

1 INCORPORATED VILLAGE OF GREENPORT
2 COUNTY OF SUFFOLK : STATE OF NEW YORK

3 -----x

4

5 BOARD OF TRUSTEES
6 WORK SESSION

7 -----x

8 Station One Firehouse
9 Third and South Streets
10 Greenport, New York 11944
11 October 16, 2025
12 6:04 p.m.

13 -----x

14

15 BEFORE:

16

17 KEVIN STRUESSI, MAYOR

18 PATRICK BRENNAN, DEPUTY MAYOR

19 LILY DOUGHERTY-JOHNSON, TRUSTEE

20 JULIA ROBINS, TRUSTEE

21 MARY BESS PHILLIPS, TRUSTEE

22 CANDACE HALL, VILLAGE CLERK

23 ADAM BRAUTIGAM, VILLAGE TREASURER

24 IAN CONNETT, ESQ., VILLAGE ATTORNEY

25

D. Leigh Chapman
Court Reporter

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1 MAYOR STUESSI: I'd like to make a motion
2 to open the October 16th Work Session for the
3 Greenport Board.

4 DEPUTY MAYOR BRENNAN: Second.

5 MAYOR STUESSI: All in favor?

6 ALL TRUSTEES: Aye.

7 MAYOR STUESSI: Please stand for the Pledge
8 of Allegiance.

9 (Pledge of Allegiance was recited.)

10 Please be seated.

11 The first item on the agenda is the
12 Greenport Fire Department report. Was expecting
13 the chief, I don't know if he's going to be here
14 or not. We'll move on to the next item, and if
15 he does attend we'll jump into that. Otherwise,
16 I'll ask the Deputy Mayor to report briefly on
17 what is attached here.

18 But the first thing I want to say, I'll
19 make proper thank you to him as well if he does
20 attend this, we've had an extremely busy week.

21 The Village of Greenport Fire Department, of
22 course, manages the East West Fire District and
23 we responded to an event of smoke at San Simeon
24 on Monday morning at 4:30 a.m.

25 This event there ultimately led to 17

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1 different agencies responding to it. It was a
2 partnership led by Greenport Village Fire
3 Department, local emergency groups, paramedics,
4 and the police, of course, together with New
5 York State. Ultimately, the decision was made
6 to evacuate the entirety of the building after
7 an evacuation of the west wing was done earlier.

8 It's been a busy week since then. This
9 morning, some of you may have heard, there was
10 an evacuation of the Greenport School, which we
11 did due to a gas leak. I'm happy to report that
12 everybody's safe there. There were no injuries
13 of any kind, and then had another emergency not
14 within an hour after that.

15 The statistics are incredible. You look at
16 the number of incidents that the Greenport Fire
17 Department responded to over the last couple of
18 years, and we keep ticking up significantly each
19 year. We're seeing the same thing again. We
20 have an amazing group of volunteers who work
21 very closely with our police department and
22 other local emergency responders and I can't
23 thank them all enough for all the hard work they
24 do. It's incredibly challenging.

25 The village is going to be -- (fire siren

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1 activates) -- let's hope that's the last one for
2 today.

3 But, again, it takes a significant amount
4 of volunteers to perform these duties and, of
5 course, our local police department. Who are
6 paid and they do a tremendous amount of work and
7 the Village has enormous respect for them. It's
8 nice to see two of our Town Board members in the
9 audience. I know we're going through budget
10 season right now. The Village has been
11 advocating for more police officers, and I'm
12 sending a letter to that effect as well. But
13 very much appreciate everything everybody does
14 and, hopefully, we'll have a chance to thank the
15 chief in person. I'll turn it over.

16 DEPUTY MAYOR BRENNAN: Yeah. While the
17 public is here, I would just like to also
18 commend the fire department. This was
19 Greenport's Fire Department at its finest. They
20 did a tremendous job on Sunday. This was a call
21 at 4:30 in the morning, on a holiday, in a
22 nor'easter, at a senior care facility.

23 Things went with very, very well even
24 though it was very difficult for the residents
25 there. So it's really fantastic that no one was

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1 injured. None of the fire fighters or EMS
2 personnel were injured and they deserve to be
3 commended. This was a great volunteer effort,
4 not just our department, it was throughout the
5 North Fork, as was mentioned.

6 Yesterday, the fire department answered its
7 1,000th call for the year. We've had eight
8 calls today, starting at 4:30 this morning. And
9 it's just a tireless effort and just great
10 volunteerism.

11 MAYOR STUESSI: Yeah, before I got
12 interrupted by the alarm and I lost my
13 concentration, we had a meeting last week and to
14 sort of recap on the events at San Simeon, one
15 of the things that was discussed with the chief
16 was setting up a meeting with several different
17 local agencies, county supervisor, county
18 legislator, the state, as well as Peconic
19 Hospital and the school. There was concern
20 about what to do with the evacuation of the
21 school.

22 When I was over there with the fire
23 department this morning at the school and was
24 talking to Beth, our new superintendent, I said,
25 "You were on our lips last night at 5:00 p.m."

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1 She said, "That's really ironic because I
2 had a discussion earlier yesterday about doing a
3 test scenario fire drill for an evacuation and
4 here we are."

5 Obviously, very prescient timing on that.
6 Again, very fortunate that nobody got hurt there
7 and looking forward to bringing a number of
8 different groups together to talk about some of
9 these larger places that are within the
10 Greenport East West Fire District call
11 responding agencies.

12 With that, I make a motion to open the
13 public hearing regarding proposal of Local Law 6
14 of 2025 amending Chapter 136 entitled Water.

15 Is there a second?

16 TRUSTEE PHILLIPS: I'll second it.

17 MAYOR STUESSI: All in favor?

18 ALL TRUSTEES: Aye.

19 MAYOR STUESSI: Is there anybody who'd like
20 to speak on this?

21 MS. HELLER: Yes.

22 MAYOR STUESSI: Please.

23 MS. HELLER: Ann Heller, 543 3rd Street,
24 Greenport.

25 I just have two questions. One, I would

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1 like to know what the rationale is for raising
2 the sewer rates along with the water rates? And
3 my other question is about lead pipes. What is
4 the status of lead water pipes going into
5 Greenport homes? There's been a lot in Newsday
6 and other papers about --

7 MAYOR STUESSI: In regards to lead pipes,
8 there's a report online on the Village website
9 that you can read about that. That's been
10 something that's looked at every single year.

11 In regards to the rate increases, Adam has
12 spoken about this in several meetings, but I'll
13 let him sort of recap it.

14 VILLAGE TREASURER: Yeah, sure. It is one
15 of my resolutions this evening, so if you're
16 going to stick around, I will speak about it in
17 length but if you wanted a more shorter --

18 MS. HELLER: Does this report online list
19 individual houses?

20 MAYOR STUESSI: It's an overall one.

21 MS. HELLER: So how does a resident know
22 whether --

23 MAYOR STUESSI: You need to stand up at the
24 podium if you want to speak again.

25 MS. HELLER: So how does a resident know

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1 whether the water pipes going into their
2 homes --

3 MAYOR STUESSI: Ours covers the
4 distribution system. Anything from the
5 distribution system that's part of your house
6 you would need to look at on your own.

7 TRUSTEE DOUGHERTY-JOHNSON: But I think the
8 list online does have individual addresses.

9 MAYOR STUESSI: Does it? I don't recall.

10 TRUSTEE DOUGHERTY-JOHNSON: I believe so.

11 MAYOR STUESSI: Okay.

12 TRUSTEE DOUGHERTY-JOHNSON: Double check,
13 but I believe it does have individual addresses.

14 MAYOR STUESSI: If you call the office
15 tomorrow, we can send you the link directly if
16 you can't find it on the website.

17 MS. HELLER: Okay.

18 VILLAGE TREASURER: And just regarding your
19 inquiry about the -- the water rates or the
20 sewer rates you were interested in?

21 MS. HELLER: Sewer rates.

22 VILLAGE TREASURER: The sewer rates, sure.
23 Obviously, it's more lengthy than that, but if
24 you wanted just a short answer; rising operation
25 costs, energy, materials, vendor services have

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1 all gone up. Aging infrastructure, pipes,
2 valves, pumps, treatment systems that require
3 replacement. Regulatory requirements, waste
4 water discharge standards that require ongoing
5 investments to be in compliance. As well as
6 capital planning for the future. Major projects
7 that can be funded overnight. But if you are
8 staying, I do have a longer version that I'll be
9 explaining momentarily.

10 MAYOR STUESSI: Or you can watch the recap
11 on the local Greenport tape tomorrow.

12 Is there anybody else that wanted to speak
13 on this?

14 (No verbal response given.)

15 Is there a motion from the Board?

16 TRUSTEE PHILLIPS: A motion to close the
17 public hearing on proposed Local Law Number 6
18 amending the entitled water.

19 DEPUTY MAYOR BRENNAN: Second.

20 MAYOR STUESSI: All in favor?

21 ALL TRUSTEES: Aye.

22 MAYOR STUESSI: Motion closes.

23 Next item is the public hearing regarding
24 proposed Local Law 7 of 2025 amending Chapter
25 106 entitled Sewers.

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1 DEPUTY MAYOR BRENNAN: Chapter 105.

2 MAYOR STUESSI: Sorry. Yes, Chapter 105.

3 I apologize.

4 TRUSTEE DOUGHERTY-JOHNSON: Second.

5 MAYOR STUESSI: All in favor?

6 ALL TRUSTEES: Aye.

7 MAYOR STUESSI: Is there anybody who'd like
8 to on that? Somewhat covered in the last
9 question as well.

10 (No verbal response given.)

11 All right. So motion from the Board?

12 TRUSTEE PHILLIPS: I make a motion to close
13 the public hearing regarding the proposed Local
14 Law 7 amending Chapter 105 entitled Sewers. So
15 moved.

16 DEPUTY MAYOR BRENNAN: Second.

17 MAYOR STUESSI: All in favor?

18 ALL TRUSTEES: Aye.

19 MAYOR STUESSI: Motion carries.

20 First item, which we'll be talking about a
21 little bit more later on in the session is next
22 week's Board of Trustees regular session will be
23 beginning at 5:00 p.m. This is at the Greenport
24 Firehouse, same place we are this evening.

25 Next up, we have the Historic Preservation

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1 Commission here to speak to us on a fantastic
2 grant opportunity. Janice Claudio, the Chair of
3 the Commission. I will welcome you up, please.

4 CHAIRPERSON CLAUDIO: It is a fantastic
5 opportunity.

6 So in mid September, the Certified Local
7 Government, the CLG arm of SHPO made available
8 grant money. As Greenport had taken advantage
9 of that grant money back in 2019, a survey had
10 been done then of all of Greenport's properties
11 and a recommendation was made. A resource
12 evaluation statement was issued as a result of
13 that work to expand the boundaries of the core
14 Historic District and to create a new district,
15 a Southwest District for Greenport. It's
16 roughly 550 properties.

17 This is the State and National Registers
18 we're talking about here. This is separate from
19 a local district, which is strictly a Greenport
20 decision, but the opportunity to put these
21 properties on the State and National Register
22 gives us grant opportunities. It gives us
23 codified tax credit opportunities, 20 percent
24 for residences, up to 50 percent for commercial
25 businesses. It gives us prestige. It is a

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1 tourist boost with this recognition.

2 So since September, we have been working on
3 this pretty steadily. We have spoken to the
4 administration arm of the CLG, Fran Stern
5 (phonetic) and we have spoken with the ultimate
6 receiver of a nomination, Jeff Ivione
7 (phonetic), another part of SHPO and we have
8 received strong encouragement from them to
9 proceed with this process.

10 So we have the survey in hand. This grant
11 would give us the money to further that work to
12 the nomination stage. That is a process.

13 Writing that would be done by Preservation
14 Studios who is the consulting firm that did the
15 original survey work. It is a process that is
16 very detailed and speaks its own historic
17 language.

18 It takes 36 weeks, if all goes according to
19 plan, to complete the nomination. This grant
20 actually has to be submitted by October 31st, so
21 our time is short. We have Preservation Studios
22 online to write the grant, but we have a
23 deadline of tomorrow to give them that go ahead
24 to write the grant.

25 So in January, the award is given. In

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1 February, the contracts are issued, and in March
2 of 2026, we could begin work on this next phase.
3 This nomination phase.

4 I don't think I completed the comment that
5 Jeff Ivione was in on this review of Greenport
6 going forward in the nomination process and had
7 no objection to it. And that's important in
8 that he has been in the position about a year.
9 The prior person was Jennifer Bentsworth
10 (phonetic) so there was some concern that
11 possibly Jeff Ivione would not accept the prior
12 survey work and those resource evaluations that
13 were made, but there was no indication of that.
14 So it looks like a very good shot to take this
15 forward.

16 After the 36 week process with Preservation
17 Studios and the submission then to Jeff Ivione
18 and this other arm of SHPO, it is a best case
19 scenario of nine months, SHPO would submit it to
20 the National Register folks, who will opine on
21 it, accept it, and then it would come back to
22 Greenport with a certificated letter to all
23 property owners requiring a vote. It would be a
24 simple majority vote of whether to accept
25 inclusion on the State and National Registers or

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1 not. That's about a year and a half away. That
2 part of the process.

3 And all things go well, we then have the
4 opportunities that I talked about, the tax
5 credits, grants, prestige. Very exciting.

6 I think I told you everything.

7 MAYOR STUESSI: Janice, thank you so very
8 much for you and HBC Board. I see Lisa Gillooly
9 is here from the Board as well. The Board has
10 spent a tremendous amount of time on this, and
11 the relatively new adviser, Robert, from the
12 Town of Southold, who's been spending time with
13 us working on that too has been fantastic.

14 I've had the great fortune of getting to
15 know the team at Preservation Studio since
16 coming into office and meeting with them prior,
17 regarding the prior work they had done and
18 working with you on this. And teeing it all up
19 and then talking with McBride, our other grants
20 team and it certainly makes sense to move this
21 forward with Preservation Studio. And I want to
22 thank the Business Improvement District. We've
23 got Rich Vanderburg (phonetic) who has rejoined
24 the Business Improvement District Board after
25 Nancy Kouris stepped down. They have been

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1 working together on this because, obviously, a
2 significant portion of the Village Historic
3 District is downtown. Much of it unprotected.
4 Only a small portion of it has these protections
5 and abilities to pull down this grant funding,
6 which is pretty incredible with the tax breaks,
7 et cetera.

8 Rich and the BID Board have offered to
9 contribute up to \$2,500 towards the cost of it.
10 The Board is going to discuss it a little bit
11 more, but the recommendation really based upon
12 discussions with the State and all the
13 conversations I've had as to our Board to split
14 the cost of this relative to what makes sense
15 within the Village and I've discussed it with
16 some of the Board members and in half from the
17 BID Board. That's the way the resolution is
18 worded for later this evening. Everything is
19 teed up, and I'll turn it over to the Board for
20 any questions for you --

21 CHAIRPERSON CLAUDIO: I want to thank Rich
22 before we move on in that jumping in on this.
23 It's been a short fuse to get everything lined
24 up and the BID has been very gracious in
25 offering money to support that grant, which

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1 again, has tomorrow as a deadline.

2 MAYOR STUESSI: You helped get the BID
3 started a few years ago.

4 CHAIRPERSON CLAUDIO: I did.

5 MAYOR STUESSI: When you were 12, right?

6 CHAIRPERSON CLAUDIO: Exactly. Totally
7 true. So, yes, questions?

8 MAYOR STUESSI: Julia, do you have a
9 question?

10 TRUSTEE ROBINS: A couple of things. I'm
11 just curious why this is a last minute thing?
12 We're finding out after, certainly, you've known
13 about this sooner. Now you're coming to us with
14 a 24-hour kind of ultimatum, backs against the
15 wall. So why is that?

16 CHAIRPERSON CLAUDIO: Well, it came about
17 in, I think it was September 17th that the
18 initial opportunity was sent in a newsletter.

19 TRUSTEE ROBINS: To all groups that were
20 eligible for this grant? Or just us?

21 CHAIRPERSON CLAUDIO: To everyone in a
22 newsletter for all HPCs, which are a good
23 number?

24 MAYOR STUESSI: If I could jump in. The
25 real issue is timing of our Village Board

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1 meetings. So when we were notified of this,
2 Julia, Janice, who's been waiting for this with
3 baited breath, so to speak --

4 CHAIRPERSON CLAUDIO: We thought it wasn't
5 going to happen.

6 MAYOR STUESSI: -- yeah, we were getting
7 information that it likely wouldn't happen from
8 the State. They sent out the notification.
9 Janice jumped on it immediately and then after
10 we had the conversation with the State,
11 immediately sent something out to the Board with
12 some information on it, which is what
13 everybody's received. This is our first public
14 meeting since that.

15 TRUSTEE ROBINS: I just wanted to
16 understand the timeline.

17 CHAIRPERSON CLAUDIO: To get the Zoom
18 together with all those players, Preservation
19 Studios, yes, well said. I won't go on.

20 TRUSTEE ROBINS: The only other question I
21 had is I think you said it was 555 properties?

22 CHAIRMAN SADKIN: Roughly 550. We just
23 counted ourselves. We got to 530, which we told
24 Preservation Studios, and they have rounded it
25 up as well they should. It's 550.

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1 TRUSTEE ROBINS: And of those, how many are
2 in the Commercial District and how many are
3 residential?

4 CHAIRPERSON CLAUDIO: So the Commercial
5 District is in the first recommendation to
6 expand the core district. There are roughly 240
7 properties in that. The Commercial District
8 that we're talking about is Front Street. So
9 35? I'm guessing. I don't know the answer.

10 But the district that includes it is the
11 expansion of the core and the other assets come
12 from this new district that has been proposed,
13 that has properties worthy of consideration for
14 the National State Registry.

15 It's a lot of work already done and a lot
16 of professional people have looked at our
17 properties and seen them as worthy. The survey
18 that was done in 2020 is really very impressive
19 in its own right.

20 TRUSTEE ROBINS: And I had a question, you
21 said that the owners of the properties would be
22 notified in a year and a half of their
23 eligibility; is that correct?

24 CHAIRPERSON CLAUDIO: No. So first this
25 work gets done, the nomination phase. That's

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1 just our consultant, Preservation Studio,
2 assuming we go ahead and all things being equal.
3 That nomination is now submitted to SHPO. SHPO
4 looks it over and they determine if it's worthy
5 of further consideration. SHPO sends it to the
6 National Register and the National Register
7 opines on it, comes first. Then it comes back
8 to SHPO and the next step of that process is to
9 send a certified letter to all property owners
10 that are in the proposed districts.

11 MAYOR STUESSI: We have to get the grant
12 first.

13 CHAIRPERSON CLAUDIO: We have to get the
14 nomination. We have to get the approval. I
15 mean, the process has become so hard that many
16 districts now do the local expansions before
17 they do the carrots. This is really the carrot,
18 the state and national, because it is a
19 difficult process. It's great that we have
20 gotten as far as we have, but this is the
21 natural progression. This is the next step in
22 this process and it looks good.

23 MAYOR STUESSI: The wonderful thing about
24 it is it opens up additional funding
25 opportunities. Patrick?

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1 DEPUTY MAYOR BRENNAN: Just to recap,
2 you're looking for \$2500 dollars for the initial
3 work to write the grant.

