anything bigger than
16 a few units. Like I said, don't
17 dismiss the smaller parcels in town
18 where you can have smaller projects.

19 MAYOR STUESSI: So this parcel
20 that former Mayor Kapell mentioned
21 would be an ideal one to submit to do
22 this analysis as part of the New York
23 Forward program because there's
24 significant potential to build there.
25 And it also sort of touches, and we'll

1 talk about in a minute on YSEA, and
2 there's significant funding by working
3 together with the Village and the Town,
4 we could potentially get up to 15
5 million dollars in funding for a
6 recreation center, a grant that just
7 came out which include towards
8 construction, property acquisition, et
9 cetera. We can talk about that in a
10 moment.

11 Was there anything else we had
12 before we go to --

13 COUNCIL PERSON DOHERTY: No, I
14 just want to -- I'll be Anne now. So
15 items are you guys will give us a
16 resolution opting into the housing
17 plan.

18 MAYOR STUESSI: Is it written yet,
19 Jared?

20 ATTORNEY KASSCHAW: It's coming.

21 MAYOR STUESSI: You'll have it by
22 the end of the night.

23 COUNCIL PERSON DOHERTY: Once you
24 guys sooner than later figure out which
25 one of you are going to be the liaison,

1 please let Anne and I know, and then we
2 can bring it to our Board and put these
3 people on the CHAB and the HAC and then
4 one of you. So those are your tasks,
5 and our tasks are to continue to --
6 Julie, what did you --

7 MAYOR STUESSI: I don't know if
8 you can send the IMA over tomorrow if
9 you have the resolution tonight.

10 COUNCIL PERSON DOHERTY: Yeah. I
11 mean, there's details that we have to
12 work out, so the two lawyers will work
13 out a little more details than that.

14 ATTORNEY DeCHANCE: The IMA will
15 come after the July 8th meeting where
16 the Board accepts.

17 COUNCIL PERSON DOHERTY: We have
18 to accept your --

19 MAYOR STUESSI: Is it possible to
20 send a draft?

21 ATTORNEY DeCHANCE: Mayor, of
22 course it is.

23 COUNCIL PERSON DOHERTY: I've
24 watched them talk about it.

25 ATTORNEY DeCHANCE: We've worked

1 it out at this table already.

2 MAYOR STUESSI: Were you arm
3 wrestling and I couldn't see it?

4 COUNCIL PERSON DOHERTY: And the
5 other thing for everybody in the room,
6 the 81-page housing plan is on our Town
7 website, so anybody can review it and
8 look at the details.

9 TRUSTEE PHILLIPS: But I'm going
10 to bring up one thing is that even --
11 all of this is great, but part of this
12 funding that the Mayor is talking about
13 needs to have a resolution passed by
14 the Town of Southold joining into the
15 pro-housing committee.

16 COUNCIL PERSON DOHERTY: Yes, so
17 once we get those details --

18 SUPERVISOR KRUPSKI: Long Island
19 Forward Housing Program?

20 MAYOR STUESSI: That's separate.
21 The pro-housing is a simple Board
22 resolution.

23 COUNCIL PERSON SMITH: I know
24 that. Is that required to get your
25 technical assistance?

1 MAYOR STUESSI: It helps.

2 COUNCIL PERSON DOHERTY: So send
3 us the information so we can do a
4 resolution and we can do that on the
5 8th.

6 SUPERVISOR KRUPSKI: And we can
7 have the CHAB and the HAC review it.

8 COUNCIL PERSON DOHERTY: Yes.

9 SUPERVISOR KRUPSKI: There's a
10 couple of other things, and I don't
11 know how far you guys want to get into
12 this, but there was an inter municipal
13 agreement between the Village and the
14 Trustees with the pump out boat, and I
15 think that has to be discussed at some
16 point.

17 MAYOR STUESSI: So we had one that
18 you guys voted on and signed, which
19 mimicked essentially what we've been
20 using in the past and then we had a
21 Board resolution as well --

22 DEPUTY MAYOR BRENNAN: With no
23 changes.

24 MAYOR STUESSI: With no changes.
25 And then we got something last week

1 that said the Town Board wished to
2 change what we just agreed to at the
3 prior meeting, so we were a little
4 confused.

5 ATTORNEY DeCHANCE: If I can, I
6 think the main change was the Town
7 Board's consideration of the cost
8 associated with the services. The
9 labor, the materials, the cost of the
10 boat, the insurance associated with it.
11 And in recognition of that, to
12 eliminate the fees that the Village was
13 charging to the Town for the pump out.
14 That's what the only change was.