4 CHAIRPERSON CLAUDIO: And approval to get
5 the grant, that the Village accepts that.

6 MAYOR STUESSI: There's two resolutions. A
7 State one that the Village will sign the grant
8 at a cost of \$2,500 and then the second one is
9 if the Village will fund half of that cost and
10 accept a check from the BID for the other half
11 of that cost.

12 DEPUTY MAYOR BRENNAN: Right. So that's
13 the initial work?

14 CHAIRPERSON CLAUDIO: Right.

15 DEPUTY MAYOR BRENNAN: And then what will
16 be the amount in the ask of the actual grant; do
17 you know?

18 CHAIRPERSON CLAUDIO: Fifty thousand. We
19 are going for the entire grant amount.

20 DEPUTY MAYOR BRENNAN: And will the Village
21 be required to fund a portion of that?

22 CHAIRPERSON CLAUDIO: The Village will not
23 be required to fund a portion of that, but once
24 we know whether this opportunity exists for us
25 then we have to kind of look again at the

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1 different elements that we're going after.
2 There are two districts that we are looking to
3 have separate prices to them given to us by
4 Preservation Studios. And then an overarching
5 recommendation by the CLG that we rewrite our
6 ordinance because our ordinance is a 1988
7 instrument. Best practices are not always
8 there. So that is a third part of this
9 potential opportunity for us, and we'll come
10 back and talk to you about that. I can give you
11 ideas, though, if you would like them now.

12 DEPUTY MAYOR BRENNAN: I think I read that
13 in your material. That the third part would be
14 an additional expense to get consulting to help
15 rewrite the code, another 15-20 thousand
16 dollars.

17 CHAIRPERSON CLAUDIO: Thirty three hundred.
18 Truthfully, I would petition for more. In that,
19 I would like to rewrite the application for the
20 COAs to tie to this new and improved ordinance
21 Chapter 76. I would think both should be done
22 and I think there should be training with
23 Planning, ZBA, ourselves, with you to properly
24 understand all of the ordinances. It's part of
25 their process. That is their recommendation.

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1 And I think it's a good part of the process that
2 I would encourage.

3 DEPUTY MAYOR BRENNAN: Thank you. I'm
4 impressed and grateful that you have thought
5 this through so far out. There's many steps and
6 sounds like there's lots of agencies involved.

7 MAYOR STUESSI: And there's also, just as a
8 point of clarity for the Board and the public,
9 there's also the chance that the State might say
10 we're gonna give you this piece or these two
11 pieces, not the third as well. So we, as a
12 Board and the HBC, will need to be responsive to
13 that and then make decisions on how best to move
14 forward and what the resources are.

15 There's some real opportunities for in kind
16 work on this as well from lodging and some local
17 hotels might provide other things. Restaurants
18 and some additional help from other resources,
19 such as the library. We would be looking to
20 leverage any and all of those including any
21 contributions. Anybody in the community would
22 be helpful too.

23 CHAIRPERSON CLAUDIO: Yes, and we've begun
24 to look at those and build support. We have to
25 understand what it is we're granted before we

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1 really fill the program, but we're assuming we
2 get it all.

3 MAYOR STUESSI: From your mouth to God's
4 ears. Mary Bess?

5 TRUSTEE PHILLIPS: As usual, I look at the
6 nitty gritty of things. Getting into the actual
7 application. According to the guidelines for
8 the grant applications, it's mentioning that
9 projects through our certified local government
10 where they have a certain criteria for the point
11 system they use. How many of these projects
12 supports it, like they have commission training,
13 which you just mentioned. Okay? Survey and
14 designation, which has criteria and public
15 education administration. Does the application
16 include all of those type of ideas?

17 CHAIRPERSON CLAUDIO: So Preservation
18 Studios has begun the process of telling us
19 specifically what we need and they've delineated
20 a number of items and they look to be things
21 that we can handle. HBC has gone through
22 training with the CLG this past summer. In July
23 we did that. We seem to be compliant with all
24 that they're looking for, at a first glance
25 basis. This does not look to be a challenge to

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1 overcome or that we have to act fast to find
2 something. I received indication today that the
3 Sterling Historical Society will support us.
4 The BID is supporting us. You're supporting us.

5 TRUSTEE PHILLIPS: No, I mean, it all
6 depends upon if they approve it. Okay? That's
7 the biggest thing. I just want to make sure
8 that everyone is aware that this process, this
9 first phase of this is dealing with the state
10 and national designations and not getting into
11 trying to expand the Historic District without
12 having the community have their own input into
13 it before we get to that point.

14 CHAIRPERSON CLAUDIO: To expand the local
15 Historic District is an entirely different
16 process. One that we launched in March. One
17 that we continue on with, but it is completely
18 separate from what we're talking about tonight.

19 TRUSTEE PHILLIPS: I just want to make
20 that, there's two things going on and as you and
21 I had a discussion, it was getting clouded in my
22 mind as to which was coming first and which was
23 being focused because I lived through the first
24 version of the Historic District being created.
25 That's why I want to make sure that the

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1 community understands that we're not trying to
2 go through the backdoor on something. That this
3 is strictly just for the state and the national.

4 CHAIRPERSON CLAUDIO: Right. It's very
5 interesting that we began that way in 1986, but
6 it was more common then to begin that way. it
7 was the use of the carrot, right? Then the
8 local districts came after. Now, for many
9 years, it's the local first because people see
10 the benefits of preservation and protections
11 that is offered and then the carrots follow
12 because it's so difficult.

13 TRUSTEE PHILLIPS: That was all part of us
14 becoming a certified local government in the
15 beginning. That was the process then.

16 CHAIRPERSON CLAUDIO: Right.

17 MAYOR STUESSI: All right. Thanks.

18 Before we go to Lily, I just want to
19 mention a couple of things. We touched on it
20 very briefly, but I think it's important to
21 state how much encouragement we had from the
22 State in regards to applying for this. There
23 was significant encouragement from them, and to
24 go for the whole thing as well. Obviously,
25 there's great history in Greenport. You pair

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1 that with all of the code updates we all did as
2 a Board. Obviously, certificate needed
3 community input and a lot of work from our Code
4 Committee. I see you out there, John. Thank
5 you.

6 In updating our downtown code in the
7 Commercial Retail District and also the
8 Waterfront Commercial and, in particular,
9 passing the pro housing destination and allowing
10 for housing above a store and a lot of places.
11 This is all, sort of ties together nicely.

12 If the Board is aware and much of the
13 public has been following this, have applied for
14 technical assistant grants for a number of
15 different properties in the Village and we're
16 working on that application as well right now.
17 So it all really can really work together to
18 create some real opportunities in the downtown
19 district for housing and also some real
20 opportunities for potential tax breaks longterm.

21 CHAIRPERSON CLAUDIO: The CLG coordinator
22 went so far as to say that Greenport submitted
23 any other grant requests, with this survey work
24 having been done and paid for through a
25 grant 2019, '20 that it really would not be

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1 favorably looked upon because this is the
2 natural progression. That this work is what
3 should come next, this nomination process. They
4 were very encouraging. We shall see.

5 TRUSTEE DOUGHERTY-JOHNSON: Just a
6 clarification. I'm guessing that it's such a
7 specialized application that you need
8 Preservation Studios to do it and we couldn't
9 use our current grant writer?

10 CHAIRPERSON CLAUDIO: There is such a
11 language to this. It makes your head spin.

12 MAYOR STUESSI: We've got McBride very much
13 focused on the downtown grant together with the
14 Long Island Forward Grant and because of
15 Preservation Studios prior work on this and
16 their relationship with the State, specifically
17 on historic, it made absolute sense. It
18 occurred to me.

19 TRUSTEE DOUGHERTY-JOHNSON: It makes sense.
20 I just wanted to ask.

21 CHAIRMAN SADKIN: That Zoom call, we had
22 Preservation Studios, we had three staff
23 members. We had two arms of SHPO and ourselves.
24 So Preservation Studios is very well known to
25 these players that are the decision makers, so

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1 that's another positive in this.

2 TRUSTEE DOUGHERTY-JOHNSON: I think it's a
3 great opportunity.

4 MAYOR STUESSI: Great. Thank you for being
5 here and, Lisa, thank you for being here as well
6 to represent the HBC.

7 With that, I will turn it over Ms. Hall,
8 our Village Clerk. Thank you.

9 THE CLERK: Good evening, everyone. I am
10 going to start my report with some
11 announcements, updates, and reminders as we
12 enter fall and winter season.

13 So the Village of Greenport Halloween
14 celebration and parade will be held on Saturday,
15 October 25th. The rain date is Sunday,
16 October 26th. Please check the website for
17 further details on the event timeline.

18 The Greenport Fire Department will conduct
19 the annual hydrant testing on Sunday,
20 October 26th between 9:00 a.m. and noon.

21 The November regular session meeting will
22 take place on Tuesday, November 25th.

23 Village Hall will be closed on the
24 following dates in November. So Tuesday,
25 November 11th, in observance of Veterans Day.

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1 Thursday and Friday, so November 27th and
2 November 28th, in observance of Thanksgiving.

3 Last month, Adam and I were fortunate
4 enough to attend, this is my second time
5 attending the NYCOM fall school, which is the
6 New York Conference of Mayors fall school. I
7 just want to thank the Board again for this
8 opportunity. It is an incredible opportunity.
9 The training and information shared and
10 networking is just, it's been incredibly helpful
11 and empowering in my role.

12 I received training on many topics. Some
13 of my favorites I listed here in my report; AI,
14 artificial intelligence within municipal
15 government, adopting municipal policies and
16 procedures. Topics included FOIL, local law,
17 vital records, onboarding, and hiring best
18 practices and, again, so much more.

19 I wanted to note, specifically, a
20 suggestion that I have for the Board and open
21 feedback from the Board.

22 Employee handbooks and Village staff
23 policy. So I took training on this work. As
24 the public is aware and the Board, we recently,
25 I've been reviewing and updating our employee

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1 handbook and policies within Village Hall with
2 the help of our labor counsel.

3 It was suggested for the Village to
4 schedule a review early in the year, so possibly
5 January or February, as opposed to the annual
6 organizational meeting to review policy. So
7 there's a lot that happens at our annual
8 organizational meeting. There are certain
9 policies that are highly recommended by NYCOM to
10 be thoroughly reviewed every year. There is
11 another one or two policies where the State
12 updates them every four years, if I'm not
13 mistaken. So obviously, we should follow that
14 timeline with the State.

15 So, again, with the Board's approval, I
16 would love to prepare these documents. Again,
17 this work has already begun, but I do think it
18 would be important for the Board to possibly
19 review these policies at the top of the year, as
20 opposed to after the annual organizational
21 meeting.

22 MAYOR STUESSI: Just for everybody to know,
23 Candace and I have discussed this at length, and
24 I also feel that's the opportune time to do it
25 in advance of the organizational meeting. And

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1 we would make a decision as well as to whether
2 we needed counsel present or not. It doesn't
3 sound we will likely need them for that meeting
4 but there might be some specific things and
5 we'll need to schedule and advise counsel on and
6 just to clarify some things.

7 THE CLERK: This would include fiscal
8 policies, which are a longstanding a part of the
9 annual organizational meeting, internal staff
10 policies, and procedures. Some of these
11 policies have not been updated for many, many
12 years. So that, again, is what prompted the
13 work already and then just being at NYCOM, it
14 felt encouraging and reinforcing to present this
15 suggestion to the Board.

16 Next up is just a reminder. I've mentioned
17 this several times, but we're getting close to
18 go time here. So the State has passed a law
19 that requires villages or all municipalities and
20 government offices to have a website domain
21 ending in .gov. So the transition for the new
22 website will be live by January, 2026. Our
23 deadline is February, 2026.

24 We'll be rerouteing from the current
25 website likely for a few years, I would say.

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1 Just to allow the public to get used to the new
2 website. The Village has had the current
3 website for many, many years. So in order to
4 have people, allow people to get used to it,
5 we'll be rerouteing it. Same change is going to
6 apply to all Village emails. So all Village
7 emails will now will have .gov at the end of
8 them as well. Same timeline, we want to be live
9 by January, 2026, and, again, the same
10 redirecting will be put on the current Village
11 emails.

12 TRUSTEE DOUGHERTY-JOHNSON: I have a
13 question. I think we talked about would it make
14 since right now, I mean this is a question for
15 everyone. You know how our emails are different
16 than our website domain? This might be a good
17 time if we wanted to make them the same. It
18 does make them a little longer. So instead of
19 being @greenportvillage.org, which is the way we
20 are now, it would be @villageofgreenport.gov.
21 So that when you go to www.villageof
22 greenport.gov and you email Kevin@villageof
23 greenport.gov.

24 THE CLERK: You know, it took me a while to
25 get used to it. To say my own email when I

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1 started here, so the website, as Trustee Lily
2 mentioned, is villageofgreenport.org. It will
3 be villageofgreenport.gov. It is an opportunity
4 for our emails to match that same --

5 MAYOR STUESSI: I mean that is standard,
6 advisable practice. So I would certainly
7 support that. Does anybody else have a problem
8 with that?

9 DEPUTY MAYOR BRENNAN: I support that.

10 TRUSTEE PHILLIPS: I don't have a problem
11 with that. It's just that our emails were set
12 up long before the website was set up. When I
13 first came on the Board, the technology of
14 Village Hall was lacking greatly. They were
15 still handwriting a lot of things. So I will
16 have to say over the years, I have pressed very
17 hard for changes, so I don't have a problem with
18 that.

19 TRUSTEE DOUGHERTY-JOHNSON: And they will
20 forward.

21 THE CLERK: They will forward.

22 Then to Trustee Mary Bess' point, we own
23 more than one domain as well and that will
24 continue. Just for protection to make sure that
25 nothing weird goes on with the domain that could

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1 be ours and also, as many people know, the BIDs
2 website is also kind of confusing to some people
3 being that it's so similar to the actual Village
4 of Greenport website. Theirs is .com and ours
5 will be .gov. So I think that will be a great
6 distinction between the two and just clarity for
7 the community and then also the law.

8 Next up here are just a few resolutions.
9 The annual tree and stump removal bid has been
10 published. Just because of time constraints
11 with the publication of the bid and getting the
12 list together with the tree committee, the bid
13 opening will be October 21st. The treasurer and
14 the tree committee will be meeting to discuss
15 the bids received to see if it's appropriate to
16 move forward with awarding them at next week's
17 regular session so that the work can get started
18 in a timely fashion before it gets too cold
19 outside.

20 Next up, this came up last month while I
21 was away. I just wanted to bring it up again
22 and see if there were any questions or concerns
23 about the Village logo. I do just want to
24 clarify. I did write "revision" but as you can
25 see, this is the identical Village logo (holding

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1 up the logo).

2 The goal and reasoning behind this is just
3 because of old technology. So the logo that we
4 have is very grainy on our website. Many of us
5 have it in our signatures; some of us don't.
6 It's just poor quality of the logo that we use
7 right now. So that we're able to use a crisp,
8 clean version of the logo, and then they did
9 create another one with the opposite colors. I
10 don't know if you have any further comments on
11 that.

12 TRUSTEE ROBINS: So which color are we
13 going to use? Are we gonna use the green with
14 the white background? Which is what I prefer.

15 THE CLERK: We would have both. These are
16 the final versions that we will have access to
17 use both.

18 TRUSTEE ROBINS: Okay.

19 THE CLERK: We have a really wonderful IT
20 company. It's a group effort at this point with
21 all of these technology changes. Trustee Lily
22 and I have had many meetings with them and the
23 meetings continue as the website revision that
24 will be an actual revision continues. But this
25 was an initial part of that projection just so

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1 that we can handle more administrative task with
2 a clean, crisp logo.

3 MAYOR STUESSI: I want to give a shout out
4 to them as well. Hannah (phonetic) in
5 particular. I've worked with so many technology
6 companies and website companies over my private
7 career and they are the absolute top. They're
8 fast. They're nimble. Pick up the phone and
9 call them and they respond immediately. It's
10 pretty remarkable. It's a local group out of
11 Patchogue.

12 THE CLERK: I am not a super tech savvy
13 person. I draw pictures sometimes and send them
14 pictures and they create what I draw on a
15 picture. So they are incredible. They're super
16 helpful, and like you said, they're very fast.
17 This process has been, it's been really
18 comforting to have their support through these
19 changes with updating the website, the .gov
20 transition because there are some pretty
21 substantial projects going on within the Clerk's
22 Office at this moment.

23 MAYOR STUESSI: Yeah, and as we get to the
24 point, getting through all the recordkeeping
25 work that's being done and eventually getting to

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1 scanning records, they're gonna be a great part
2 of all that.

3 THE CLERK: Correct.

4 That concludes my report. Does anyone have
5 questions for me?

6 DEPUTY MAYOR BRENNAN: I have a question
7 about the suggested review January, February for
8 policies. What do you envision that review
9 looks like? Do you bring the policies to us?

10 THE CLERK: Yeah.

11 DEPUTY MAYOR BRENNAN: Is it a special
12 meeting?

13 THE CLERK: No, it wouldn't have to be a
14 special meeting. It would happen similar to the
15 last four that we've done. It could be in
16 batches if that feels easier. I think once we
17 get to the place where we approve the batch, the
18 revision should be less and less by that point
19 annually.

20 This first review is going to be a little
21 bit of a heavier lift. My goal, I already have
22 a reminder to meet with Alyssa Zuckerman
23 (phonetic), who's our labor counsel in December,
24 when she's back from maternity leave so she
25 gives her stamp of approval. We'll present the

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1 policies to you all and at the meeting, we can
2 obviously accept public comment if it's
3 necessary for some of them. Many of these are
4 based in law, so it's not really a negotiation
5 union thing that needs to happen. It would just
6 be the Board's stamp of approval to make these
7 our official policies and to revise them based
8 on new laws that have changed and just clarity.

9 MAYOR STUESSI: So practically speaking,
10 the way I think it would happen is, they get the
11 drafts together and would be sent to the Board
12 under advice of counsel for the Board to review.
13 We would likely do a call with counsel for
14 anything that can't be discussed publicly before
15 it comes in front of the board. So everybody
16 would have a good amount of time to review it,
17 ask questions of counsel before it comes before
18 the Board publicly.

19 TRUSTEE PHILLIPS: I'm going to ask a
20 question of Candace and Adam. We have the
21 investment policy and we have those, that's
22 going to be included in this process?

23 THE CLERK: Correct.

24 TRUSTEE PHILLIPS: I'm going to make a
25 suggestion.

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1 THE CLERK: Sure.

2 TRUSTEE PHILLIPS: That for us to kind of
3 follow along what you're doing, could you give
4 us a listing of what policies need to be updated
5 and also what policies may need to be created?

6 THE CLERK: Yeah, absolutely.

7 TRUSTEE PHILLIPS: I would think if you
8 were to be able to give that to us, maybe next
9 month, it would give an idea for us to start
10 thinking about what's entailed. For me and for
11 Julia, we've been through this a couple of
12 times. But I do know the investment policy is
13 so outdated and we have a debt policy we also
14 need to be looking at because I'm not sure where
15 we're at with our percentage of debt that we're
16 allowed to have as far as a village. Especially
17 with starting to get into grant writing and as
18 you are all aware of, we have to financially
19 secure the funding before the contract is
20 finally signed. We have to show the grantee,
21 excuse me, the grantor that we can pay this.
22 Especially if it's a reimbursable grant. I
23 think to have that information for the full
24 Board would be a really important outline to
25 follow as you're doing those.