15 DEPUTY MAYOR BRENNAN: That's --
16 you're proposing that the cost for you
17 to operate the pump out boat is
18 equivalent for the cost for us to
19 operate the sewage plant on a per
20 gallon basis. You're saying there's no
21 fee to be exchanged.

22 SUPERVISOR KRUPSKI: That would be
23 the suggestion.

24 ATTORNEY DeCHANCE: I think --

25 SUPERVISOR KRUPSKI: The service

1 that's being rendered there is for the
2 benefit -- at that point, the benefit
3 of Greenport Harbor because that's
4 where they would be operating. Do they
5 serve the Mitchell Park Marina also?

6 COUNCIL PERSON DOHERTY: Yes, they
7 can.

8 DEPUTY MAYOR BRENNAN: Is it only
9 within the Village?

10 COUNCIL PERSON DOHERTY: Yeah.

11 MAYOR STUESSI: So this has been a
12 longstanding historical agreement, as I
13 understand, it's decades old that
14 hasn't changed, and you have the
15 ability to submit, which I know you do
16 through the State to get reimbursed for
17 any of these, and we've managed it that
18 way for years. We literally just
19 signed this agreement two weeks ago on
20 this.

21 COUNCIL PERSON DOHERTY: In 2006,
22 I was Trustee and me and another
23 Trustee got this grant, got the pump
24 out boat, and I think shortly after
25 that we went into an agreement. So

1 it's been about 2007, and we've just
2 rolled over the agreement.

3 MAYOR STUESSI: Almost 20 years.

4 COUNCIL PERSON DOHERTY: Yeah.

5 MAYOR STUESSI: So I think the
6 Village is happy with the agreement we
7 just signed two weeks ago that you guys
8 had signed. I think we should keep
9 things the same.

10 SUPERVISOR KRUPSKI: We'll
11 re-review it.

12 TRUSTEE DOUGHERTY-JOHNSON: I
13 mean, this came up before, water
14 quality, it doesn't stay within the
15 Village or the Town, right, it's for
16 everyone's benefit.

17 SUPERVISOR KRUPSKI: We'll
18 re-review it.

19 MAYOR STUESSI: Patrick, the
20 deputy mayor is chair of our waterfront
21 committee.

22 DEPUTY MAYOR BRENNAN: We do have
23 costs for our sewer system, but even
24 the pump out facility itself needs to
25 be upgraded and maintained, and so it's

1 important that the Village have a
2 financially sustainable plan how we
3 manage our pump out infrastructure. So
4 there's real costs for the Village too.
5 So this is a benefit to everyone, as
6 you just suggested. So --

7 SUPERVISOR KRUPSKI: Sounds like a
8 smaller meeting.

9 COUNCIL PERSON DOHERTY: I would
10 like -- I'm not clear, I want to talk
11 to Paul and get the -- because I
12 haven't read the contract in years, and
13 I don't know if maybe for this year we
14 can go with the contract we have and
15 then --

16 MAYOR STUESSI: It was executed by
17 both parties.

18 COUNCIL PERSON DOHERTY: And start
19 negotiating for next year. I don't
20 even know how much the grant is anymore
21 that the Trustees apply for every year,
22 the Town Trustees. Do you know?

23 ATTORNEY DeCHANCE: I do not know.
24 Mayor, I haven't seen a signed
25 agreement.

1 COUNCIL PERSON DOROSKI: I think
2 that's a good --

3 COUNCIL PERSON SMITH: What did
4 Paul say?

5 ATTORNEY DeCHANCE: We haven't
6 seen the signed agreement. The last
7 one that was signed by its terms
8 expired, and it was the action I
9 believe of the Village sending the
10 agreement to the Town that it was
11 reviewed again.

12 MAYOR STUESSI: No. What happened
13 was you guys sent it to us, asked us to
14 sign prior to your agreement, legal
15 made a few very minor changes on it,
16 you guys signed it, and then we passed
17 a resolution to sign it and signed as
18 well.

19 ATTORNEY DeCHANCE: I haven't seen
20 that.

21 SUPERVISOR KRUPSKI: And the other
22 thing I have here is you did mention
23 short term rentals at another meeting.

24 MAYOR STUESSI: We talked about it
25 at the mayors and supervisors meeting.

1 SUPERVISOR KRUPSKI: That was
2 helpful, and I spoke to our Town
3 Attorneys, the one in the back here.
4 (Inaudible). We talked about once we
5 have a draft code, we did hire a firm
6 to help us regulate these, what
7 Greenport's interest would be. I don't
8 know what your intentions are as far as
9 regulating them.