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1 THE CLERK: Absolutely. I have that list
2 available now, so it's categorized by what is
3 required by law, what is strongly recommended by
4 NYCOM, and then new ideas. So a new idea, just
5 as an example, is policy and procedure
6 surrounding AI. I use it, but we don't have any
7 procedure. So that's a suggestion that I would
8 have for the Board. Social media policy, which
9 has come up few times from, I think at least
10 Jared once or twice.

11 MAYOR STUESSI: Yes.

12 THE CLERK: Those are suggested policies
13 and then the ones that are legally required and
14 it does include the financial, fiscal policies
15 as well. I can share that list with you all
16 within the next week or so. I just want to
17 strip out my notes and give you a clean copy.

18 TRUSTEE PHILLIPS: Adam and I have talked
19 about the debt policy before and the investment
20 policy before because we went ahead and did some
21 things on the previous Board that I'm not sure
22 our investment policy covers it all the way.

23 I think that list would be very helpful to
24 us and also keep us on track from asking you all
25 to get it to us so that we can deal with it.

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1 THE CLERK: I mean, last year, at the
2 annual organizational meeting, I tried to
3 transfer over because there wasn't a procedure
4 to save documents on Word at Village Hall. So a
5 lot of the policies that the previous or
6 actually this current year's annual
7 organizational meeting, I put them into AI and
8 had them retype it for me. That's just an
9 example of how I personally use it because it
10 would've taken me a really long time to retype
11 those or anyone else in the office. That's a
12 part of it to make sure that we're able to edit
13 these easily as it's necessary. NYCOM also
14 compiles examples so I'll share those links with
15 you as well of what other municipalities are
16 doing.

17 DEPUTY MAYOR BRENNAN: I'm glad you found
18 the conference engaging and worthwhile.

19 THE CLERK: It's awesome.

20 DEPUTY MAYOR BRENNAN: Yeah, you sold me.
21 I think I want to go next year.

22 THE CLERK: I highly recommend it.

23 TRUSTEE PHILLIPS: I've been twice. It's
24 fantastic.

25 THE CLERK: Unfortunately, it is during

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1 usually a work session or regular session week,
2 so just something for you all to be aware of.

3 MAYOR STUESSI: Well, there's two a year.
4 There's that one and there's also one in Albany
5 the timing tends to work better on. That's the
6 one I usually go to.

7 THE CLERK: That one is a little different.
8 Fall school is very broad. I think that one is
9 more specific for mayors and elected officials.
10 Fall school is a mixed bag of people.

11 MAYOR STUESSI: Including Adam next to you.
12 How did the drive go?

13 THE CLERK: We did really well. Adam got,
14 we had walkie-talkies, which was really helpful
15 because we were driving up a mountain and we did
16 not have a phone signal at some points and that
17 was terrifying for me because I'm a beach girl.
18 Not really a mountain person. So it was a
19 little tricky and scary and it was also dark by
20 the time we reached Lake Placid. That was, ten
21 out of ten, recommend leaving here first thing
22 in the morning.

23 MAYOR STUESSI: We do have a video montage
24 being put together. Some secret film captured
25 of both the drive and then the canoeing

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1 exercise.

2 THE CLERK: We did. That was awesome. We
3 got an afternoon off and we got to go kayaking
4 at Mirror Lake and it was absolutely beautiful.

5 TRUSTEE PHILLIPS: Yeah, I went to
6 Sarasota, so --

7 THE CLERK: Yeah, I was terrified for most
8 of it. Adam leaned that I'm scared of a lot.

9 MAYOR STUESSI: Lake sharks are a real
10 problem.

11 (Laughter.)

12 THE CLERK: Thank you.

13 MAYOR STUESSI: So real quickly, I believe
14 we have some additional resolutions that Lily
15 has on her list that you didn't mention for the
16 mural committee for next week, correct?

17 TRUSTEE DOUGHERTY-JOHNSON: Yes.

18 MAYOR STUESSI: You want to run through
19 those?

20 TRUSTEE DOUGHERTY-JOHNSON: Yeah, it was
21 just to appoint the Mural Committee.

22 THE CLERK: You want those on tonight or --

23 TRUSTEE DOUGHERTY-JOHNSON: I don't think
24 so.

25 MAYOR STUESSI: Yeah, not tonight. It can

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1 be done next week. I just wanted her to talk
2 through it.

3 TRUSTEE DOUGHERTY-JOHNSON: Well, just for
4 everyone's information, there's been a new Mural
5 Committee forming, and it now has four members,
6 including me as liaison. That's Patricia
7 Kilbright (phonetic), she's going to chair it,
8 Paul Henry (phonetic) and Verona Penalba
9 (phonetic).

10 And the broad vision, which we're still
11 figuring out, is just like murals around town.
12 We're sort of focused on downtown. I can go
13 into the whole --

14 MAYOR STUESSI: Yeah, go for it.

15 TRUSTEE DOUGHERTY-JOHNSON: There used to
16 be sunflowers painted on the 5th Street
17 building, the bathrooms at 5th and 6th Street
18 beach so that kind of faded over time and then
19 got repainted. So we're going to work on
20 something inspired kind of by the sunflowers.
21 Not sure what that will be. Working with some
22 high school kids, hopefully, this is all like
23 coming together. Hopefully, on November 8th,
24 which is a Saturday. So we're going to paint
25 that and then that will be our first kick off

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1 and there will be more to come.

2 MAYOR STUESSI: So fair to say the
3 Greenport art teacher was very excited about the
4 opportunity. I know Cass (phonetic) was
5 interested in getting involved. Helen, who used
6 to live across the street from the 5th Street
7 Park in the old blacksmith house and now splits
8 her time between Miami and Greenport in a
9 different home was the one who originally
10 painted it. Mary Bess, do you remember when
11 that was done?

12 TRUSTEE PHILLIPS: 2010, maybe. Yeah.

13 MAYOR STUESSI: So she's super excited
14 about it. I know Paul spoke to her directly
15 about it. I've talked to her about it in the
16 past. That's wonderful to see this and get that
17 building looking really special again with the
18 park. We have one other Board member, likely,
19 we will have for next week to make the
20 introduction of Trish and Lily who lives down on
21 5th Street.

22 We'll also be adding one member to Dinni
23 Gordan's very hard working and fast working
24 Affordable Workforce Housing Committee with
25 Frank Mack (phonetic), who's been participating

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1 in a number of meetings and contributing
2 greatly. He's also worked with one of the
3 property owners downtown who signed up as part
4 of the technical assistance program. So
5 exciting stuff.

6 Mr. Brautigam?

7 VILLAGE TREASURER: Thank you, Mr. Mayor.

8 I'll start off tonight with my resolutions,
9 some budget modifications, followed by some more
10 lengthy resolutions.

11 My first is to appropriate funds for the
12 final repair of the electric plant generator.
13 This is related to engine number five at the
14 light plant. It's my understanding that the
15 engine is now fully functioning and that this
16 adjustment represents the final payment to
17 Goldens. This is a transfer of expense funds
18 and will not increase the budget.

19 My next resolution is to transfer funds
20 from the sewer personnel expense line to the
21 equipment expense line. This is to fund a
22 three-year contract with a maintenance provider
23 for annual checkups to our UV light system over
24 at the wastewater treatment plant. Again, this
25 is a transfer of expense funds and will not

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1 increase the budget.

2 My last budget modification is to
3 appropriate sewer fund reserves to fund the
4 purchase of new generator up at the Peconic
5 Landing site.

6 This generator has needed a lot of
7 attention in the last few years as it's over 20
8 years old at this point. It was determined that
9 its useful life was over for this vital piece of
10 equipment and it was needed to be replaced
11 rather than constant pricey repairs. This
12 modification will increase the budget as it was
13 not a planned expense nor could be spared from
14 other expense lines.

15 TRUSTEE PHILLIPS: Adam, I have a question.

16 VILLAGE TREASURER: Yes.

17 TRUSTEE PHILLIPS: I believe Peconic
18 Landing, I think they have an application to the
19 Planning Board for the Town of Southold to
20 expand. We only have the one pump station up
21 there?

22 VILLAGE TREASURER: We do have the one pump
23 station up there.

24 MAYOR STUESSI: In looking at this pump
25 station, and I'm not familiar with it, but the

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1 PSI that comes out of it, the pressure, is it
2 going to require that when they start expanding
3 up there that we have to increase, this pump
4 station's going to start having trouble again?

5 VILLAGE TREASURER: I did briefly speak to
6 the wastewater treatment plant supervisor
7 regarding this. He does not believe that the
8 excess flow will be enough to warrant a new pump
9 station or repairs to our existing one. I
10 believe -- how many units were they proposing?

11 MAYOR STUESSI: They're not sure yet. It's
12 very much preliminary. I've spoken to Bob Sire
13 (phonetic) about this a number of times. In
14 fact, I think Patrick joined me in a meeting
15 over there at one point. They're looking to do
16 a combination as some of you folks may know, of
17 expanding their customer or resident use, as
18 well as workforce housing, which is incredibly
19 important thing for both them and Eastern Long
20 Island Hospital. And until they get all of
21 those plans done, we won't know.

22 I had the conversation with Adam from the
23 sewer plant as well and so until that time
24 comes, it doesn't make sense to supersize it for
25 what may intentionally be there but get this

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1 good working order to move things along.

2 DEPUTY MAYOR BRENNAN: I think the issue
3 here is that this transfer pump moves the
4 affluent to the hospital.

5 MAYOR STUESSI: Definitely.

6 DEPUTY MAYOR BRENNAN: To that transfer
7 station and that's what's really critical in my
8 mind. In addition to looking at this one that
9 they're looking to expand is what happens next.

10 We learned from the sewer study report that
11 that's the largest flow, the flow going through
12 the hospital pump station is the largest single
13 pump other than the central pump station. So
14 the hospital being a critical piece of
15 infrastructure to be burdened by this other
16 facility --

17 MAYOR STUESSI: Yeah. Without a doubt.

18 I'm going to digress for a moment. I was
19 going to update on the sewer study but we should
20 talk about this for a moment.

21 The two items that we sort of need to put a
22 bow around in regards to this is potential
23 expansion of the sewer system outside the
24 Village and then also look at sewer expansion
25 within the Village. Obviously, the two primary

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1 expansion points within the Village are both
2 Sandy Beach and then Safe Harbor Marina.

3 Outside of that, we're nearly built out other
4 than whatever additional development might be
5 done on existing parcels inside the Village.

6 Essentially, everybody else inside the
7 Village has sewer already, unless somebody
8 expands use. An example would be an existing
9 building that adds additional use as part of it.

10 The USGS survey, which has been ongoing for
11 several years, I had mentioned at our last
12 meeting was getting ready to be published. I've
13 actually got a call with them tomorrow and it
14 sounds like there is still some staff there and
15 that's going to be released.

16 But the real sort of issue that we need as
17 part of our recommendation in the sewer study,
18 and we heard this when we last met with them, is
19 as we look to potentially expand outside of the
20 Village, we're going to have to really constrain
21 that relative to what our capacity is and as we
22 may look to increase capacity over time by
23 future improvements to the actual sewer plant.
24 This was one of the things we were going to
25 discuss with the Town as part of the CPF meeting

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1 that's being rescheduled in our joint meeting
2 because as we look at potential issues relative
3 to water quality and looking at expansion of the
4 sewer district outside the Village. I know this
5 is something, Patrick, you felt very strongly
6 that we really needed to partner with the Town
7 on it and look at who should be bearing the cost
8 of doing this together. There might be some
9 water quality funding available for it.

10 Priorities are going to be important.

11 We talked at a prior Board meeting about
12 what would be the priority locations for
13 expanding sewer usage outside the Village. And
14 my recollection of that conversation, I would
15 ask anybody to opine on that is, number one
16 priority would be on housing.

17 Number two priority would be on anything
18 close to the water. And then call it sort of
19 last priority would be a commercial development
20 that doesn't meet either one of those criteria.

21 TRUSTEE ROBINS: Yeah, I was gonna say, I
22 mean, the area going down Manhasset Avenue
23 really, not just Safe Harbor or Sandy Beach,
24 which is seasonal, but that whole area down
25 there, which by the way, is all Village electric

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1 down there as well, would be, I think, a logical
2 location and also has the potential for
3 development of some housing down there as well.
4 There's a lot more land down there than there is
5 here in the Village. I would support that, but
6 I think we did a survey to try and determine the
7 number of residents down there that would be
8 interested in signing, you know, connecting to
9 the sewer.

10 TRUSTEE PHILLIPS: That was the East West
11 sewer study done in 2011, 2012. I can't
12 remember. I have a copy of it somewhere, where
13 they actually we had a company consultant come
14 out and they surveyed each house that was
15 around. The only problem was, and this was one
16 of the flaws, it wasn't done in summer months.
17 It was done when many of those houses, some had
18 second homeowners. It was the wrong time of the
19 year for it being done. But it did include a
20 lot of information going back to what Patrick
21 was talking about from Peconic Landing coming
22 into Manor Place. Especially picking up a lot
23 of customers that were, potential customers that
24 are around Sterling Harbor that are on sewer.
25 Not just on the Sandy Beach side but as you go

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1 towards --

2 MAYOR STUESSI: You mean on septic.

3 TRUSTEE PHILLIPS: Yeah.

4 MAYOR STUESSI: Who would likely be
5 interested in converting to sewer. So it sort
6 of furthers both of those, housing as well as
7 water quality.

8 TRUSTEE ROBINS: I would posit, Mary Bess,
9 by the way, that when we did that study, I
10 believe there were more people living year round
11 here than there were at the time of that study.

12 TRUSTEE PHILLIPS: Yeah, the census has
13 changed.

14 TRUSTEE ROBINS: Exactly.

15 DEPUTY MAYOR BRENNAN: I think this is a
16 bigger discussion, but I would just add that I
17 think that we need to change the way we think
18 about expanding our sewer system. I think it's
19 a mistake to expand out to individual properties
20 and projects. I think we should take an
21 approach where we should only be expanding
22 within the district. So in a comprehensive way,
23 rather than going out to this property and that
24 property because we don't really capture what's
25 in between that property and the Village because

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1 most of these things are (inaudible). They're
2 not on a gravity drain so all the properties
3 between that location and the Village don't
4 really have an opportunity to hook up. So I
5 would rather we look seriously at expansions of
6 the district. In addition to what you're saying
7 about our priorities, it has to align with the
8 Southold Town Zone Code, right?

9 MAYOR STUESSI: Yeah.

10 DEPUTY MAYOR BRENNAN: So we've been
11 talking about this a lot, particularly with the
12 areas west of west Front Street. This is an
13 opportunity. If we can get our sewer district
14 policy in line with Town's zoning plans, I think
15 we can exercise more on what's developed around
16 here in the Village.

17 TRUSTEE PHILLIPS: I think, Patrick, to
18 your point, that that's something perhaps we
19 should, once we get the final report for the
20 sewer, because the public needs to see what's in
21 it as well as us, is that we, as a Board
22 perhaps, should take that as a special meeting
23 or a couple of special meetings where that's
24 just the topic we talk about.

25 MAYOR STUESSI: Yes, without a doubt.

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1 TRUSTEE PHILLIPS: And to try to keep
2 within this work session and then putting it
3 over to a regular meeting kind of gets us
4 defocused from what we're trying to talk about
5 and what, I agree with you, we have a lot with
6 the sewer. It's a major asset for the Village,
7 and it's also a potential, we need the potential
8 income coming from other outside districts,
9 which does increase our income monthly. And
10 also, we have old contracts that you and I just
11 discussed that at some point we need to kind of
12 come up with a policy of dealing with that as
13 well.

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1 our consultant.

2 And it really ties into what Patrick said
3 about the overall expansion outside of the
4 Village boundaries in the district is making
5 smart decisions for an area, not just one
6 particular property. Sort of a much more
7 holistic thought process such that we're really
8 looking at the environment and housing and
9 anything else associated.

10 TRUSTEE PHILLIPS: I also think we need to
11 look at some of the infrastructure issues
12 because I do know the issue from Peconic Landing
13 going to the pump station at Manor Place, the
14 piping that it's going through is not really, it
15 needs to be a bigger pipe. But those are some
16 of things that will be part of our discussion.
17 We have infrastructure issues we have to deal
18 with, as well as how much capacity we have to
19 deal with some of this. So that's why I'm
20 saying I think sewer should be a couple of
21 meetings where we just focus on that.

22 MAYOR STUESSI: Agreed.

23 Lily, any comments?

24 TRUSTEE DOUGHERTY-JOHNSON: No. I agree.
25 That's a big discussion we should have.

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1 MAYOR STUESSI: All right.

2 TRUSTEE ROBINS: Continuation of Adam's
3 report.

4 VILLAGE TREASURER: Thank you.

5 To continue, my next four resolutions are
6 all in relation to the water sewer increase.

7 Two of them being the corresponding SEQRA
8 resolutions.

9 I know I'll sound like a broken record to
10 the Board. I just want to make sure, I think
11 it's imperative that everyone is on the same
12 page as to why these rate increases are
13 necessary.

14 I previously emphasized that both of our
15 water and sewer utilities are enterprise funds.
16 Meaning, they're expected to be self-sustaining.
17 Their operations, maintenance, capital needs are
18 funded by the ratepayers, not by property taxes
19 or unrelated Village funds.

20 As of recent, pressure on these funds have
21 grown. Over the past year, we have experienced
22 rising operating costs, energy, materials,
23 vendor services are all going up, aging
24 infrastructure, pipes, valves, pumps, treatment
25 systems that require replacement before failure,

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1 not after, regulatory requirements and the need
2 for capital planning for the future. Major
3 projects cannot be funded overnight. They
4 require gradual steady funding to avoid debt
5 spikes.

6 Even with the last adjustment, last fiscal
7 year, our current revenue is not keeping pace
8 with these realities. If we hold the rates
9 flat, the shortfall will have to come from
10 reserves and once those reserves drop below safe
11 levels, we risk putting the entire system at
12 risk.

13 By making these increases now, we can
14 maintain adequate reserves to handle emergencies
15 without sudden steep hikes later. We can fund
16 essential projects and protect the longevity of
17 the services. Remember this is about preserving
18 the longterm stability of our most essential
19 services. Without proactive adjustments, we
20 risk much larger costs down the road.

21 Again, I just want to reiterate and
22 highlight that these increased amount are not
23 arbitrary numbers. They were based on a
24 comprehensive rate study that was performed by
25 an independent third party. This firm analyzed

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1 our costs, obligations, and reserve targets.
2 Their professional recommendation to maintain
3 financial stability and meet our service
4 obligations was a 12 percent rate increase for
5 water and an 18 percent rate increase for sewer.
6 That's what I'm here to present tonight to the
7 Board.

8 TRUSTEE PHILLIPS: Adam, I have a question
9 going back to the bank account balances issue
10 and getting down into the sewer. On the second
11 page, we have the sewer investment savings
12 (inaudible). Have we touched that to help pay
13 some of the bills for repairs for the sewer yet?

14 VILLAGE TREASURER: I believe we pulled
15 approximately \$10,000 out of there last fiscal
16 year, but we have not touched it, no. A lot of
17 these amounts are what's required that we keep
18 for operating expenses. I believe we need to
19 keep at least a 300 reserve, and that's what
20 these funds are for.

21 TRUSTEE PHILLIPS: Okay. But the muni one,
22 the muni investment pool.

23 VILLAGE TREASURER: Yes, that's the one.

24 TRUSTEE PHILLIPS: That's the one we took
25 money out of that to justify a hole in the

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1 budget; did we not?

2 VILLAGE TREASURER: I believe we did, yes,
3 to the tune of about \$10,000 last fiscal year.
4 My apologies, I don't have that in front of me.

5 TRUSTEE PHILLIPS: That's fine. I'm just
6 going off the top of my head. So we've pulled
7 out of this, but we haven't been able to add to
8 this fund at all?

9 VILLAGE TREASURER: We have not added to
10 it, no.

11 TRUSTEE PHILLIPS: Have we been able to add
12 it back into the general one? Where we took
13 money out, have we been able to put any money
14 into the muni?

15 VILLAGE TREASURER: No, no.

16 TRUSTEE PHILLIPS: Okay. Then I see the
17 fire apparatus, the ambulance that is due. Do
18 you have a status on that?

19 VILLAGE TREASURER: I spoke with them
20 several weeks ago and they were still on
21 schedule for this month, so I'm waiting to hear
22 from them. I will reach out tomorrow.

23 TRUSTEE PHILLIPS: So the payment for that
24 will come out of this Apparatus Fund?

25 VILLAGE TREASURER: Yes, it's fully funded

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1 through this Apparatus fund.

2 DEPUTY MAYOR BRENNAN: The fire department
3 chiefs were told it would be ready for delivery
4 in November. That's the latest update. I don't
5 think there's a lot of confidence in that. So
6 they may push into December or possibly to next
7 year.

8 VILLAGE TREASURER: I'd be curious to know
9 when they spoke to them. I spoke with them
10 maybe four weeks ago, and they were still on
11 track for end of November so that's
12 disappointing.

13 DEPUTY MAYOR BRENNAN: I think it was more
14 recent because this was part of the Board's
15 meeting last night. But that's not really
16 anything to count on. It's been delayed several
17 times.

18 VILLAGE TREASURER: I see.

19 MAYOR STUESSI: I know labor has been a big
20 issue, whether it's manufacturing at this level
21 or even construction and asphalt and sidewalks
22 and all of that due to similar national issues.

23 DEPUTY MAYOR BRENNAN: Adam, did you any
24 further thoughts on the purchase order
25 adjustment clause that I had suggested to you?

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1 The PWAC, which was a way of limiting or passing
2 through our expenses on the cost of purchasing
3 water.

4 VILLAGE TREASURER: After a brief review, I
5 am in agreement, absolutely. I do think it
6 requires a little more attention and some more
7 fact finding, but I'm on board with it. At a
8 later date, I think we should move forward with
9 something like that.

10 DEPUTY MAYOR BRENNAN: What would be the
11 proper time you think to implement that, if we
12 were to?

13 VILLAGE TREASURER: Prior to the new budget
14 being implemented, which would be this fiscal
15 year, essentially.

16 DEPUTY MAYOR BRENNAN: And the consultants
17 that did the rate study for, they didn't suggest
18 this?

19 VILLAGE TREASURER: No.

20 TRUSTEE DOUGHERTY-JOHNSON: You're talking
21 about splitting the variable rate for water
22 depending on what we're paying for it?

23 DEPUTY MAYOR BRENNAN: Right. So we had
24 learned from Adam that the cost of the water
25 we're purchasing had risen dramatically over a

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1 ten-year period, maybe 70 percent.

2 VILLAGE TREASURER: I think it went up 28
3 percent in the last four years. You know, in a
4 ten-year look back --

5 DEPUTY MAYOR BRENNAN: It was like 70
6 percent. Where we're constrained with our rates
7 and we can't increase the rates until we conduct
8 a study and pass a resolution.

9 So I learned that other water authorities,
10 other water departments are including what's
11 called a Purchase Water Adjustment Clause, a
12 PWAC, where the cost of the water flows through
13 to the customer.

14 So while we have other costs, like our
15 infrastructure, labor, technology, and things,
16 the actual water that we're purchasing, we would
17 not be bound by that. It would pass through.
18 So, in a way, the customer would see less
19 dramatic rate increases going forward because
20 the rates would come up more gradually and align
21 with the cost of water.

22 VILLAGE TREASURER: Yeah. Just to
23 elaborate, I believe how it's structured is it
24 would be put into our Village Code where we
25 wouldn't necessarily have to have such an

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1 overall study done to increase the water rates,
2 which we only have these studies done
3 approximately every five years. And that's why
4 we see those larger increases. This would
5 basically forward on those additional costs to
6 the residents who purchase the water and would
7 allow us to, like Trustee Brennan said, skip
8 that and allow for more smaller increases, as
9 opposed to larger ones down the road.

10 TRUSTEE PHILLIPS: Are you talking about
11 something similar to the TCCs?

12 VILLAGE TREASURER: Not so much like the
13 TCCs. The TCCs are almost like an insurance for
14 us, for the electric. This is more so, the
15 Village receives notices almost on a yearly
16 basis from Suffolk County Water Authority that
17 the water rate that we pay is increasing.
18 However, we only increase this rate after a
19 comprehensive study, which takes years.

20 TRUSTEE PHILLIPS: No, no. I'm familiar
21 with it because, I'm sure Trustee Robins will
22 agree me that over the years, we had suggested
23 that as these increases were coming that we did
24 a little bit or did something and it was kind
25 of, you know, how much more can you put on the

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1 water customer. Because we're purchasing it
2 from Suffolk County Water, but outside of us,
3 the Incorporated Village, they're purchasing the
4 water and do we become more expensive. There
5 was always that thin line where we became more
6 expensive within the corporate line. Where
7 outside the corporate line, it was cheaper for
8 water. So that's always been a consideration of
9 mine.

10 VILLAGE TREASURER: It would definitely be
11 worth comparing our wholesale costs versus what
12 an individual outside the Village would pay per
13 one thousand gallons just to confirm that
14 doesn't happen.

15 TRUSTEE ROBINS: Maybe it's not in our best
16 interest to continue being in the water
17 business. Just go directly to SCWA, you know?
18 How long since we made that switch? We actually
19 supply our own water, I mean, it's been years,
20 right?

21 VILLAGE TREASURER: I'm not aware. I'm
22 sorry.

23 TRUSTEE PHILLIPS: That goes back to --

24 TRUSTEE ROBINS: Every time you have
25 another set of hands in the process, you add

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1 expense, right? Management expense. So it
2 might be better off for ratepayers to go
3 directly to buying their water from Suffolk
4 County. Just a thought. How much money are we
5 making from it?

6 DEPUTY MAYOR BRENNAN: It might. This,
7 unlike the TCC, which like I said is like a
8 hedge or insurance policy, this would be where
9 the water bill would have two parts to it. The
10 cost of water and the cost of delivering water.
11 So we're responsible for delivering the water,
12 but the cost of the water would vary depending
13 on the rate that we're paying as a Village to
14 purchase it.

15 At the end of the day, the customer is
16 paying for the cost of the water, no matter
17 what. It's just that it's lumpy. It goes along
18 for five years and then it has to jump because
19 we have to catch up with money that we left on
20 the table.

21 Over the third, fourth, fifth year, the
22 Village is being squeezed. Our margin on water
23 is decreasing to the point where, we could have
24 a real cash flow problem if we're just looking
25 at the water problem alone, right? Because we

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1 have no control over the cost to purchase the
2 water.

3 VILLAGE TREASURER: Correct. Thank you for
4 explaining that better than me.

5 MAYOR STUESSI: The other thing to consider
6 that we talked about in a couple of prior
7 meetings is the ability to get water. And so
8 the Village wells, which were sold off, I'm
9 forgetting what year that was. Call it '97 for
10 the sake of conversation. Of these 11 wells,
11 only eight are still operational. They're
12 having problems with those, and I think the
13 total number throughout the North Fork is 65
14 wells. There's 12 additional ones that the
15 Water Authority is saying that they believe they
16 need to be shut down. We all know that if
17 there's not planning for this, we could see
18 further increases because of a mad scramble like
19 fixed existing wells versus looking at bringing
20 more water up which is what the Water Authority
21 is interested in doing.

22 DEPUTY MAYOR BRENNAN: They're getting
23 blocked in Riverhead.

24 MAYOR STUESSI: Yes, I know that the Town
25 has a perspective on that as well. But it's a

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1 real challenge. We see it daily with all the
2 salt water intrusion and that's happening
3 together with the chemicals that are in the
4 aquifer due to the (inaudible).

5 VILLAGE TREASURER: To continue, I do have
6 a last minute talking point I'd like to discuss
7 as it was recently finalized. And oddly enough,
8 it's related to the TCC or the Transmission
9 Congestion Contract.

10 Just for some clarification if nobody is
11 aware, each month the Village collects funds for
12 the electric billing to cover the costs
13 associated with providing power. That includes
14 the cost of transmitting this electricity to
15 Greenport over the State's grind. One of the
16 major transmission related costs is covered
17 through what's called a Transmission Congestion
18 Contract or a TCC.

19 Under our previous TCC contract, our new
20 one took affect in July this year, the Village
21 was being billed approximately \$57,000 per
22 month. We paid it biannually, and that was the
23 amount we continued to collect in anticipation
24 of the new contract.

25 At the time, we didn't yet know what the

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1 new rate would be so we responsibly kept
2 collecting based on the existing \$57,000 figure
3 to ensure we had enough on hand to cover
4 whatever this new invoice might be.

5 When the new TCC contract was finalized,
6 the actual monthly cost came in much lower,
7 about \$37,000 a month. Because we've collected
8 these funds in advance of paying the invoice,
9 this means we've built up a surplus. Money was
10 set aside for transmission costs that we no
11 longer needed. Rather than hold onto these
12 funds, the Village will be returning them to the
13 customers on their bills. This ensures fairness
14 and transparency. The money was collected for a
15 specific purpose. That purpose came in much
16 lower, and, therefore, we're returning it to the
17 ratepayers who paid it. Ratepayers should see
18 this change on their next billing cycle and the
19 discounted TCC rate will continue each month
20 until the excess funds have all been funneled
21 back to the customers.

22 TRUSTEE ROBINS: A little early Christmas
23 gift from the Village.

24 VILLAGE TREASURER: That's right, yes.
25 It's very good.

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1 MAYOR STUESSI: For the benefit of the
2 public who might not have been able to see Adam
3 clearly from the camera, that furrowed brow is
4 the fact that he's essentially giving money back
5 to the ratepayers. I think the change is
6 effectively called a refund, right?

7 VILLAGE TREASURER: I've never heard the
8 word. I don't use that.

9 DEPUTY MAYOR BRENNAN: You expect it to
10 take three or four months to balance out?

11 VILLAGE TREASURER: It was recommended by
12 the New York Power Authority that we phase it in
13 for the rest of the fiscal year, actually. So it
14 will go on for the next eight months or so, and
15 it is substantial. The residents will see a
16 difference on their monthly billing.

17 TRUSTEE PHILLIPS: One caution, okay? We
18 all know we get used to seeing our electric
19 bills and the additional charges and now we're
20 going to see the meter rolling back. But I
21 think we need to make sure that the public knows
22 that at some point that meter is going to move
23 forward and that's something that needs to be a
24 clear message from Village Hall. I don't know
25 how we do that, but I think that's something we

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1 need to think about so that it doesn't come
2 eight months from now when all of a sudden it
3 goes back to the additional amounts that we
4 don't have a massive number of phone calls into
5 Village Hall. So I think to be proactive in
6 keeping the community involved in that knowledge
7 is really important.

8 VILLAGE TREASURER: I agree, Trustee
9 Phillips. Yes, our TCC contract ran for 12
10 years. Now they're renewing them every year.
11 So in this case, we ended up saving too much and
12 we are now returning it. We're hoping next year
13 that we don't see the opposite of that.
14 Unfortunately, we will not know more until we
15 get closer to that date.

16 DEPUTY MAYOR BRENNAN: We're gonna have
17 more volatility on the annual basis now. So
18 it's a great point. We really don't know what's
19 gonna happen next year, for better or worse.

20 TRUSTEE ROBINS: This was that whole point
21 of locking in for 12 years. We wanted
22 consistency. I think it was Mayor Nyce that did
23 that.

24 VILLAGE TREASURER: Yes, and had they
25 proposed a contract for longer than a year, I'm

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1 sure myself and perhaps this Board would have
2 been interested in doing that as well, but
3 they're no longer offering that.

4 MAYOR STUESSI: They won't. If anybody's
5 read the headlines in the last few days, this is
6 a huge sure problem nationally. Our ratepayers
7 are, frankly, very fortunate compared to what's
8 going on throughout the rest of the country.

9 TRUSTEE ROBINS: Absolutely. So it's
10 unknown right now. We're going into the great
11 unknown of electric use and energy.

12 MAYOR STUESSI: And we made it through the
13 storm without a power outage in the Village, and
14 there were thousands of people on the East End
15 who didn't.

16 TRUSTEE PHILLIPS: One more finance
17 question. The Renewable Energy Savings Account,
18 which I see is up to 234,000, is there any money
19 being tapped out of that? Or is that something,
20 remember that's part of our renewable energy law
21 that we have to follow.

22 VILLAGE TREASURER: Yes, yes.

23 TRUSTEE PHILLIPS: Do we have any projects
24 coming out of that?

25 VILLAGE TREASURER: Yes, actually. Just

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1 for clarification, approximately one percent of
2 our monthly revenues from the electric
3 department gate funneled directly into this
4 Renewable Energy Savings Account. This money is
5 all going to be utilized for our LED streetlight
6 program, which is a valid use for it.

7 TRUSTEE PHILLIPS: When's that project
8 starting?

9 MAYOR STUESSI: We had a kickoff meeting a
10 week and a half ago, and they are supposed to
11 start mobilizing within the next two weeks. We
12 don't have an official date yet, but they
13 scouted everything out and will be mobilizing
14 and it's going to be about a 90 day process
15 again, for benefit of the public. We have
16 talked about this multiple times in meetings,
17 but, essentially, every streetlight in the
18 entire of the Village. Which is eight different
19 types of fixtures and 16 different types of
20 bulbs will be converted to one type of fixture
21 and one type of bulb, which will also be LED.
22 Which is fantastic for energy savings. We will
23 save the expense and it is also better for the
24 environment and, also, we have the ability to
25 better adhere to dark skies ordinances and it's

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1 all electronically controlled.

2 So if you were to think of a typical street
3 where one light might be brighter because it's
4 out in the open. Dinni, for those of us who
5 walk on dark streets at night. And others, it
6 might be too dark because it's under a tree,
7 Doug, in the light department, will be able to
8 go through and spot check and adjust light by
9 light. It's going to be absolutely incredible.
10 It's a significant grant opportunity we were
11 able to get along with a Village match and I'm
12 super excited about it.

13 VILLAGE TREASURER: It is impressive. I've
14 seen some of the software.

15 To continue.

16 Significant collections, rent collected in
17 September, 2025, \$75,448.97. Property taxes
18 collected through September, 2025,
19 \$1,358,146.74.

20 We're waiting on the last eight or so for
21 the taxable year. As a remainder, our annual
22 tax sale is held mid March, so if your taxes are
23 currently unpaid, call me.

24 Significant payments. We did make a serial
25 bond payment related to the 2014 borrowing we

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1 did in the amount of \$181,371.88. Those were
2 for upgrades to our marina electric. As well as
3 the sweeper we purchased in 2014 and the
4 electric system upgrades at the light plant
5 itself.

6 That concludes my report. Thank you.

7 MAYOR STUESSI: Any other questions for
8 Adam?

9 (No verbal response given.)

10 Thank you so very much.

11 First item on some of the departmental
12 reports, I just want to thank the stellar job
13 that the Village crews did in dealing with the
14 storm. We were fortunate that there wasn't a
15 significant amount of damage. There was some
16 flooding in the Village. We had a number of
17 downed tree limbs, trees, a bus stop over at the
18 Jitney got damaged. A really tall tree over by
19 Aldo's that fell over. Sewer team was working.
20 Road crew was working. Light team was working.
21 Everybody did a phenomenal job.

22 We also had some coordination we did with
23 our police departments so want to thank Chief
24 Grattan and their team for working very closely
25 with everybody on all that.

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1 Moving forward on things, some of you I've
2 discussed with, we have three contractors taking
3 a look at the emergency work we're doing on one
4 piece of the bulkhead over behind Seaport
5 Museum. First one is on Saturday. Two others
6 early next week, and we'll have that pricing
7 right away. That's going to be coordinated with
8 Corazzini Asphalt, who's got the last piece of
9 the ferry project over there, in addition
10 together with Long Island Rail Road because
11 we've got significant power lines over there
12 together with the power that goes out to the
13 railroad dock.

14 We will also be moving forward with the
15 Mitchell Park bulkhead. We've got this
16 engineering piece of that together with State
17 support for this. As I mentioned to Mary Bess,
18 the State is very much agreeable to pushing this
19 forward together with us under the emergency
20 provisions and we do not anticipate any issues
21 with (inaudible). I followed up again with them
22 when I had a discussion with a representative
23 from the governor's office relative to the
24 incident at San Simeon and this meeting that
25 we're going to be setting up. So we're really

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1 happy with all of that.

2 In addition, we were fortunate that we did
3 not have any significant marina damage. I
4 believe Patrick might speak a bit on some of the
5 waterfront stuff later on, but it was really
6 only a couple of boards down at the Bayman's
7 Dock. Over at the 5th Street Beach Park as
8 well. As the public may remember, certainly the
9 Board does, we spent a significant amount of
10 money replacing all of the old floating docks
11 over the Bayman's Dock but have not done the
12 pier going down to it, which is certainly aging
13 out.

14 Mitchell Park Marinara did well through the
15 storm. We were fortunate that everything didn't
16 happen together with the wind, the rain, and the
17 tidal surge at exactly the same time. Our wave
18 wall works that we spent a significant amount of
19 money, certainly helped. Folks may recall that
20 last year, we had a bunch of damage to the
21 floating docks at the marina. Part of that
22 attributed to not having the wave wall, which
23 had deteriorated over many, many years and this
24 Board made sure that was funded and that work
25 was done, which was incredible.

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1 When we go into next week's meeting,
2 looking at some call it downtown area
3 revitalization projects, there will be some
4 things on the list that we'll be wanting to
5 consider as part of that. Potentially, for some
6 dock replacements, including some of the items
7 that Patrick has suggested relative to the
8 visitors dock and looking to replace that.
9 We've also discussed that with the Business
10 Improvement District and looked at potential
11 partner on that because it would be of great
12 benefit to the Business Improvement District on
13 that.

14 Light plant. Beyond all the work that was
15 done this past weekend with the storm, I've
16 really got to hand it to Doug and the team
17 there.

18 I'd also mention at our last meeting, we
19 just hired another young gentleman to the team
20 who's a multi generational Greenport native.
21 Raising a family in a local rental. He's been
22 doing a great job on the team and this generator
23 repair that we did over at the plant in
24 coordination with NIPA, spent a considerable
25 amount of money on. I think folks have heard me

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1 talk about what it took to, not just source
2 parts because they don't exist anymore, but
3 actually get them manufactured and get them
4 delivered here. Even just getting it delivered
5 to the plant rather than Village Hall because
6 somebody made an editing error in delivery and
7 they wanted to reroute the entire thing. I
8 said, just drop the damn thing at Village Hall
9 if you need too and we'll figure out how to get
10 it to the light plant.