10 TRUSTEE PHILLIPS: Short term
11 rentals?

12 MAYOR STUESSI: We can share the
13 draft we have and we'd very much like
14 to see yours as well. We're getting
15 ready to go for another public hearing
16 on this. We're hoping to see how it
17 might go --

18 COUNCIL PERSON DOHERTY: It makes
19 sense to try to mimic them.

20 (Whereupon, there was simultaneous
21 crosstalk.)

22 COUNCIL PERSON DOHERTY: People
23 from out of town --

24 COUNCIL PERSON DOROSKI: Pre code
25 committee code meeting.

1 COUNCIL PERSON DOHERTY: People
2 out of town don't know if they're
3 staying within the Village or outside
4 the Village.

5 MAYOR STUESSI: Our challenge is
6 we need to get this done.

7 COUNCIL PERSON DOHERTY:
8 Absolutely.

9 MAYOR STUESSI: Do you have any
10 sense how long it would be before you
11 pass that draft?

12 ATTORNEY DeCHANCE: We do have
13 Assistant Town Attorney Ben Johnson
14 here, maybe he'd like to give us --

15 MAYOR STUESSI: If Don Fisher
16 raises his hand and says he's a town
17 attorney --

18 MR. JOHNSON: This is not on the
19 agenda. So we're hoping -- we do have
20 a draft, we're hoping to have a
21 substantial -- more substantial
22 completed product by September, if that
23 helps. I think I've reviewed yours.
24 It's been a moment. I would say ours
25 might be a little bit more complicated

1 at the time. At this time, that is.
2 If you know offhand what yours looks
3 like, I think you have two different
4 designations. Forgive me, it's been --
5 long term, short term.

6 TRUSTEE PHILLIPS: In reference to
7 permitting and the different
8 requirements for long term. The short
9 term is only for a year, the long term
10 would be for two years.

11 MAYOR STUESSI: I think what would
12 be helpful, if you mind sharing, is --
13 ours not yet public, it's
14 attorney/client privilege between the
15 Town and the Village, if the attorneys
16 could share it.

17 MR. JOHNSON: That's fine. I
18 thought that that's something public --

19 (Whereupon, there was simultaneous
20 crosstalk.)

21 MR. JOHNSON: We can certainly do
22 that.

23 SUPERVISOR KRUPSKI: It's smart
24 because we talked about that yesterday
25 about all the different towns and

1 villages there, and everyone has got --
2 if it's a little different, it's hard
3 for people to understand not only
4 the --

5 MAYOR STUESSI: Well, especially
6 when their address is Greenport, but
7 they're not in the Village of
8 Greenport, they're in the hamlet of
9 Greenport, so it falls under Southold
10 Town.

11 COUNCIL PERSON DOHERTY: Can I
12 just ask Ben to briefly because we can
13 do it later, just talk about our new
14 program that we got for short term
15 rentals.

16 SUPERVISOR KRUPSKI: Sure.

17 MR. JOHNSON: Sure. So we have
18 what's called Rental Scape, it's made
19 by a company Decker who put out on RFP
20 and went through -- well, we had -- we
21 had a committee, we met numerous times
22 over the summer, and we have basic
23 principles that are published online
24 for what will be the basis of our code,
25 but what our program allows us to do is

1 tell where -- it identifies the
2 addresses of these short term rentals.
3 It will tell you when someone is
4 checking in, on what day, when they're
5 checking out, how much money they are
6 spending per night. So as opposed to
7 just purely, you know, hoping to catch
8 someone walking in, I can send a code
9 enforcement officer to a specific home
10 that we have a complaint on at, say,
11 Thursday night. I can send them again
12 on, you know, when they're checking out
13 to get an affidavit to prosecute in
14 court. I can then see two weeks later
15 that the same house is doing the same
16 thing.

17 What else we can tell is whether
18 they have a permit. And this is at its
19 infancy, this is very new to us. But
20 we're going to be able to plug in
21 which -- our code is we have rental
22 permits, but it doesn't designate the
23 amount of time you are allowed to rent.
24 So one rental permit allows you to rent
25 year-round, but it also allows you to

1 rent for 20 nights. This program will
2 identify the not only people that don't
3 have permits at all, but also the folks
4 that are renting without a permit at
5 all. So illegal rentals in terms of
6 duration of time and illegal rentals in
7 terms of not having a rental inspection
8 at all. So that's the basic aspect of
9 the program.

10 Again, we're still very early on
11 in it. It's been probably a few weeks
12 that we've been using it, but so far
13 it's been helpful.

14 COUNCIL PERSON DOHERTY: We just
15 needed more tools to enforce.

16 MAYOR STUESSI: We were looking to
17 do exactly the same thing. To contract
18 with a company, our issue was we didn't
19 have code that we could manage it, so
20 we need to get that fixed and very much
21 want to proceed with that as well. And
22 one of the considerations is whether we
23 revert back to who we were intending to
24 use, which is also the County is using,
25 which brings up a good point because

1 there's also newer significant
2 discounts on that too.

3 COUNCIL PERSON DOROSKI: I believe
4 the County is not using the one you
5 were using previously.

6 SUPERVISOR KRUPSKI: We have a
7 different one from what was announced
8 yesterday.

9 MAYOR STUESSI: Oh, interesting.

10 And the other thing, which we
11 don't have on here, I just want to
12 spend two minutes on, which I brought
13 up at the East End Mayors and
14 Supervisors meeting, so I guess other
15 municipalities were on, I think the
16 Town may have some interest is to look
17 at a lodging tax that benefits all of
18 us and our municipalities, the Town and
19 the Village because right now as the
20 Supervisor knows better than everybody,
21 all those taxes go to Suffolk County
22 and we don't see it back. If we look
23 at some incremental tax on top of that,
24 which we can do, it's been done in
25 other places, every single hotel room

1 and every single Air B&B short term
2 rental or monthly rental we will be
3 able to collect tax, which will help
4 all of us in managing this and
5 supporting other things in the Village
6 and the Town.

7 COUNCIL PERSON DOROSKI: And the
8 other -- I agree with you. The other
9 mechanism we have and one thing we're
10 going to bake into our code is a fee
11 for a limited number of short term
12 rentals that we're going to allow to
13 offset the cost associated with the
14 software enforcement.

15 MAYOR STUESSI: Are you looking
16 now at a cap?

17 COUNCIL PERSON DOROSKI: Yeah.
18 The rough number we've discussed, and
19 all of this is very much in flux, is
20 potentially a hundred.

21 TRUSTEE DOUGHERTY-JOHNSON: You're
22 talking about a cap of a hundred short
23 term rentals in the Town of Southold.

24 COUNCIL PERSON DOROSKI: And
25 that's it. They would be permitted.

1 COUNCIL PERSON DOHERTY: Well, we
2 were talking about in the hamlet. It's
3 still -- we're still talking.

4 DEPUTY MAYOR BRENNAN: We're still
5 doing a lot of work on our end too,
6 it's not been that easy. We touched on
7 before about trying to align our codes
8 on this, I think that makes a lot of
9 sense particularly from a consumer
10 standpoint. There's also a real
11 implication for investment. So when
12 the codes get out of alignment, money
13 flows in or out of the Village into the
14 hamlet, and that has other
15 consequences, and that exacerbates the
16 housing problem.

17 COUNCIL PERSON DOHERTY:
18 Absolutely.

19 DEPUTY MAYOR BRENNAN: We want to
20 be careful. That's a reason in and of
21 itself to try to bring our codes into
22 alignment on this matter.

23 COUNCIL PERSON DOHERTY:
24 Absolutely.

25 Greg and I have to go. We didn't

1 realize this meeting was going to --

2 MAYOR STUESSI: Could we real
3 quickly invite our skate park new chair
4 who has been patiently waiting.

5 SUPERVISOR KRUPSKI: While you're
6 doing that, we have some things that
7 have to be worked out with the Town
8 Clerk --

9 THE COURT REPORTER: I'm sorry, I
10 can't hear you at all. I apologize.

11 MAYOR STUESSI: I know they've
12 been talking.

13 SUPERVISOR KRUPSKI: We've got to
14 work that out. There's a problem
15 (inaudible) it's a different system.
16 I'm not technologically savvy, and so
17 they're going to have to work that out
18 because we can't have obviously sharing
19 a platform with a different
20 municipality where that municipality
21 could change information on it.

22 MAYOR STUESSI: It probably makes
23 sense to schedule a telephone call with
24 them.

25 COUNCIL PERSON DOROSKI:

1 Absolutely.

2 MAYOR STUESSI: Just by way of
3 introduction --

4 COUNCIL PERSON DOROSKI: And for
5 the Board, next time we definitely
6 should not notice the meeting for one
7 hour if we're going to spend three
8 hours.