11 Doug and the team did a fantastic job. It
12 was fantastic to see the team involved, who were
13 all out of Miami. A great crew. One of the
14 guys, a Cuban immigrant who's been with them
15 forever. The other one Venezuelan, and these
16 guys do this for a living. They go to the few
17 places in the world that have these really old
18 generators and do the repairs and get them
19 running. So we were able to get it back up and
20 running. We passed all of our certification
21 tests that we needed to and it was up and
22 running in time for the storm. So we are
23 really, really proud of the light plant and all
24 they did with that.

25 I think the Board has a healthy discussion

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1 ahead of us on Village Code relative to
2 short-term rentals. So I'm going to pivot over
3 to that.

4 DEPUTY MAYOR BRENNAN: I just have two
5 questions on your report. I see that there's a
6 building department report, which looks great;
7 June, July, August, September, which is helpful.

8 I don't see any violations on here. It's
9 all permit issues. Are we going to be able to
10 see --

11 MAYOR STUESSI: We're working to get that
12 updated as well, and as I mentioned, when we get
13 back up on (inaudible) pull our data out of
14 Southold Town, we'll be able to issue in full
15 reports going back. But the building department
16 has been doing a fantastic job of logging this
17 and one thing that folks don't necessarily
18 realize is the importance of making certain that
19 everything gets to the town assessor's office
20 for assessments and updates on the tax role with
21 things, so there's been a lot of back and forth
22 on that.

23 DEPUTY MAYOR BRENNAN: Glad to see this is
24 caught up.

25 I had a question about the bus shelter that

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1 blew over in the storm. Why was it not bolted
2 down?

3 MAYOR STUESSI: Because there was
4 additional work that was supposed to be done on
5 the glass over there when it had been broken
6 before.

7 DEPUTY MAYOR BRENNAN: It's lucky that
8 somebody didn't get hurt. Was that part of the
9 contractor's work?

10 MAYOR STUESSI: It was a combination
11 together with (inaudible). Yeah, but we're
12 working on getting that ready.

13 TRUSTEE PHILLIPS: Speaking of the North
14 Ferry Project, we must be getting near the point
15 of funds coming back. Have we had any money
16 come back from the grant?

17 VILLAGE TREASURER: From the Department of
18 Transportation?

19 TRUSTEE PHILLIPS: Yes.

20 VILLAGE TREASURER: We haven't seen any
21 funding yet. I did have a meeting last week up
22 in Hauppauge.

23 MAYOR STUESSI: Wednesday, right?

24 VILLAGE TREASURER: Wednesday, it went very
25 well. We were able to sort out, a lot of it was

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1 just small details missing. There was a
2 signature missing on one of the pages and so
3 forth. No real errors. They were all corrected
4 and resubmitted and I haven't heard any comment
5 as to them not being adequate. So at this point
6 I'm now waiting for the refund.

7 TRUSTEE PHILLIPS: Okay. Is that coming
8 from the federal government or the State?

9 MAYOR STUESSI: That comes from the State.

10 VILLAGE TREASURER: It comes from the
11 State, yes.

12 TRUSTEE PHILLIPS: Okay, so we haven't
13 had --

14 MAYOR STUESSI: We haven't had any
15 indication that there's any issues whatsoever.
16 The State has communicated that there's no
17 problems with it.

18 TRUSTEE PHILLIPS: Okay.

19 TRUSTEE DOUGHERTY-JOHNSON: Is that also a
20 timing worry? We're going to get a final --

21 TRUSTEE PHILLIPS: We have to have
22 approval. We have to approve the final, that
23 everything's done.

24 MAYOR STUESSI: Yeah. So there's still
25 this last piece, but when we get all this

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1 information back from the State, we'll share a
2 report it with the Board. Sort of all the
3 tally.

4 TRUSTEE DOUGHERTY-JOHNSON: We were also
5 talking about having the North Ferry come here
6 --

7 MAYOR STUESSI: Yeah, I was going to
8 suggest that we do that on the November meeting.
9 We had talked about doing it in the October
10 meeting, but we weren't able to schedule it. I
11 know that, obviously, things have certainly
12 slowed down and they're doing a better job of
13 managing the lines. But I think it's more
14 preemptory to keep making sure that they're
15 planning well for next summer and it really
16 comes down to staffing.

17 TRUSTEE DOUGHERTY-JOHNSON: I think there's
18 weird things about the handicapped parking spots
19 that you can't get to unless you're coming off
20 the ferry and I wonder if there's ways to fix
21 that.

22 MAYOR STUESSI: For our meting with them,
23 they've got some ideas to make some further
24 improvements. The engineer who did it has some
25 ideas as well. You may recall that the original

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1 plan was approved under the past administration
2 and we weren't able to change anything.
3 Otherwise, it would have jeopardized the
4 timeline for getting started and also getting
5 the funding and we could have literally ended up
6 a year later and lost funding. So we pushed
7 through and the only thing that we were able to
8 change was the reduction of one of the lane
9 lines to better accommodate the increased number
10 of tractor tailors, which has just gone up
11 exponentially.

12 I was in the recent East End Mayors and
13 Supervisors meeting last week in East Hampton.
14 Unfortunately, Supervisor Krupski wasn't able to
15 make it, but one of the things we were talking
16 about, and it's ironic that all the folks on
17 south side are complaining about all the traffic
18 over there to which I raised my hand and said,
19 "By the way, all those trucks are now coming
20 through the North Fork because they are saving
21 time even though it costs them \$200 round trip
22 to bring a tractor trailer over to Sag Harbor,
23 East Hampton, Montauk, et cetera, et cetera."

24 Good thing to sort of lay it all out and
25 Bob Steel (phonetic) had some ideas together

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1 with Bridge (phonetic) from the ferry company as
2 well. Just to deal with more minor issues of
3 parking and access to the handicap over there.

4 TRUSTEE PHILLIPS: To be honest, the one
5 disheartening thing that I've observed, and I
6 realize it's the staffing on their part, but
7 when they close down to one lean in the staging
8 area and all of a sudden starts going down
9 Wiggins Street again, that is one thing that I
10 hope we can impress upon them that the whole
11 reason for doing the restaging was to keep their
12 customers on the lot that they rent from the
13 MTA. They're a storefront in the Village of
14 Greenport. Even though sometimes they go under
15 the guises of public transportation, but they
16 are a storefront in the Village of Greenport and
17 I believe strongly that we need to make sure
18 that they realize that, yes, they're important,
19 but our streets and our residents are just as
20 important as their business. I hope that's
21 something we can work out.

22 MAYOR STUESSI: Well, I know we all feel
23 very strongly the same way and there's always
24 going to be traffic on Wiggins. The issue
25 though is there shouldn't be traffic unless

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1 every single lane is filled up in the traffic
2 cueing system that was built over there.

3 TRUSTEE PHILLIPS: Also, I think we need to
4 keep close watch on when they proceed to go for
5 another rate increase to Suffolk County because
6 originally they eliminated some of the things,
7 some fees or type tickets that had been arranged
8 for, was it commuter tickets?

9 MAYOR STUESSI: It's a residential commuter
10 ticket that doesn't exist the way it did.

11 TRUSTEE PHILLIPS: Right. I think that we
12 need to encourage that.

13 MAYOR STUESSI: Yeah, and you'll recall
14 this is one of the things I spoke about at the
15 Town Transportation meeting was trying to get
16 the Town to work with us on pushing to look at
17 doing whatever we could to limit the truck
18 traffic in the Village. And you look at the
19 cost burden for a tractor trailer and how much
20 product is on there, how much it's spread out.
21 It's negligable versus the impact to a school
22 teacher who lives over here and is going across.

23 I know one particular who has either gone
24 to driving around or riding a bicycle across
25 rather than taking a ferry.

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1 DEPUTY MAYOR BRENNAN: I think it's really
2 unfortunate that we lost that commuter option.

3 TRUSTEE ROBINS: I just wanted to bring up
4 something that I happened to experience today.
5 I've been waiting for this to happen. I was on
6 Sterling Avenue down by the curve at the end,
7 you know, and there were three landscape trucks
8 there and there was no getting through, I mean
9 literally. I knew that was going to happen
10 there eventually. I pulled my window down and
11 said to one of the guys, "What if there was a
12 firetruck trying to get through?"

13 MAYOR STUESSI: Where on Sterling are
14 talking about?

15 TRUSTEE ROBINS: At the end, you know, you
16 come to the curve.

17 MAYOR STUESSI: Near Sterling 1,2,3 or do
18 you up by the --

19 TRUSTEE ROBINS: Near Sterling 1,2,3.
20 Before you get around, you know, there's the
21 curve right down there? It's a blind curve
22 because I also encountered another vehicle
23 coming in the other direction. I always blow my
24 horn down there because I anticipate that
25 somebody is going to be coming around and there

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1 was another vehicle coming and we both kind of
2 stopped short and took a look at each other and
3 said, "Wow, that was close."

4 You know?

5 Just something to consider. I mean, I have
6 thought at times that maybe Sterling Avenue
7 should be one way. That's a very tight area
8 down there and we have trouble with people who
9 have, you know, the area where they keep their
10 boats, and they have some rights over there.

11 But they're parking on the street, you know?

12 It's a problem area. Something that we should
13 probably look at, at some point.

14 MAYOR STUESSI: Yeah, it's interesting. As
15 a realtor you can probably appreciate this more
16 than most. In my short time in the Village,
17 eight years now, looking at the continuation of
18 house sales and the newer people buying, most of
19 them are now going to landscape companies. I
20 know in my neighborhood of like 12 houses around
21 me, I'm the only one in that area, other than
22 one other person, who's mowing their own lawn
23 still. Trying to.

24 (Laughter.)

25 DEPUTY MAYOR BRENNAN: You walked into that

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1 one.

2 MAYOR STUESSI: But it's like, I mean, like
3 an invasion when they come. It's a whole bunch
4 of workers and trucks.

5 TRUSTEE PHILLIPS: In all honesty, it's not
6 just us.

7 MAYOR STUESSI: It's everywhere.

8 TRUSTEE ROBINS: We happen to have that one
9 little bottleneck area.

10 TRUSTEE PHILLIPS: And I see it, especially
11 going to my twice a day Cutchogue route, going
12 down Levy Drive (phonetic) if the landscapers
13 are there, I have to go around a different way
14 to get to the house because you can't get
15 through. If you have a car, it's fine, but if
16 you have a truck you're in trouble.

17 AUDIENCE MEMBER: Mr. Mayor?

18 MAYOR STUESSI: Yes?

19 AUDIENCE MEMBER: May I humbly request out
20 of deference and respect that you hear my
21 colleague, Ann Smith. She has a very important
22 message to bring to the Board, but I'm just
23 asking only if it's unanimous and only if
24 doesn't violate your rules.

25 MAYOR STUESSI: We make the rules, so I

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1 have no problem with Ann coming to speak now if
2 she's looking to leave.

3 MS. SMITH: It's all so interesting.

4 MAYOR STUESSI: It's going to be a long
5 night. We've got a lot going on.

6 MS. SMITH: (Inaudible).

7 MAYOR STUESSI: We have short-term rentals,
8 so we might spend the night and have breakfast
9 if you want to join us.

10 DEPUTY MAYOR BRENNAN: I was wondering why
11 you're here.

12 MS. SMITH: I just thought it would be a
13 fun night out.

14 (Laughter.)

15 MAYOR STUESSI: Please approach the podium,
16 Anne, thank you.

17 MS. SMITH: Hi, everyone. Anne Smith,
18 Southold Town Council and resident of
19 (inaudible). Nice to see everyone. Nice to be
20 back in the room with all of you.

21 I really just wanted to come tonight to
22 connect and followup on the conversations that I
23 have been doing with Trustee Dougherty-Johnson.
24 There was some information that I saw out on
25 social media and conversations I had with people

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1 that I was afraid was giving the impression that
2 the followup conversations on CPF funding
3 weren't occurring. I think everyone got my
4 email on that?

5 MAYOR STUESSI: Um-hm.

6 MS. SMITH: So I just thought I would come
7 and kind of keep that conversation going. Give
8 you an update. We should all be clear on what's
9 been going on and what next steps will happen.
10 I'm just going to the read from part of the
11 email. Just the essential, those numbered
12 items, so that we can see that we're on the same
13 page and work together.

14 I do want to note, as I did in email, when
15 it comes CPF, I'm not an attorney, a planner,
16 I'm not an engineer. But I am an elected
17 official and I want to be sure that we have
18 accurate information out there for open
19 communication.

20 I have reviewed the update with the Town
21 Board but I'm here speaking because I was asked
22 at our joint meeting to work with another
23 trustee on getting some of the work started.

24 Number one, the Land Preservation Executive
25 of Southold Town is starting a formal update of

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1 CPF list and plan. Including removing parcels
2 and reviewing parcels for consideration. At the
3 public meeting in the Village of Greenport, we
4 did ask for parcels for ideas in greater
5 Greenport to be submitted and we look forward to
6 seeing those for consideration.

7 Your ideas continue to be welcome as we
8 begin the update. The second part of the
9 review, or actually almost concurrent as we kind
10 of talked about today will address the
11 Disadvantaged Community Funding commitment in
12 the legislation and review of the water quality
13 improvement projects as requested. This review
14 will include a look at the funding over time,
15 projecting agriculture and open space
16 acquisitions currently under consideration and
17 creating a budget that makes sure we are
18 appropriately and collaboratively spending the
19 Disadvantaged Community funding as outlined in
20 the legislation.

21 At our joint meeting, we did decide that
22 Trustee Dougherty-Johnson and I would meet and
23 start to brainstorm a draft list of needs
24 specific to the Village of Greenport.

25 This includes a commitment to identify

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1 potential parcels for open space, start
2 preservation and water quality improvement,
3 potentially eligible for CPF or other funding
4 and, of course, the disadvantaged community
5 designation for the village.

6 So to date, I think we have met about four
7 times, maybe five. We have spent time working
8 together and, again, I want to thank Lily
9 because, not only has it been great learning
10 more about sort of the root causes of what is
11 what the need is to get a better relationship
12 going, as well as specific needs around
13 Community Preservation Fund, but just getting to
14 know you a little bit has been really a joy.

15 So we have this chart going, kind of a
16 chart, right? It's been going back and forth
17 with lots of edits and includes some really
18 great resources that have been provided from the
19 other East End towns. Southold Town
20 professionals have spent some time looking at
21 the chart and providing feedback as these are
22 all resources from the Town that have already
23 been expanded.

24 So the willingness of the Town staff and
25 use of resources to identify Greenport Village

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1 water quality improvement has been expressed, is
2 in progress. Regardless of how we fund it, I
3 think these are important projects to identify.

4 The Water Committee of Southold Town is
5 drafting a strategic drinking water protection
6 plan after receiving a grant and spending about
7 a year and a half with a variety of officials
8 and experts and that will be an important part.
9 We were talking about protecting the wells and
10 the areas around them.

11 This is also part consistent with the
12 Southold Town comprehensive plan. The range of
13 funding sources including the potential use of
14 CPF will be reviewed once the projects are
15 identified, and there is an assumption that this
16 is work that you've been aware of and just want
17 to be sure that you have it on record.

18 The East End towns continue to work toward
19 an IMA (phonetic) to establish a committee and
20 legal counsel for the CPF funding guidance.
21 This is still in progress and this route will
22 provide a balance to interpret the new
23 legislation going forward.

24 As stated in public, the Town of Southold
25 is working with the Village of Greenport to

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1 identify projects and means to identify sources
2 of funding and partnerships to work with the
3 Village as we believe the Village is an
4 important part of Southold Town.

5 My hope is that future communication will
6 be accurate and reflect work of elected
7 officials who have deep roots, history, and a
8 vision for protecting the environment,
9 supporting the healthy economy, and prioritizing
10 the need for housing. Most of all, for me, I
11 hope to be connected to the community. I think
12 these are shared goals.

13 So my current recommendation, which I'm
14 bringing to the Town Board, is Lily and I will
15 finish up the work we have and set up a smaller
16 working group with two members from each board
17 and council, professionals, whoever we think
18 should be there and really start to flush this
19 chart out in terms of what are priorities? What
20 does it look like? What are next steps?

21 I also think, after speaking with Lily
22 today and also with McCullough (phonetic) in
23 town, that the ability, a way for the East End
24 towns to get together on this IMA about this
25 regional advisory commission, that we perhaps

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1 should plow ahead and start unpacking a lot as
2 we see fit so that we can look back at the 2024
3 audit and start looking at that funding for
4 Greenport Village.

5 So I just wanted to give that public
6 acknowledgement. I do want to thank you, also,
7 for the work you're starting to do on providing
8 articulated liaisons to town board committees.
9 And then just being here tonight is reminding me
10 that that kind of goes both ways. So if there
11 are events, I know our Economic Development
12 Committee is starting to work with it. I think
13 there are a lot of ways that this sort of
14 representation from back and forth will really
15 make things work faster. And, hopefully, after
16 hearing your financial report, we can all get a
17 little more bang for the buck going forward.

18 As to the last minute grant application,
19 which feels last minute, but those application
20 deadlines always come in three days. So the
21 more work we can do now, kind of identifying,
22 like, what are the issues? What are the
23 projects in any three of those categories that
24 we talked about the better. Because when those
25 opportunities for partnerships come up, we're

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1 not starting. We're trying to get those things
2 started. I think that's it.

3 I also wanted to remind everyone that
4 Southold Town's website there's is emergency
5 management team page and you can sign up to
6 receive notifications for anything going on in
7 the Town that may be helpful, and I agree with
8 you on the incredible response from all the
9 parties at San Simeon. I know our supervisor
10 was there for most of the second round of
11 evacuations.

12 So I don't want really want to take any
13 questions. I just wanted to say all that.

14 MAYOR STUESSI: Thank you so very much.
15 The Board is preparing a letter that we're going
16 to be sharing with your board as well, regarding
17 this, and we're also very hopeful. In addition
18 to the small meeting, I think we should say for
19 the public, we're very hopeful that we can get
20 that meeting that we were supposed to have
21 together with the Southold Town Board. Because
22 we think it's really important to have these
23 discussions publicly as well. In addition to
24 all the work that's happening behind the scenes.

25 MS. SMITH: And this work would be done

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1 publically. These would be public meetings.

2 I just think when we have too many people
3 at the table, that sometimes we get caught in
4 our conversations. I would like to see us get
5 really focused on some tasks and some timelines
6 and some metrics for seeing if we're meeting
7 those timelines. I've found that works really
8 well. Then we had our (inaudible) working
9 group. We had our housing plan working group.
10 It's really important and this is just the
11 strategic planner we meet to set like where do
12 we want to be a year from now? And back into
13 what that looks like, as opposed to more just
14 board meetings sometimes that are not as
15 productive.

16 TRUSTEE DOUGHERTY-JOHNSON: This isn't a
17 question, but while you're up there, do you want
18 to briefly speak on the liaison committee?
19 Because I think you will do it better than me.

20 MS. SMITH: So, yeah, I think, we did a
21 little email on this about looking at the
22 existing committees that have volunteer members
23 on them. Not the town committees, but
24 committees that are populated by town
25 volunteers, usually connected to one department

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1 or another. We have commissions, councils,
2 committees, and task force and kind of see which
3 of those you feel is most important for the
4 Village as the Village have a liaison too.

5 For example, the Transportation Commission,
6 Mary Bess is on that commission for a very
7 specific reason and it's articulated, in not
8 only the regulation, but the code that formed
9 that commission. So we would want to look at,
10 let's say, housing and advisory commission.
11 Thankfully, we already have Dinni Gordon on our
12 community housing advisory board and you have an
13 incredible team on housing and kind of see which
14 of those makes the most sense so that your time
15 is well spent by being on those committees.

16 MAYOR STUESSI: We appreciate that.

17 MS. SMITH: Yeah, I want to make sure it's
18 clearly articulated and also as a newer member
19 to the elected official world, to get those
20 purposes of liaisons articulated in the
21 resolutions and in the code so that the next
22 person who's standing up here talking to you has
23 a road map of how we got here and make sure that
24 we're spending people's time well because look
25 how late we are now and doing very good work.

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1 It's very impressive.

2 MAYOR STUESSI: Thank you. We appreciate
3 you, and, Brian, thank you for being here as
4 well. It's good you brought your official
5 spokesperson.

6 TRUSTEE PHILLIPS: I'm not sure, does Mr.
7 Vanderberg (phonetic) want to say something
8 while we're talking here?

9 MR. VANDERBERG: I don't have anything
10 relative to, I was working on my phone at the
11 same time, so I heard nothing. I don't have
12 anything new to offer at this point as an
13 official position.

14 MAYOR STUESSI: Thank you. Then just
15 speaking to collaboration and working together,
16 it's really wonderful. You mentioning emergency
17 plan. I sat with Mr. Fisher in the back. Uncle
18 Al, I don't know. Is he going to let me start
19 calling him Uncle Al? (Laughter.)

20 AUDIENCE MEMBER: I don't think so.

21 MAYOR STUESSI: Come on, Uncle, give us
22 some money.

23 But we had a great meeting with the
24 emergency team, and, like I shared earlier,
25 we're going to be setting one, specifically

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1 relative to the East West Fire District and some
2 of these larger property.

3 MS. SMITH: Really impressed with your
4 people.

5 MAYOR STUESSI: I'm thrilled to say, we're
6 going to have the county legislator there. We
7 got the governor's office there. We're going to
8 have the State Health Department, Town local
9 emergency providers and, like I hear what
10 Candace is able to do working with Dennis Nogaro
11 (phonetic) in the clerk's office there. Adam
12 was on a call with the Treasurer of East Hampton
13 Village today on something else we're working on
14 for these CDBD grants and really learning from
15 each other and trying to be helpful.

16 Before we go to short-term rentals, I
17 wanted to make one last announcement. I've had
18 the conversation with a couple of folks.

19 About two weeks ago, I had a conversation
20 with Erin from East End Seaport Museum after
21 this kerfuffle of a former employee of the
22 Peconic Star, who's very confused about
23 difference between commercial fishing boats,
24 which Mary Bess Phillips family has operated for
25 many, many years on the railroad dock and then

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1 the separate agreement that we have had for the
2 Peconic Star boats. There have historically
3 been two Peconic Star boats that have been in
4 operation for many, many years. And the owner,
5 separate and apart from the employes who no
6 longer work for him, is an incredible guy by the
7 name of Speedy. He's up there in his years, but
8 the guy's got a lot more energy than I do. He
9 sold one of his boats, but he still has another
10 one, which is in the shop getting worked on
11 right now and he is very much looking to renew
12 the lease. Correct me on the term for this.

13 DEPUTY MAYOR BRENNAN: The license.

14 MAYOR STUESSI: The license, thank you.
15 Again, for the benefit of the public, it's a
16 five-year license, which doesn't expire until
17 May of 2026. There are currently two licenses
18 under the Peconic Star boats. One of them will
19 essentially no longer exist because he's no
20 longer got that boat. Unless they apply for a
21 transfer, which doesn't sound like it's going to
22 happen since he's up in Rhode Island. He's also
23 looking at purchasing another boat to
24 potentially come to us to have both of those
25 spots, but we have some interest in some others.

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1 And I think Patrick is the Chair of our
2 Waterfront Advisory Committee. Fair to say the
3 license is tied to an actual boat, so he won't
4 be able to renew the other ones unless he has a
5 boat in advance. But we're going to set up some
6 times with our marina manager to meet with
7 Speedy, as well as this other potential group to
8 offer them a space.

9 DEPUTY MAYOR BRENNAN: I understood from
10 counsel that the licensing were transferable.

11 MAYOR STUESSI: Yes.

12 DEPUTY MAYOR BRENNAN: The holder of
13 license could assign it to another operator.

14 MAYOR STUESSI: Correct. It doesn't sound
15 like anybody will be prepared to come in advance
16 of May.

17 DEPUTY MAYOR BRENNAN: But that's a moot
18 point.

19 MAYOR STUESSI: Likely.

20 TRUSTEE PHILLIPS: Then the other one
21 that's in the shipyard, I understand, has a lot
22 of work attached to it at the moment. As I
23 said, those licenses were tied to the vessels,
24 and we tied them to the boat because they needed
25 to be tied to the boat.

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1 MAYOR STUESSI: Of course. What do they
2 say about a boat? Best way to enjoy a boat is
3 to have a friend that has a boat. There's a lot
4 of money in them, as you know.

5 TRUSTEE PHILLIPS: Yeah, that I do.

6 TRUSTEE DOUGHERTY-JOHNSON: The long and
7 short of that is that it's possible one Peconic
8 Star boat may likely come back.

9 MAYOR STUESSI: Yes, he very much wants to
10 renew the lease and is getting the boat repaired
11 and will have it back long in advance of May and
12 is going to want to extend that. At the very
13 least. You're ready to go fishing, Lily?

14 TRUSTEE DOUGHERTY-JOHNSON: Yeah, it's been
15 on my list to go for a while.

16 MAYOR STUESSI: Only two of us can go at a
17 time, though. Otherwise, it's a quorum.

18 TRUSTEE PHILLIPS: I'm sorry, you won't
19 catch me on it.

20 MAYOR STUESSI: Maybe we could bring
21 Candace or Adam or maybe both of them since they
22 apparently enjoy being out on a kayak.

23 THE CLERK: I love kayaking. It is totally
24 different on a lake, I realized.

25 MAYOR STUESSI: So just to frame the

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1 short-term rental conversation. This is
2 something that's been ongoing for years. The
3 Village of Greenport implemented -- How many
4 years ago, Mary Bess? Nine?

5 TRUSTEE PHILLIPS: Yeah, about that, I
6 guess.

7 TRUSTEE ROBINS: Thirteen.

8 MAYOR STUESSI: Thirteen? So we're talking
9 12 years ago? Anyway, a long time ago. It
10 allows for a wide variety of rentals. This
11 administration has had several different drafts
12 of proposed code due to the great efforts of
13 those on our original code committee. Two of
14 whom are in the audience, John and Dinni, who
15 are real champions of working for this Village.

16 We started out with a 30-day minimum. We
17 then introduced code with a two-week minimum.
18 There was concern from some parties that it
19 didn't allow enough flexibility. In particular,
20 some of those in the Business District. I know,
21 Rich, you felt different about this personally
22 when we were running for Mayor together. So I'm
23 not sure what your perspective might be now, now
24 that you're back in BID leadership. But we now
25 have a proposed code that we've had multiple

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1 public hearings on, which would allow for
2 rentals of less than two weeks under a variety
3 of circumstances.

4 The real key to this code, and some folks
5 have said that it's long. Well, it is long, and
6 I can assure you in conversations with legal, I
7 know Ian hasn't worked on this personally, but
8 if Brian were here, he would jump up and say, as
9 would Trisha Amos (phonetic), former lawyer
10 who's Chair of our Planning Board, it's got to
11 be this long to allow for what's in it.

12 If the Village Board wished to consider
13 having a shorter code, we could go with a two
14 week minimum, and it would be much shorter.

15 With that, I'm going to turn it over to the
16 Board and whomever would like to speak first in
17 regards to the multiple public hearings we've
18 had and comments over the last couple of years
19 and where we are today and what we've heard
20 recently and what your perspective is on
21 potentially moving something forward. I think
22 we are all in resolute agreement that we need to
23 get new code implemented and the key, really, is
24 going to be the application process. That's
25 where we'll really have the ability to monitor

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1 it closely. Because as we've seen, we
2 occasionally have folks who will file a
3 complaint with the Village for a short-term
4 rental, but we have not had any that were valid.
5 They were all legal, short-term rentals and the
6 noise issue, which folks talk about at times,
7 and that seems to be more of a national issue.
8 We have not had noise complaints on short-term
9 rentals. I think, over the past five years,
10 there have been a couple through the police and
11 to the Village directly, but that's not been an
12 issue.

13 Who would like to go first?

14 TRUSTEE ROBINS: I'm not jumping in the
15 deep end.

16 TRUSTEE PHILLIPS: Well, I'll go first
17 because, as we spoke earlier this afternoon,
18 enforcement of the code is important. I think
19 we need to hear from the Mayor and management as
20 to once we implement this, how we're going to
21 manage it. I do believe strongly that we need
22 to have two separate permits. One for long term
23 and one for short term.

24 I do believe that the fee for the short
25 term should be significantly higher than that of

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1 the long term. I do believe that we, as a
2 Board, need to look into the hotel/motel tax.

3 MAYOR STUESSI: I think we've all agreed.

4 TRUSTEE PHILLIPS: I think that's something
5 we need to start moving forward with legal
6 getting that because that is a process through
7 Albany. And I think part of that will, the
8 hotel/motel tax may decrease some of the
9 short-term rentals.

10 MAYOR STUESSI: Yep. So if I can jump in
11 real quickly on that. So where we are time
12 wise, the Board has discussed and everyone is in
13 favor of moving forward with a specific local
14 tax on lodging, which isn't just motels and
15 hotel. This would also be any form of rental.
16 A two-week or two-day rental through Airbnb or
17 Vrbo would be required to pay.

18 TRUSTEE ROBINS: And we wouldn't have to
19 get County or State approval --

20 MAYOR STUESSI: We would have to get State
21 approval, without a doubt. This is required you
22 go through the State legislature and I've
23 already spoken to our State representative.
24 They're not back in session until January, but
25 they're ready to move on it.

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1 Brian has done work on this. We really
2 just need to decide on what percentages. This
3 will be a conversation for our November meeting
4 and we will be able to advance this conversation
5 and turn something over to the State.

6 TRUSTEE ROBINS: I second. Mary Bess,
7 we've talked about this. Mary Bess basically
8 stated my opinion as well, so I can tell you I
9 agree with everything she said.

10 NAYOR STUESSI: Just like Anne has a
11 spokesperson.

12 (Crosstalk among trustees.)

13 TRUSTEE ROBINS: Yes, we do. We speak a
14 lot.

15 TRUSTEE PHILLIPS: But my concern, and I
16 stated this before with any code changes. I
17 think this is a discussion we really need to
18 have along with short-term rental is how are we
19 going to enforce it? What staffing do we need
20 to have? Is it an overall review of the
21 building department? Because we are getting
22 into budget time.

23 I think that needs to go along parallel
24 with the discussions that we're having. How are
25 we going to deal with enforcing it? We can have

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1 all the code in the books we want, but if we
2 can't show the residents that it's an effective
3 code that when there are issues, you know, I
4 think that's one of the pieces that we do need,
5 besides the hotel/motel tax. So that's my only
6 comments at the moment.

7 MAYOR STUESSI: Yeah. You and I talked
8 earlier on this and we're in agreement. Sounds
9 like Julia is too. The real opportunity to make
10 sure that we manage it effectively is going to
11 be on, call it the inbound. Essentially, the
12 way this would happen is all of our existing
13 rentals would effectively get canceled.
14 Everybody would have to reapply and, as part of
15 that application process for it, there would be
16 an entirely new application.

17 It's gonna require a certain level of
18 paperwork with it that matches all the
19 requirements that are written down in the code.
20 Including establishing your domicile, et cetera,
21 required inspections, and all of that and that's
22 going to be an application that's going to take
23 some time to make sure we craft it appropriately
24 and then communicate it out to the public.

25 TRUSTEE DOUGHERTY-JOHNSON: Are you talking

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1 about that just for short term, or you're
2 talking about that for all the rental permits?

3 MAYOR STUESSI: It's much more of an issue
4 for short term because the legal language and
5 the requirements are much more so than they are
6 --

7 TRUSTEE DOUGHERTY-JOHNSON: I guess my
8 question was, are people with long-term rental
9 permits going to have to get new inspections
10 just because we're changing this law?

11 TRUSTEE ROBINS: We've been doing that all
12 along.

13 TRUSTEE DOUGHERTY-JOHNSON: But that's like
14 every two years, I'm just saying. Once it
15 expires, you get another inspection, but you
16 don't get an inspection just because, that to me
17 sounds like a lot of work for the building
18 department.

19 MAYOR STUESSI: Well, you have the ability
20 to do an affidavit from a licensed architect.
21 It doesn't have to, you know, occur. It's
22 actually a pretty quick thing unless somebody's
23 not ready. Honestly, this is the biggest thing
24 we have in the building department. It's not
25 just rental inspections. It's construction and

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1 they call for final inspection even the local
2 contractor has had some issues recently. Calls
3 for a final inspection and they don't have smoke
4 alarms or they don't have the alarm on the pool
5 gate, et cetera. It's just a waste of time.

6 One of the things we would be looking to
7 create, and we'd be looking to work with you as
8 well in communications, is some sort of fact
9 card as well, as part of this.

10 To Mary Bess' point, staffing. We now have
11 a part-time clerk in the building department
12 that we're going to want to get increasing those
13 duties as well because there's going to be a
14 volume of paperwork. Some of this can be
15 automated as well to manage this and then we're
16 also in the process of, we're waiting for the
17 list to canvas again for a building department
18 inspector in both Spanish and English. But
19 we're gonna see some budget issues. We talked
20 about relative to the overall levels of staffing
21 and wages likely in the upcoming year. Of
22 course, not to get too far ahead of ourselves,
23 but we're expecting raises in cost to health
24 benefits as well, which I know some of our
25 friends in the Town are facing in their budget

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1 process right now. We've not yet seen anything
2 from the State. We're awaiting it, but that is
3 going to be an issue. Budget is going to be
4 important for next year.

5 What are your thoughts on, we call it the
6 concept of what we have in front of us, Mary
7 Bess? And allowing the rentals of less than two
8 weeks, assuming you've got the domicile
9 standard.

10 TRUSTEE PHILLIPS: Well, you also know that
11 in some conversations that I've had and thoughts
12 that short-term rentals do benefit the economic
13 basis in the Business District. And I also, for
14 one, have fear at some point, even though I know
15 the Town of Southold Zoning is looking into, you
16 know, larger hotel/motel construction that could
17 happen along the North Road. I have to look at
18 the bigger picture that they do have a benefit
19 to the Business District. And a family coming
20 out to visit someone is not going to go to some
21 of these hotels that we currently have that
22 exist with the rates that they have.

23 So I'm trying to look at the bigger
24 picture, and I think the hotel/motel tax will
25 deter some. I think the larger fee for the

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1 short-term rental. I think registering the
2 short-term rental will perhaps decrease some of
3 the people who are doing it currently because
4 the cost may be not what they want to spend.

5 I'm trying to be fair in listening to all
6 comments that we heard. We heard a lot of
7 comments from those who are already currently
8 Airbnb and we didn't really hear a lot of
9 comments from people who were having major
10 issues with their neighbors on Airbnb. Other
11 than for the rather exciting bridal parties that
12 come out here.

13 As I said, I'm trying to look at the big
14 picture. I don't want to have a large
15 conglomerate hotel/motel move into the area and
16 then pull away from our downtown Business
17 District either. So I'm trying to look at all
18 sides of it. That's my thoughts, and I think
19 the others should present theirs, besides me.

20 TRUSTEE ROBINS: The other thing, Mary
21 Bess, we can control the cost of the permit. It
22 would be higher, obviously, for short-term
23 rental. Somewhere in the neighborhood of five
24 or 600-dollars for a year versus like 200 for
25 the two years. But I think that's another way

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1 to control it.

2 Other than that, I agree you, Mary Bess.

3 We have to consider both sides of this. I think
4 if we're taxing them according to a rate that we
5 can set for this hotel/motel tax, I don't know,
6 I think they're providing a need to the
7 community right now, you know?

8 So I basically go along with most of what
9 you're saying. I think the law is much too long
10 and too complicated. I think we should do two
11 permits, one for short-term rental and one for
12 long-term rental, period. What do we have, four
13 permits now? Is that the current law, the last
14 one we discussed was four permits?

15 TRUSTEE PHILLIPS: No, two permits.

16 TRUSTEE DOUGHERTY-JOHNSON: There's like
17 four categories that allow you charge someone.
18 I think the thing is that it is complicated and
19 long, but it allows for some of that. Like,
20 it's not going to eliminate all short-term
21 rentals. We could easily do that. That would
22 be a very short law. Or we could put no limits
23 on them, but this does kind of strike a balance
24 that there will still be short-term rentals,
25 because I agree. We're do need it. We're a

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1 tourist town. That's how downtown survives and
2 people are not just going to stay in hotels. So
3 it does allow it but does put some guardrails up
4 so it's not taking over all the housing and
5 maybe not being a detriment to people's
6 neighbors and neighborhoods and residences.

7 So I think it is complicated and I think
8 some kind of fact sheet makes sense because I
9 think there is going to be a lot of, you know,
10 people are going to be upset. Even if it's not
11 affecting them, like, really affecting them,
12 it's going to be a change and it will lead to
13 paperwork and maybe another inspection and that
14 will be annoying to people. But I think in the
15 long run also a lot of the residents have been
16 saying for a long time that we need something
17 like this. It may not be perfect, but we can
18 also change it eventually.

19 TRUSTEE PHILLIPS: The one thing that I
20 have a question about and maybe you're not
21 familiar with the code, but (inaudible) "owners
22 must keep a log of guests days and rates for
23 three years and file annually with the Village."

24 I don't understand why we have to do that.
25 That one is just, I don't understand why we need

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1 to do that.

2 MAYOR STUESSI: I think we need to talk to
3 Brian about that.

4 TRUSTEE PHILLIPS: I just think that
5 that's, we don't require other businesses to
6 report their business to the Village. You know,
7 their internal activity. I have not agreed with
8 that one from the beginning, so I'd like to get
9 a clearer view of that one.

10 MAYOR STUESSI: Just from the point of ease
11 with most rental, call it managers or
12 individuals or whoever is doing this, if they're
13 using any one of the, call it platforms, Airbnb
14 or Vrbo or whatever, you're able to get a report
15 of what you're doing because they're now
16 collecting taxes and Suffolk County has made
17 sure that they're collecting all the taxes from
18 these right now. There was a lodging tax, which
19 was increased by the county. Let's see, Uncle
20 Al was still in the State legislature. I
21 remember saying, why are they increasing the tax
22 that we don't see out here locally? It was to
23 fund a number of things mid island. But we can
24 talk to Brian about that.

25 TRUSTEE PHILLIPS: Being in an industry

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1 where every fish is accounted to the government,
2 I find that a little invasive.

3 TRUSTEE ROBINS: I can tell you from the
4 real estate, I don't do rentals at all, but I
5 can tell you that the summer rental market in
6 real estate is basically dead. Most people are
7 renting through Vrbo and Airbnb, you know. I
8 mean, people don't do summer rentals anymore,
9 and very rarely do they take long-term rentals.
10 That was something that used to be a part of the
11 real estate world when I went into it, ten or
12 twelve years ago, but it just didn't exist
13 anymore.