9 COUNCIL PERSON DOHERTY: I didn't
10 expect it. I'm late for a couple of
11 things.

12 MS. WILHELM: I'll be about five
13 minutes. I'm Rena Wilhelm, I live at
14 129 Stirling Avenue in Greenport.
15 Pretty much everyone in Greenport knows
16 I advocate for the Greenport Skate
17 Park, I started a nonprofit in 2022.
18 We've been trying to rebuild the park
19 but also rebuild the community. This
20 started with a kid's plea who at the
21 time was 11, I've been at this for five
22 years. I think he graduated high
23 school already, but we need to advocate
24 for all kids, not just kids who fit
25 into the traditional team sports.

1 Skate boarding is very different. We
2 did start skate lessons last fall, and
3 the reason I'm bringing it up to
4 Southold is because 95 percent of our
5 kids who take lessons don't even live
6 in Greenport Village. So I would like
7 to be able to come together to help
8 rebuild our park. I have gotten us
9 halfway. We have secured the funds --
10 by the first week in July, we will have
11 secured the funds for half of the park,
12 which was made possible by some of the
13 people who are actually sitting in this
14 audience who have supported us, many
15 local businesses have supported us, but
16 I don't know that I've got another five
17 years in me to get to the finish line.

18 The other reason that we were able
19 to secure the funds is because we have
20 a builder who owns a masonry company
21 with his father and he's also a skate
22 park builder and a skater who is going
23 to do our first phase of our park for a
24 fraction of what would have been a
25 million dollars. I'm hoping that he

1 will do the second half of the park so
2 that will also be a fraction of the
3 million dollars. And I'm just hoping
4 that Southold will help us get there
5 because we're serving Southold kids as
6 well.

7 (Applause.)

8 COUNCIL PERSON DOHERTY: Take it
9 under advisement and we have to look at
10 our --

11 TRUSTEE PHILLIPS: The
12 institutional history, when the
13 original skate park was built in
14 Southold Town -- (inaudible).

15 THE COURT REPORTER: I'm sorry, I
16 can't hear.

17 (Whereupon, there was simultaneous
18 crosstalk.)

19 TRUSTEE PHILLIPS: As I said
20 before, when the original skate park
21 was constructed, Southold Town was a
22 participant in the funding.

23 COUNCIL PERSON DOROSKI: I'd like
24 us to figure out a way to help.

25 TRUSTEE PHILLIPS: Plus, we also

1 have a recreational program that --

2 COUNCIL PERSON DOROSKI: My kids
3 have used the skate park, friends use
4 the skate park.

5 MS. WILHELM: And I will say too
6 that this past Saturday we offered --
7 it was National Go Skate Day, we
8 offered free lessons, and we actually
9 had kids from Greenport Village
10 actually come because they could. So I
11 think we would get more kids involved
12 if the whole park was safe. And the
13 photo that you have in your packet was
14 taken this past Saturday by a
15 professional photographer, which
16 encapsulates everything. You've got
17 that mini railroad in the background
18 and you've got a bunch of kids there,
19 and that's what we need more of.
20 Thanks.

21 MAYOR STUESSI: Congratulations on
22 the dog dock diving that you worked on
23 with Kim from Harbor Pets. Amazing
24 community event.

25 MS. WILHELM: It was great.

1 MAYOR STUESSI: \$10,000 it raised
2 for the skate park and then another
3 \$4,000 for the fire department.

4 MS. WILHELM: It was wonderful.

5 (Applause.)

6 COUNCIL PERSON DOHERTY: I'm
7 sorry, I have to cut out, but I wanted
8 to thank you for hosting us. It's been
9 a lot more productive than I thought
10 after I saw the length of our agenda,
11 and I look forward to not waiting so
12 long until we all get together again.
13 And I am going out of town Saturday
14 morning, so I won't see you all at the
15 parade.

16 MAYOR STUESSI: Have a good trip.

17 COUNCIL PERSON MEALY: Many of the
18 great citizens have asked me where is
19 the Village in terms of looking for a
20 Village Administrator or code
21 enforcement or people that do traffic
22 control.

23 MAYOR STUESSI: That's the
24 policing part.

25 COUNCIL PERSON MEALY: So I would

1 be remiss if we were not at the joint
2 meeting if I didn't ask that.

3 MAYOR STUESSI: We have a
4 resolution tonight that we're voting
5 on. There's been a bunch of work in
6 defining the Village Administrator
7 position, that's on there, the Board
8 has been working on that together. We
9 do have code enforcement, and they
10 visit a number of properties every
11 week. If there's anybody that has an
12 issue, refer them to the Village
13 website. There's an anonymous place,
14 fill it in, as there is in the Town,
15 and every single one of them gets
16 looked at. There's a number of active
17 ones.