14 MAYOR STUESSI: I think there's, you know,
15 much like real state, many customers are looking
16 at Zillow and other platforms before they pick
17 up the phone and call a realtor. Same with Vrbo
18 or Airbnb.

19 TRUSTEE ROBINS: Yeah. I mean, I see ads
20 on Facebook that, like, realtors are promoting
21 Vrbo. I've had somebody come to me for a rental
22 and I'm saying, well, you're going to have to
23 check Vrbo because we don't have anything.

24 MAYOR STUESSI: Patrick, two years and two
25 months of conversation on the subject, where are

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1 you? Where are your thoughts?

2 DEPUTY MAYOR BRENNAN: I think this code
3 does have the potential to improve our
4 long-term, year round housing situation. Or at
5 least protect it. I also think it has the
6 potential to protect the quality of life issues
7 that we're concerned about, but at the same
8 time, I think it's a pro business, pro tourism
9 proposal because it's going to allow for a lot
10 of short-term rental opportunities. So I think
11 it does strike a different balance.

12 Initially, I didn't think that we were
13 going to be able to hit that balance. I thought
14 it was going to be maybe too drastic on shutting
15 down the short-term housing market. I think
16 we're doing both here in the way we've created
17 this.

18 And I do agree about the timing. The
19 implementation is going to be really critical.
20 We want to make sure that we have enforcement
21 resources in place when we launch this.
22 Otherwise, we're going to stumble and people
23 will feel like the code didn't work.

24 When we opened the public hearing on this,
25 I think it was two months ago in the

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1 schoolhouse. There was a meeting attended by
2 one person, I think, maybe it was Dinni Gordon.

3 MS. GORDON: Probably.

4 DEPUTY MAYOR BRENNAN: I provided some
5 comments, and I still feel the same way. I
6 think this is a thoughtful proposal. I think it
7 was thoroughly done. I think it was responsive
8 to the community input, and I think it's
9 accommodating to property owners who want to
10 participate in the rental market. When I said
11 "accommodating" I mean because there's, I think
12 there's a phase in for people who have already
13 booked, right? That's built into it, right?

14 Now at the time, I still feel the same way.
15 I think it's a good piece of code. There were
16 two comments from my colleagues that I found
17 curious at the time. One said that they thought
18 it was elitist and the other one said they
19 thought it was 32 pages too long. Which I find
20 hard to swallow since we're the legislators.
21 Right? So we have to create code that we think
22 will work for the community and, fortunately, it
23 has to be thorough, and, therefore, it is long.

24 We've heard so many people get up here and
25 say, you guys are focusing on the wrong thing.

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1 You got to enforce. You got to enforce.

2 The way the code is written sets us up to
3 be able to enforce this. At least that's the
4 intent. I don't have a problem with the length.
5 If it could be shorter that would be great, but
6 I don't see how we can get it any further. I
7 hope my colleagues feel differently about it now
8 than when we first went out to public hearing.

9 MAYOR STUESSI: Am I last up? This has
10 been an interesting conversation over the last
11 couple of years, and I remember talking about
12 this in the election too. My Board colleagues
13 and some of the public know that my first house
14 that I moved into after we bought the other
15 house, and, of course, Covid came in the whole
16 thing and I thought the entire world was living
17 with us. I was working from home too, but when
18 we didn't have family, mothers, et cetera, kids
19 using the house, I rented it out. And I was on
20 a couple of platforms. Never rented it for less
21 than two weeks, and it was only rented once for
22 two weeks. Did multiple rentals for a month
23 minimum a couple of times in a month and then
24 there were many times where it was rented for
25 four to six months. I think the longest time

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1 period I rented it for when the moms weren't
2 coming was almost eight months.

3 And when I rented it for that eight-month
4 period, it was to a woman who worked at Stony
5 Brook Hospital in Stony Brook and was having
6 trouble finding something to rent between there
7 and she came all the way out this far. And her
8 husband did voiceovers and worked from home.
9 They had two teenage kids who started school in
10 Greenport, and we rented it for less than what
11 our mortgage was.

12 When we talk about balance in the
13 community, I think it's also important to talk
14 about the community and not just the Business
15 District. And as a former businessman operating
16 hotels, restaurants, retail, all kinds of
17 things, I understand that challenge and I
18 understand the need to try and do whatever you
19 can to bring customers in.

20 But on the opposite side, when I look at
21 community as far as a neighborhood, in my eight
22 years here, I have watched my neighborhood,
23 which I see two folks out there who live in with
24 me, change dramatically. I'm thrilled that the
25 woman who bought my first home is moving here,

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1 and she actually lives around the corner,
2 renting somebody else's house while she's doing
3 a very significant renovation. That house sold
4 for \$1.37 million, and she spent a lot of money
5 on construction.

6 I've got the house next to me that used to
7 be our former fire chief and his wife Colleen
8 who is an amazing person who worked over at
9 Peconic Landing, who left. A lot of money was
10 put into that. It's now for sale for
11 1.65 million, I think, and things are selling.
12 There have been some multimillion dollars sales
13 in the neighborhood and part of what's driving
14 real estate costs up are rentals and what's
15 happening with that.

16 So I look at how we balance community and I
17 know the Board has worked very hard to find this
18 balance and I am supportive of trying to find
19 things that work in both neighborhoods and for
20 business. But I still have some challenges when
21 I think about what a neighborhood is. A
22 neighborhood is made up of people that live in
23 that neighborhood and go for walks and see each
24 other with your dogs in the morning and the
25 evening like I do and you just sit out front and

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1 somebody is walking by.

2 I've got one short-term rental right across
3 and on the corner that they've never violated
4 any rule. They can rent whatever they want to
5 rent for. They spend a decent amount of time
6 there. They take care of the property, but it's
7 different and there's never been noise issues.
8 But when you see somebody come in and they're
9 just there for two days, it's a very different
10 thing in the neighborhood than when you see
11 folks you know in the neighborhood who are there
12 at least half a year. We've got a number of
13 folks who spend half year here and then half a
14 year away and then others who are hardworking
15 folks, retirees who are there full-time. When I
16 see a few young folks playing beer pong out in
17 the front yard, again, they're not violating any
18 noise ordinances or anything else, but I don't
19 know who they are and it's a strange thing.

20 I've rented short-term rental, needing a
21 house in another place because we needed more
22 space and to Mary Bess' point, wasn't spending
23 \$800 on a hotel room like you do here.

24 We've talked before and I know this has
25 been a Planning Board and co community

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1 discussion too, I'd love to see us get some more
2 bed and breakfasts back. I think there's a
3 wonderful opportunity. Our current code
4 requires the owner to live on premises. I'd
5 love to think we might consider allowing for a
6 manager because you're creating a job and you're
7 also creating a house because they would also be
8 living on the premises.

9 There's a few houses in the neighborhood,
10 one cross from Village Hall, with a big chain
11 link fence around it that you look at and is in
12 really bad condition. It's highly unlikely
13 somebody's going to buy that and make it their
14 own house, but if it could become a bed and
15 breakfast, you might see a beautiful historic
16 home fixed up and then it could become a little
17 smaller inn and add to the character of the
18 Village with somebody there we know. If there's
19 a problem, hey, by the way, your guests were
20 doing XYZ and they'll make sure to take care of
21 it because they're a neighbor.

22 So, I'm conflicted. We've worked so hard
23 to try and balance all the interests and my
24 concern is we may have tipped a bit too far, but
25 I understand why we have in proposing this code

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1 and ultimately, we're gonna need to put
2 something up for a vote point.

3 Just for a point of clarity, for anybody in
4 the audience or watching, we will still continue
5 to have the most liberal short-term rental code
6 on the entire East End. Everybody else is, at
7 the very minimum, a two-week minimum and many
8 are even stronger than that. So just food for
9 thought and my main priority, I know this is for
10 the Board too because we passed the pro housing
11 initiative and we hope our brothers in Southold
12 will consider doing this too. Because this will
13 help us really work together on additional grant
14 funding is housing for the folks that work here.
15 Because we've heard from many how hard it is to
16 find employees. I'm sure Rich faces it with his
17 breweries and, you know, it's an issue.

18 DEPUTY MAYOR BRENNAN: You said that you're
19 concerned that we "tipped too far in one
20 direction." What do you mean? Which way?

21 MAYOR STUESSI: In how, we have a lot of
22 flexibility in it, and, you know, what does it
23 mean for the long term of the neighborhood and
24 community? Believe me, I'm acknowledging that I
25 worked on this together with everybody else and

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1 what is perfection? I don't know that we'll
2 know what that is until we put something in
3 place.

4 DEPUTY MAYOR BRENNAN: You mean it's tipped
5 too far towards being too permissive in allowing
6 for short-term rentals; is that what you mean?

7 MAYOR STUESSI: Potentially, yeah.

8 Relative to where things stand in a lot of other
9 places.

10 DEPUTY MAYOR BRENNAN: I think it's
11 shifted. I think the conversation certainly
12 shifted in that direction over the course of all
13 of our --

14 MAYOR STUESSI: Without a doubt.

15 TRUSTEE ROBINS: I think you're describing
16 a mixed-use community where we do multiple
17 things here. We support different types of
18 housing, you know? I think that's what we are,
19 you know? And it could change. I mean, this
20 community has changed in the past ten years.

21 Our post COVID situation has clearly changed.
22 And I, personally, think it's going to take us
23 ten years to get past the whole COVID thing. I
24 think that still is affecting behavior, and so
25 it's kind of really hard to legislate it at this

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1 time, to be honest with you. Because it's
2 really hard to read what's going on in this
3 country, let alone in our little community. I
4 get distressed every time I listen to the news
5 and I know what's going on in this country.

6 Then I kind of circle back and I say, yeah, but
7 I'm only having to deal with this tiny little
8 community. We're a microcosm, we really are.

9 MAYOR STUESSI: Absolutely. It brings up a
10 good point and some of what Anne touched on
11 earlier. We need to be focusing on local issues
12 with our local elected bodies. I'm not talking
13 about the national level. That's something we
14 can all deal with on a national level with our
15 congressman and senators and all that.

16 The local folks, rest assured, not one of
17 us or Brian Nealy (phonetic) is making a
18 decision on gun control or abortion or any one
19 of those things. We need to deal with these
20 things and we'll never know what perfection is
21 and it's probably not perfection.

22 To Patrick's point, we are here to
23 legislate. We need to listen to folks and make
24 what we believe is the best decision at the time
25 and then modify and pivot if we need to at some

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1 time later on.

2 Any other thoughts or comments from
3 anybody? You want to put a resolution for a
4 vote for this next week? I mean, the public
5 hearing is closed.

6 TRUSTEE PHILLIPS: The public hearing is
7 closed, but once again, I feel, as a trustee,
8 that I want to hear from you as the Mayor and
9 the management how we're going to deal with
10 enforcing this. And, you know, some discussion
11 of what it's going to cost within the building
12 department to do this.

13 I agree it needs to move forward because we
14 do have to have something. We have been talking
15 about it, and I think it's time we either fish
16 or cut bait. One or the other. I can't
17 remember. Mr. Saladino, what is that expression
18 you always use?

19 MR. SALADINO: Fish or cut bait.

20 TRUSTEE PHILLIPS: It's time, but, once
21 again, I can't in good conscience see another
22 code go onto the books that we can't enforce. I
23 just feel that that's an important discussion
24 that we need to have before we do a final vote
25 on this. I don't know how the other trustees

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1 feel, but that's how I feel.

2 MAYOR STUESSI: We can certainly put some
3 estimates together on dollars to manage it.
4 Call it labor hours and where we think we'll be
5 budget wise for next year. Obviously, this will
6 be implemented next year.

7 As I mentioned, there's going to be a
8 decent amount of work with processing
9 applications, and then once that's done, it'll
10 be a lot more minimal because most of it is up
11 front. That's the weight of why it's the number
12 of pages that it is because of requirements that
13 are in there. It will mean the boxes will have
14 to be checked off. And happy to work with Adam
15 to put that together.

16 TRUSTEE PHILLIPS: Okay. Because I think
17 we have here as a starting date as of
18 January 26th, is it? January 1, but I think we
19 need to talk about a grandfathering, not
20 grandfathering, about a date to give
21 opportunities to some of those who, because
22 they're on two years permit right now, correct?

23 DEPUTY MAYOR BRENNAN: I think that's built
24 into it. I think there are provisions.

25 MAYOR STUESSI: I think it's all been very

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1 thoughtful, and to Patrick's point, we've spent
2 a lot of time on this in creating something that
3 there's been a lot of thought put into to
4 account for all these things.

5 DEPUTY MAYOR BRENNAN: I totally share the
6 concern about the enforcement. I think that the
7 code text provides for the enforcement
8 opportunity. I think what we're missing is the
9 human resource side of it, right? But I don't
10 think that happens in the text of the code. I
11 think we need to get that squared away in
12 Village Hall.

13 TRUSTEE DOUGHERTY-JOHNSON: But we're no
14 longer thinking about the software?

15 MAYOR STUESSI: I will likely be
16 recommending we look at that again for next year
17 because it's going to allow for better longer
18 term management for sure if we have something we
19 can actually enforce.

20 So why don't, added to the suggestion of
21 Mary Bess, the Treasurer and I will put
22 something together as far as what would really
23 be dedicated, because I think that's the way we
24 should think about it. Put this sort of
25 isolated and how much time needs to be spent

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1 estimated in managing applications and then
2 dealing with them on an ongoing basis and make
3 some assumptions on that and put some dollars
4 and staff hours together on that so we can have
5 a followup discussion on that.

6 TRUSTEE PHILLIPS: And is that something
7 that, getting back to when to put this onto the
8 agenda for a vote, is that something that
9 everyone is comfortable discussing that after
10 the vote takes place?

11 TRUSTEE ROBINS: I prefer to wait to see
12 the resolution on this until we can come up
13 with those answers.

14 DEPUTY MAYOR BRENNAN: What if one thing
15 was contingent on the other? The adoption of
16 the implementation of the code was contingent on
17 having the resources. When I say "resources"
18 I'm thinking of code enforcement resources and
19 having enough time and capacity in the building
20 department because I think this is going to
21 affect the building department as well as, this
22 is largely a code enforcement issue, but because
23 of the inspections and things people need to do
24 to get properties up to speed, I think it will
25 also impact or burden the building department.

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1 We've talked about this a lot. I strongly
2 feel that we have to get the village
3 administrator in position, up and running, and
4 that they should be included in the next steps,
5 which in my mind would be to have a code
6 enforcement official and bulk up the building
7 department sufficiently to handle this.

8 TRUSTEE ROBINS: I agree.

9 TRUSTEE PHILLIPS: Putting in a
10 contingency, I think that's probably where I was
11 headed but not in such clear words.

12 TRUSTEE ROBINS: I believe that there was a
13 summary of this code that was sent to us. I
14 couldn't find it.

15 MAYOR STUESSI: I can recirculate it,
16 Julia, because that makes it much easier to
17 read.

18 TRUSTEE ROBINS: It really does, with all
19 due respect and I don't know if AI was used in
20 writing this code or not, but it's too wordy.

21 MAYOR STUESSI: It was Brian Stolar, Jared
22 Pashal (phonetic), and then some help from
23 Trisha. But that's why we have lawyers. They
24 are here to protect the Village and we have this
25 nice summary, which is what we can share with

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1 the public and we have. This was attached to
2 the proposed code in our public hearing as part
3 of it.

4 DEPUTY MAYOR BRENNAN: For better or worse,
5 it was real human intelligence, I hope.

6 So the idea of making one thing contingent
7 on the other I think would help us move it
8 along. I'm concerned that if we kick this down
9 the road because we say we don't have the
10 enforcement ability, I'm afraid we'll lose
11 momentum on it.

12 MAYOR STUESSI: We can also set a special
13 meeting in advance of the November Work Session
14 to discuss specifically this issue. Adam and I
15 worked to put a white sheet together on
16 estimated expenses and man hours from the
17 different individuals. It's building inspector.
18 It's code inspector, and then really a lot is
19 building department clerk because a lot of it's
20 administrative. And we've had the great benefit
21 of initially having Ken on board and now
22 Rennetta (phonetic) who's done a fantastic job.
23 With George taking everything and reorganizing,
24 a lot of that will fall on Matt and we'll look
25 at it relative to staffing today and where we're

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1 looking to go, moving forward together with this
2 canvassing for our individual too.

3 DEPUTY MAYOR BRENNAN: I would be most
4 convinced that this is feasible to do this if we
5 get our village administrator squared away. I'm
6 really looking to see that we can push that.

7 MAYOR STUESSI: Yeah. We spoke earlier and
8 we're going to do those other two interviews
9 next week even while you're out of town. You've
10 already met him as part of the prescreening, so
11 everybody is on board with getting those done
12 and we can all regroup there after.

13 TRUSTEE ROBINS: So we're not kicking it
14 down the road, it's pending, it's coming, right?

15 TRUSTEE DOUGHERTY-JOHNSON: I mean, we want
16 enforcement for this, but we also want
17 enforcement, period. So I think both things
18 need to happen.

19 MAYOR STUESSI: We're all aligned with
20 that, and we're going to end up having some
21 challenging conversations. Well, Adam shouldn't
22 have walked away.

23 DEPUTY MAYOR BRENNAN: He did that on
24 purpose.

25 (Laughter.)

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1 MAYOR STUESSI: Labor costs are continuing
2 to rise and this isn't helped by the significant
3 housing problem and we're going to see this as
4 part of canvassing. And what we get back, we're
5 already seeing it with each job that we post and
6 this is not, it's not just us. This is a
7 national issue, in particular, with local
8 government. We are the last place to work on
9 local governments on Eastern Long Island if you
10 are in this business, meaning furthest out.

11 TRUSTEE PHILLIPS: So I guess we need to
12 come to the decision of your original question
13 of, do we put this on the agenda of next week?

14 ATTORNEY: I will comment from the legal
15 perspective that Brian is listening to the
16 meeting so he can hear our comments.

17 Procedurally, we would have to do this at
18 the next regular meeting. We can't adopt it
19 today. There is New York State requirement for
20 the recordkeeping. We can provide more
21 information to you in advance of the next
22 regular meeting should we decide that we would
23 need to procedurally adopt this at the next
24 meeting should you motion to do so.

25 MAYOR STUESSI: Great. He's clearly

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1 working were free (inaudible) that we can only
2 be billed with one person at one time. Skipping
3 his dinner and doing this, it's wonderful. He's
4 watching. Tell him we hope he has some popcorn.

5 So let's have counsel draft a resolution
6 with that contingency. We'll put together plans
7 with the Board.

8 TRUSTEE ROBINS: And the summary, please.

9 TRUSTEE PHILLIPS: Okay. The summary, the
10 proposed short-term rental code summary is
11 number 18.

12 MAYOR STUESSI: Yeah, it's on the Village
13 website.

14 TRUSTEE ROBINS: Oh, it is on the website?

15 MAYOR STUESSI: It's with our public
16 hearings.

17 TRUSTEE DOUGHERTY-JOHNSON: It might be
18 good though, we have so many things on the
19 website, put it on as one click. You know?
20 Have it not just in the work session. It's a
21 little hard to find.

22 MAYOR STUESSI: Bump it into the What's
23 New?

24 DEPUTY MAYOR BRENNAN: So you're going to
25 work with Adam to make a projection of, I mean

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1 --

2 MAYOR STUESSI: Man hours and dollars.

3 DEPUTY MAYOR BRENNAN: -- so we have to
4 make some sort of assumptions about how many
5 people are going to participate.