18 COUNCIL PERSON DOROSKI:
19 Congratulations.

20 MAYOR STUESSI: And then on
21 traffic control, that's the policing
22 section, we're very much hoping for
23 assistance from the police department.

24 (Whereupon, there was simultaneous
25 crosstalk.)

1 MAYOR STUESSI: You need
2 Greenporters running for county
3 legislator. Help us out.

4 SUPERVISOR KRUPSKI: Thank you. I
5 think I don't know if Anne made a
6 strong enough pitch for getting people
7 from the Village to participate in all
8 our committees. Of course we need
9 official liaisons for some these,
10 especially with the housing right now,
11 but any committee anybody can apply and
12 contribute.

13 MAYOR STUESSI: Could we get a
14 liaison on the police advisory
15 committee? I know we talked about that
16 last year and there was a statement
17 that Chris Thornton lived here, but
18 he's a resident, it seems like it
19 should be a Board Member.

20 TRUSTEE PHILLIPS: You need a
21 Trustee on it, similar to the
22 transportation commission.

23 COUNCIL PERSON SMITH: Paul, the
24 only think I would ask is any committee
25 where we're adding a liaison, it

1 requires a resolution in the formation
2 of that committee. For example,
3 transportation I think has it in the
4 actual resolution forming that
5 commission, so just wherever we're
6 putting people officially, I want to
7 make sure we're actually appointing
8 them so it's all in the record.

9 MAYOR STUESSI: I know you've been
10 doing a lot of work on the committee
11 structure and all that. It would be
12 great if you could share whatever that
13 is with us because I don't know that,
14 you know, are we managing -- Mary Bess
15 has been on transportation for a very
16 long time. Are we doing what we need
17 to do in making sure --

18 COUNCIL PERSON SMITH: Absolutely.
19 I know that firsthand.

20 MAYOR STUESSI: No, no, I mean in
21 a Board resolution, if there's a
22 specific resolution we need for that.

23 COUNCIL PERSON SMITH: Right.
24 That's what I'm asking Paul, is it an
25 annual appointment, is it a one time

1 appointment until that person changes?
2 You know, those are just the details.
3 And then any committee or commission
4 that currently doesn't have an official
5 liaison, how do we make that work?

6 ATTORNEY DeCHANCE: We'll look
7 into it, absolutely.

8 TRUSTEE PHILLIPS: Mayor, would
9 you mind if I work with Anne on the
10 committees to see what would be
11 beneficial for representation from the
12 Trustees?

13 MAYOR STUESSI: Yeah, I think it
14 would be very helpful for us to have
15 sort of whatever the structure is and
16 terms and all that as well.

17 COUNCIL PERSON SMITH: Okay.

18 TRUSTEE PHILLIPS: Why don't we do
19 that?

20 (Whereupon, there was simultaneous
21 crosstalk.)

22 COUNCIL PERSON SMITH: I can send
23 you our new handbook.

24 SUPERVISOR KRUPSKI: And then in
25 terms of resiliency-wise, we are making

1 headway with the County on the County
2 road, but on the State road, and I
3 brought it up yesterday because the
4 State road is very low between
5 Greenport and -- and we need to set up
6 a meeting with our State
7 representatives first to address some
8 of that and then meet with the DOT and
9 say, you know, you need to address this
10 as a matter of --

11 TRUSTEE PHILLIPS: So you brought
12 up the discussion that was from the
13 transportation commission --

14 SUPERVISOR KRUPSKI: Yes, yes,
15 because we had two assemblymen there,
16 and then we had John Bouvier who is the
17 governor's liaison. So because he
18 said, well, there's money there that
19 the governor has, and I said, well,
20 wait, we need it badly for coastal
21 resiliency.

22 MAYOR STUESSI: We've got the
23 jetty on here, I think we need to work
24 together to approach the federal
25 government to do the needed work over

1 there in looking at sort of a longer
2 term solution. In addition to some
3 lighting on it. There was another
4 traffic accident.

5 SUPERVISOR KRUPSKI: Is that
6 through the Army Corp.?

7 MAYOR STUESSI: Yes. And I spoke
8 to LaLotta's office about it. I assume
9 he'd be happy to have a conversation.

10 SUPERVISOR KRUPSKI: Of course,
11 support that.

12 DEPUTY MAYOR BRENNAN: I reached
13 out to the Coast Guard office in DC on
14 that issue as well for additional
15 lighting or properly marked.

16 SUPERVISOR KRUPSKI: They just had
17 a review period on all their
18 navigational lights, and I notice
19 there's some that are absent.

20 DEPUTY MAYOR BRENNAN: I heard
21 that. That's not the direction we
22 want.

23 SUPERVISOR KRUPSKI: No.

24 MAYOR STUESSI: And then just real
25 briefly on police coverage, as you know

1 from having met with the deputy mayor
2 and myself and the Chief, the Village
3 is still very much looking for more
4 coverage. We've actually gone down
5 from where we were two years ago when
6 Supervisor Russell and the last Board
7 approved adding additional summer
8 person. As of this moment, we don't
9 yet have a summer person on staff. I
10 know the Chief said that you had
11 somebody who was going to be starting
12 officially by July 4th.

13 SUPERVISOR KRUPSKI: Yes, we do.
14 We would -- I thought you were going to
15 announce that Greenport Village was
16 going to have their own police force
17 where you'd be the commissioner and
18 staff it according to your standards.
19 I think that was the news you were
20 going to --

21 MAYOR STUESSI: That ship sailed
22 in 1995.

23 SUPERVISOR KRUPSKI: Breaking
24 news.

25 MAYOR STUESSI: Our taxpayers want

1 their money's worth.

2 SUPERVISOR KRUPSKI: A lot of
3 villages do have their own police force
4 on the east end and they find it very
5 effective. Just suggesting.

6 TRUSTEE PHILLIPS: Al, that was a
7 hot issue --

8 (Whereupon, there was simultaneous
9 crosstalk.)

10 MAYOR STUESSI: It is still
11 daylight, you might not want to walk
12 out --

13 TRUSTEE PHILLIPS: (Inaudible.)

14 COUNCIL PERSON SMITH: We're not
15 the only ones who deteriorate after two
16 hours.

17 TRUSTEE DOUGHERTY-JOHNSON: In
18 response to (inaudible) the beginning
19 of this meeting. Policing is really
20 complicated in Greenport because of
21 that, like I lived through that, and we
22 don't trust the police for very good
23 reasons because of that and then also
24 because of incidents with Southold Town
25 Police. Not -- like, even more serious

1 ones that have happened in the past
2 that we all know about. And then
3 there's this issue now where, like, we
4 do need police help and we don't always
5 get it. And, like, just listening to
6 that story made me feel -- think, like,
7 how many times people call in Greenport
8 for more serious things and don't
9 really get a response, and then, you
10 know, this is, like, eventually a car
11 gets pulled over for no reason. And so
12 there's, like, a lot of work to do, I
13 think, on all of those ends. And I
14 don't think the police is the whole
15 solution in Greenport, which is social
16 services, mental health stuff maybe we
17 need to figure out too, but I think it
18 is a really serious issue that we
19 should spend time on.

20 SUPERVISOR KRUPSKI: I think we
21 need to if you said you don't trust the
22 police. I think that's a serious issue
23 that we need to work on.

24 TRUSTEE DOUGHERTY-JOHNSON: I
25 think it's -- I know we're all just

1 joking about it but --

2 SUPERVISOR KRUPSKI: No, no,
3 that's very serious. I take that very
4 seriously as the police commissioner.
5 And also you say that there's no
6 response when police are needed. I
7 mean, I think that's a very serious
8 thing that you're bringing up. I'm not
9 sure, you know, is that documented that
10 police are called and they don't
11 respond?

12 TRUSTEE DOUGHERTY-JOHNSON: I
13 mean, I just think there's ongoing
14 issues, like, that we all I think know
15 about.

16 SUPERVISOR KRUPSKI: I mean, we
17 need to know specific things. If the
18 police aren't responding --

19 (Whereupon, there was simultaneous
20 crosstalk.)

21 SUPERVISOR KRUPSKI: We're
22 responsible, we should know that.

23 TRUSTEE PHILLIPS: Well, I think
24 also, Supervisor, the other part of it
25 is is that there's much confusion when

1 the department does come into the
2 Village as to, yes, we can do it, no,
3 we can't do it, oh, it's the Village's
4 responsibility. There seems to be a
5 miscommunication between what actually
6 they can do in the Village within the
7 department itself, and that I have
8 heard from officers on my own. So I
9 think there needs to be a better
10 communication as to when the police
11 department is coming in to deal with
12 issues that they're clear that they're
13 here because they're supposed to be
14 here. It's not going back to that old
15 years ago of, oh, well, it's Village of
16 Greenport, they have to do their own
17 thing. I'm starting to hear it again.

18 MAYOR STUESSI: I just want to
19 speak in my role as Mayor, and I think
20 you know, I have immense respect for
21 Chief Grattan and the police officers.
22 My father was a detective, police
23 officer, grandfather, great
24 grandfather, I know how hard they
25 worked. And I think their biggest

1 challenge is they have to cover way too
2 much territory for the number of people
3 that are on on any particular shift.
4 So there may be response time issues
5 because two of them have been diverted
6 to Orient to go deal with some
7 emergency there when there's an issue
8 happening in Greenport. So my hope is
9 that we all work together much as was
10 stated in the 2020 policing plan that I
11 think you served on the Board for, and
12 which required studying staffing
13 levels, looking at all of that. And to
14 an earlier point with Faith, looking at
15 diversity and making sure that we have
16 a police department that represents our
17 community and recruitment. I know
18 that's a big issue with -- and only one
19 that I know that speaks Spanish.

20 COUNCIL PERSON MEALY: There's
21 another officer.

22 MAYOR STUESSI: We have a lot of
23 folks that don't speak English and need
24 help. So there's a lot that can be
25 done. We just want as a Board to work

1 with you because our community needs
2 more support from the officers, and I
3 know the officers need support getting
4 more officers.

5 COUNCIL PERSON SMITH: And to your
6 point, the other kinds of services,
7 it's not always policing that needs
8 addressing, it's more wholistic.

9 MAYOR STUESSI: You want the
10 community to know who the officers are
11 and have regular folks. There was an
12 incident with a young life guard, a
13 minor, which was investigated last year
14 of somebody who was drunk in the water.
15 She said she was afraid to call because
16 she didn't know who it was. You know,
17 hey, just stop, come introduce
18 yourselves. The bicycle police
19 officers in the summer and the walking
20 ones, when we had two of them full-time
21 two years ago, it was incredible
22 because they were out and talking to
23 people, and you know, you can't move a
24 car through the Village during the
25 summer, so to get them out on a bicycle

1 moving through is -- the traffic
2 control officers.

3 SUPERVISOR KRUPSKI: We need to
4 know those things because we are the
5 commissioners and we work with the
6 police department to make them
7 effective public servants.

8 DEPUTY MAYOR BRENNAN: I recently
9 had a brief discussion following the
10 pride event with the Chief and Captain
11 Latham, and they did express some
12 interest in having more communication
13 and an opportunity to work on some
14 things, so I'm happy to participate in
15 that.

16 COUNCIL PERSON SMITH: As you
17 said, a liaison to that committee would
18 be good.

19 MAYOR STUESSI: I think that would
20 be important. And I also --

21 SUPERVISOR KRUPSKI: That would
22 help a lot because the average response
23 time as last reported was three minutes
24 for calls, and they get a lot of calls.
25 We get a list of all the calls monthly,

1 and it is a busy department. It's a
2 busy town, it's a big town, and it's
3 very busy.

4 MAYOR STUESSI: Yeah, I'd be
5 remiss if I didn't say I think we as a
6 community need to look at a larger
7 scale test event and do something much
8 like was done at the school, you know,
9 several years back to make sure we're
10 all prepared, fire department, police,
11 hospital, et cetera because we live in
12 a world that's getting more and more
13 challenging. As I mentioned to the
14 Chief on Sunday, we made a point of
15 blocking every single entrance into the
16 parade and road closures with trucks,
17 Village trucks and police cars. We
18 need to be prepared.

19 SUPERVISOR KRUPSKI: We spent a
20 lot of time on that emergency
21 management. I don't know if you'd like
22 Yan to address that, but emergency
23 management, we take it very seriously.

24 MAYOR STUESSI: I'm not suggesting
25 you don't. I think it may be time

1 to --

2 SUPERVISOR KRUPSKI: The east end
3 chiefs work together on that, we had a
4 meeting with the Suffolk County Police
5 Commissioner two weeks ago and that was
6 the hot topic. How do you keep people
7 safe at a public assembly? What's an
8 effective road closure? It's a
9 challenge. We meet with other towns
10 and other chiefs on that. It's
11 ongoing.

12 MAYOR STUESSI: Thank you,
13 everybody. And thank you everybody in
14 the audience for joining us this
15 evening.

16 (Applause.)

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1 C E R T I F I C A T E

2

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

6 THAT the above and foregoing contains a
7 true and correct transcription of the
8 proceedings held on June 26, 2025, and were
9 reported by me.

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

14 IN WITNESS WHEREOF, I have hereunto set my
15 hand this 23rd day of JULY, 2025.

16

17

18

AMY THOMAS

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