6 MAYOR STUESSI: Yeah, we have a good idea
7 on that.

8 DEPUTY MAYOR BRENNAN: Adam is back. Thank
9 you, Adam, for agreeing to do all that.

10 TRUSTEE PHILLIPS: You left the room, you
11 know that's dangerous.

12 VILLAGE TREASURER: Must have been good
13 timing.

14 (Laughter.)

15 MAYOR STUESSI: All right. Fantastic.

16 Lily, was there anything else to talk, I
17 don't think there's anything else to talk about
18 on Greenport memberships and liaison. We need
19 more information from the town on CPF.

20 TRUSTEE DOUGHERTY-JOHNSON: What I
21 understood from Anne earlier was I think we also
22 need to come up with like reasoning for why we
23 want a liaison officer. Perhaps with their
24 help. So that going forward, people understand
25 why and what we're getting out of it. Which I

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1 can try to work on.

2 DEPUTY MAYOR BRENNAN: So like, for
3 example, the Police Advisory Committee, you want
4 the resolution to say what my purpose would be
5 on the committee.

6 TRUSTEE DOUGHERTY-JOHNSON: I think so.

7 We have to do a resolution and then do a
8 resolution.

9 MAYOR STUESSI: Yes, we need to, and lead
10 counsel absolutely agreed on this because we
11 need to make sure that we resolve to officially
12 nominate this person to serve as liaison and
13 then they appoint them.

14 TRUSTEE DOUGHERTY-JOHNSON: One thing she
15 was saying was that not every hamlet has a
16 liaison on a town committee. So why
17 particularly does the Village of Greenport need
18 to have a liaison or a member on these
19 particular committees? I don't think they're
20 trying -- but also I think for our own --

21 MAYOR STUESSI: The hamlet's elected
22 officials are the town board and we are the
23 elected Village Board.

24 TRUSTEE DOUGHERTY-JOHNSON: Maybe that's
25 one thing we say. Also, I guess when I first

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1 heard that I was like, we just need to come up
2 with people, but I think they also want a little
3 more reasoning.

4 DEPUTY MAYOR BRENNAN: It's called
5 representation, right? So, like, for example,
6 if you want to draft it, that's fine. I would
7 say for the police thing, we want to advocate
8 for the Village. We want police coverage that's
9 sensible and reasonable for our needs. Right?
10 We also want to participate in a wider community
11 discussion on policing. Those kinds of things.

12 TRUSTEE PHILLIPS: Just as a guideline, if
13 you go onto their recordkeeping site and look up
14 the --

15 MAYOR STUESSI: The Town?

16 TRUSTEE PHILLIPS: -- the Town, yeah. And
17 you look for the Town set up legally with a
18 resolution they set up the mission or purpose
19 for each of these committees. Transportation
20 happens to be in their code. The police
21 advisory, I believe, they have a mission as to
22 what the town set up what they're job function
23 is. I think that's something that you need to
24 look.

25 TRUSTEE DOUGHERTY-JOHNSON: She was also

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1 saying the transportation was a commission,
2 which is slightly different and also the housing
3 because legally we have to have somebody. But
4 on these other ones it's not so clear that we
5 have to. But I think they are open to it, we
6 have to, in addition to giving them people, we
7 have to give them our reasoning.

8 TRUSTEE PHILLIPS: Right. But as I said,
9 when they set up these advisories or
10 commissions, commissions goes into their town
11 code. Task force and advisories are set up by
12 the resolution passed by the town board, which
13 gives the reasonings as to why they're being
14 created and that's what you need to look for.

15 TRUSTEE DOUGHERTY-JOHNSON: Yeah, I'll look
16 at that and then we'll draft some things.

17 TRUSTEE PHILLIPS: I can help you. I'll
18 send you some stuff that I have from years past
19 on stuff with her.

20 TRUSTEE DOUGHERTY-JOHNSON: I think that
21 was it.

22 DEPUTY MAYOR BRENNAN: I'm happy to help
23 with that too.

24 TRUSTEE DOUGHERTY-JOHNSON: Sounds good.

25 TRUSTEE PHILLIPS: (inaudible) That's the

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1 word I was trying to come up with. Senior
2 moment. That's their record keeping system,
3 Southold Town. It's a little difficult to
4 navigate sometimes.

5 MAYOR STUESSI: I think, to Patrick's
6 point, representation more than anything, on
7 issues that the Village residents pay town taxes
8 on directly affects our lives here.

9 DEPUTY MAYOR BRENNAN: And we're elected to
10 represent our constituents, which are also
11 Southold Town constituents, right? We have an
12 obligation to protect the health, safety, and
13 welfare of the community and, to me, that's the
14 underlying reason.

15 MAYOR STUESSI: Yeah.

16 Patrick, did you have some items on your
17 report that you would like to do?

18 UNKNOWN SPEAKER: Could we have a five
19 minute break?

20 MAYOR STUESSI: Sure. We'll take a five
21 minute break.

22 (There was a five minute recess.)

23 Julia just said she's going to need to step
24 away early, so I'm going to, as I just suggested
25 to her before she leaves, move forward to the

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1 resolutions.

2 Does anybody have them up and want to read
3 them before I can find it?

4 TRUSTEE DOUGHERTY-JOHNSON: Sure.

5 Resolution 10-2025-1. The Board, hereby
6 authorizes entering into an agreement with
7 Preservation Studios to provide grant writing
8 services regarding certified local government
9 program grant applications FY 2025 at a cost not
10 to exceed \$2,500 and authorizes the Mayor to
11 execute the agreement upon as to form and
12 substance by the Village.

13 So moved.

14 TRUSTEE PHILLIPS: I'll second.

15 MAYOR STUESSI: All in favor?

16 ALL TRUSTEES: Aye.

17 MAYOR STUESSI: Motion carries.

18 TRUSTEE PHILLIPS: Resolution 10-2025-2.

19 Whereas, the Greenport Business Improvement
20 District, the BID, has informed the Village that
21 it will pay for one-half of the cost to services
22 provided by Preservation Studio in connection
23 with the Village's grant application for funding
24 under the certifiable government program, grant
25 application FY 2025 in an amount not to exceed

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1 \$1,250 as a cost share. Now, therefore, the
2 Village agrees to accept the funds from the BID
3 covering the one-half cost of Preservation
4 Studio services which sums provided to the
5 Village to not exceed \$1,250.

6 So moved.

7 TRUSTEE DOUGHERTY-JOHNSON: Second.

8 MAYOR STUESSI: All in favor?

9 ALL TRUSTEES: Aye.

10 MAYOR STUESSI: Motion carries.

11 (Trustee Robins leaves the meeting.)

12 Mr. Deputy Mayor?

13 DEPUTY MAYOR BRENNAN: I'll try and make
14 this quick. I want to give you an update.

15 I think most everyone knows the mini
16 railroad is closed for the season. My
17 understanding is that there's a problem with
18 engining. It lost compression. It was decided
19 that the engine needs to be removed from the
20 locomotive and brought to a machine shop. So
21 the Rotary has offered to undertake the removal
22 of the engine. The delivery or shipment to the
23 machine shop, which I believe is in Pennsylvania
24 and to bring it back once the work is complete.

25 So it can't be done before Halloween, so the

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1 season was cut short.

2 I think the Board, we all know that the
3 engine or the train itself is the property of
4 the Rotary and the Village is responsible for
5 maintaining the train. I don't know enough
6 about what happened here to know if this was a
7 maintenance issue or this was just a normal wear
8 and tear on the engine or if the engine came to
9 us in this state. I don't think it really
10 matters because the Rotary has stepped up and
11 agreed to cover the cost, which I think is great
12 because we're not really in a position. You
13 know, we have a lot of things we need to spend
14 money on. So I'm pleased that the Rotary is
15 willing to undertake this. The Rotary did ask
16 if we could credit them some additional
17 fundraising days in the upcoming year because
18 they will lose Halloween, which is their big
19 fundraising event.

20 I think in the spirit of cooperation, I
21 would recommend that we extend them some
22 additional fundraising days next year.

23 TRUSTEE PHILLIPS: No, I agree with you.

24 MAYOR STUESSI: No problem with that
25 either.

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1 DEPUTY MAYOR BRENNAN: Fire department. So
2 we spoke about San Simeon earlier today. Really
3 great work from the fire department. Couple of
4 things.

5 The Treasurer has informed me that the
6 dormitory authority from the State of New York
7 has finally approved our grant for the fire
8 boat. So that's great and that was a lot of
9 work on Adam's part just to follow through and
10 to respond. I think it's finally complete from
11 my understanding. So next steps would be for
12 the fire department to come up with a
13 fundraising initiative that would be approved by
14 this Board to see if we can come up with a
15 strategy to help close the gap between the grant
16 and the cost of the extra vessel.

17 No parking. I really want to get this no
18 parking along 4th Avenue adjacent to this fire
19 station complete. I did have a conversation
20 with former Mayor George Hubbard, who was
21 working on this, because there was an idea put
22 out there that this was already approved or
23 already resolved by this Board. So George
24 graciously looked back in the records and was
25 unable to find any resolution or discussion

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1 going back to through '21.

2 He then reached out to former administrator
3 Paul Palace (phonetic) to see if he could get
4 some guidance from Paul. Paul hasn't gotten
5 back to him yet. In any case, it's still
6 helpful. So I think what we need to do is to
7 spend a little bit of time looking a 2019-20 to
8 see if there was any work done on this that we
9 need to consider. At the same time, I wouldn't
10 intend a whole lot of time looking backwards. I
11 think we could just move to resolve, to change
12 the code again.

13 NAYOR STUESSI: We need to have a public
14 hearing. It strikes me that we should put a
15 resolution on for next week. Double public
16 hearing in our next work session out of an
17 abundance of caution.

18 DEPUTY MAYOR BRENNAN: Yeah, so will that
19 timing work? So if we resolve now?

20 MAYOR STUESSI: Next Thursday. The timing
21 totally works. We need ten days to post it in
22 advance. The next work session won't be for
23 three more weeks.

24 DEPUTY MAYOR BRENNAN: It's a simple matter
25 and I know that Trustee Phillips was working on

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1 other no parking things in the Village, which
2 may be a bigger project and I'd really just like
3 to focus on getting this piece done.

4 MAYOR STUESSI: I wholeheartedly support
5 that. If, for some reason, something is found
6 in advance of that, we'll just cancel the public
7 hearing. Mary Bess?

8 TRUSTEE PHILLIPS: That's fine.

9 DEPUTY MAYOR BRENNAN: So what do we need
10 to do? We need to get some language together
11 for next week?

12 MAYOR STUESSI: Yep. You don't have the
13 dimensions. I know we've talked about it. Can
14 you just send Candace that dimension letter?

15 DEPUTY MAYOR BRENNAN: Yeah, I made like a
16 sketch. I can send that back to you.

17 MAYOR STUESSI: From a prior work session,
18 I can send that over.

19 DEPUTY MAYOR BRENNAN: That would be great.
20 The other thing is that the fire department
21 now has an administrative assistant, Sue Kostel
22 (phonetic). This is good news for the fire
23 department. It's gonna help them with their
24 recordkeeping, compliance, all kinds of
25 administrative things. And I was hoping that we

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1 might be able to put our administrator, Sue, in
2 touch with our grant writing team so that the
3 fire department can explore grant opportunities.

4 MAYOR STUESSI: We can definitely do that
5 in two weeks when we get through the housing and
6 the downtown grant and you'll be back too if you
7 want get in on the conversation.

8 DEPUTY MAYOR BRENNAN: That would be great
9 because the fire department has a lot of needs
10 and there are opportunities to get funding from
11 FEMA and other places. That would certainly
12 help the department and help the Village.

13 Lots of equipment is constantly expiring.
14 We're looking at having to replace, I think, two
15 pieces of equipment called a zoll. A zoll is a
16 patient monitor. I believe the two in our
17 current ambulance are obsolete. They cost like
18 \$60,000 each, and this is something that could
19 conceivably be funded through a grant. Not this
20 particular thing; something like it in the
21 future.

22 Harbor management. I included in my report
23 some comments on Chapter 48. I've talked about
24 this several times. It's important that we
25 update Chapter 48 of the code, so that our

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1 policies and guidelines for the railroad dock or
2 the marina or the mooring field are all pointing
3 towards the updated code.

4 The biggest thing in this code is that
5 there's some terminology that is not correct,
6 refers to harbor management. The harbor master,
7 which we don't have. It also refers to a Dock
8 Committee, which we no longer have. So we
9 really got to make some changes to Chapter 48
10 and that will then allow us to button up our
11 policies and guidelines.

12 TRUSTEE PHILLIPS: In reference to Chapter
13 48, if I remember correctly, that deals with the
14 moorings at Sterling Harbor, correct?

15 DEPUTY MAYOR BRENNAN: It deals with all
16 aspects.

17 TRUSTEE PHILLIPS: I would like to have a
18 serious discussion about the moorings since I've
19 been looking at the numbers and have observed
20 and have been told some strange things. You
21 know, where we have had some people Airbnb their
22 boats. At one point, I believe and I think it's
23 in the harbor management plan, there was a size
24 limit on moorings. It wasn't supposed to be any
25 bigger than a 40-foot boat. I think it hasn't

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1 been looked at as far as the fees in a long
2 time.

3 At one point it was really used as
4 transient moorings because we didn't have the
5 marina at the Point and I just feel it really
6 needs to be reviewed in a way that we can
7 compensate to get the fees to at least cover
8 some of the maintenance on the moorings that we
9 have to do every year. I think it costs, Adam,
10 what does it cost to do the mooring field? To
11 fix the moorings?

12 VILLAGE TREASURER: I believe it's about
13 \$10,000.

14 DEPUTY MAYOR BRENNAN: That's just to do
15 like seven every year.

16 MAYOR STUESSI: Yeah, and the Board might
17 recall, we made plans to do replacements every
18 year. But we've not yet been able to fund is
19 replacing the ones that have been gone for many
20 years.

21 TRUSTEE PHILLIPS: So I think the mooring
22 field is something that we need to kind of take
23 a look at.

24 DEPUTY MAYOR BRENNAN: I totally agree.

25 Our marina manager needs updated policies and

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1 guidelines and we need to be able to update the
2 fees as we've done on other aspects of the
3 harbor. But to do that, Chapter 48 has to be
4 fixed.

5 TRUSTEE PHILLIPS: Right, I understand
6 that.

7 DEPUTY MAYOR BRENNAN: I wrote one or two
8 pages of some commentary. You can look at
9 Chapter 48 yourself, or we can just send it to a
10 code committee and have it come back to us.
11 However. What would y'all like to do?

12 TRUSTEE PHILLIPS: I'd like the opportunity
13 to go through it since I'm probably, I used to
14 be on the Dock Committee years ago when it was
15 established and also I see what goes on in
16 Sterling Harbor with the moorings. I would like
17 to kind of get an opportunity to go through it.
18 This month has been tight with a lot of things.

19 MAYOR STUESSI: I don't live there and
20 stare at it, but I jump on friends' boats and
21 participate in Wednesday night races and know a
22 number of boats. And by and large, it appears
23 that the vast majority of folks are using it
24 appropriately and I know we've had a few
25 problems with moorings that Patrick owns,

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1 specifically.

2 TRUSTEE PHILLIPS: I think we need to call
3 up a meeting to look at the financial end of it
4 and that's where I'm focused because we do have
5 to maintain those moorings so they don't break.
6 I think that's where, Adam, you and I had a
7 discussion a while ago that the cost of doing
8 that has gotten higher than it's been in years
9 past.

10 VILLAGE TREASURER: Yes.

11 DEPUTY MAYOR BRENNAN: Yeah. So if there
12 are any instances in Chapter 48 that refer to
13 fees or things like that, they should be pulled
14 out of there. So we can update it more flexibly
15 at a time of our own choosing.

16 Well, please look at the chapter. You can
17 look at and look at my comments alongside and
18 let's continue on with that.

19 MAYOR STUESSI: Thank you for all your work
20 on that.

21 DEPUTY MAYOR BRENNAN: Sure.

22 What I'm calling the "short stay dock" the
23 visitors dock, so I brought this to the Board a
24 couple of suggestions about maybe moving it to
25 Mitchell Park and using that cutout or bulkhead

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1 in front of the Camera Obscura. I really want
2 to get this going so that we have something in
3 place for 2026.

4 I don't want the time to get way from us,
5 so we really have to get serious about what we
6 can afford to do. What is adequate to do. What
7 the community wants. I still like the proposal
8 I put together of putting it in Mitchell Park.
9 I had lots of conversations with our Treasurer
10 and with the marina manager. I tried to
11 illustrate how the cost would work and how it
12 would protect the value of our current marina.

13 Does anyone have any thoughts? You want to
14 do something different than I proposed, or have
15 questions about it?

16 TRUSTEE PHILLIPS: I've always said back
17 when it was, you know, the floating docks were
18 losing it, it really needs to be in a place
19 where we have staff that can actually oversee it
20 and not in a world where it's kind of left on
21 its own.

22 I know there will be several complaints
23 from boaters who have traditionally come in here
24 and not paid anything, but if they go to any
25 port along Gardiners Bay or anywhere on the East

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1 Coast, they're going to pay for dockage for an
2 hour or whatever. For us to start looking
3 towards that helping as it's not a significant
4 amount, but it does offset the cost of
5 maintaining the docks and maintaining a lot of
6 the waterfront infrastructure.

7 DEPUTY MAYOR BRENNAN: Absolutely, and we
8 have to move towards financial sustainability on
9 these amenities that we offer. I know that they
10 all don't have to be breakeven. There are
11 things we can offer to the community below
12 market, but on a whole, this has to work.

13 MAYOR STUESSI: Well, it also needs to be
14 fair to the Village taxpayers. We have heard
15 from some taxpayers that don't believe we should
16 be funding a free dock that benefits primarily
17 the Business District and folks outside the
18 Village. A great opportunity to talk about this
19 would be in next month's work session in more
20 detail and have everybody dive into this.

21 You'll recall, when we met with the new BID
22 president, he agreed to come to the next work
23 session to go over that other list of things.
24 Have a collaborative conversation about BID in
25 the Village and work on priorities. This is a

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1 big one.

2 DEPUTY MAYOR BRENNAN: I think there's a
3 good opportunity there.

4 All right. That's all I had to report on.
5 I just want to, one talking point is I want to
6 get back to whatever initiatives we're going to
7 do on the 3rd Street basketball court to try and
8 improve that situation. One of the things that
9 I liked and I thought was feasible was to add
10 some additional signage or upgrade the signage.
11 I know Trustee Dougherty-Johnson had some
12 thoughts on maybe that. Did you get anywhere
13 with wording?

14 MAYOR STUESSI: She sent wording, and we're
15 supposed to receive a draft copy from --

16 TRUSTEE DOUGHERTY-JOHNSON: Reflective
17 Image.

18 MAYOR STUESSI: Reflective Image on that
19 any day now, and I'll circulate it back to the
20 Board. But it essentially captured those items
21 that we discussed prior to your recommendations
22 on it.

23 DEPUTY MAYOR BRENNAN: Okay. That would be
24 great. Go ahead.

25 TRUSTEE PHILLIPS: I'm glad you brought it

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1 up, to be honest with you because I took a look
2 this afternoon. Part of some of the complaints
3 that I've heard is at night, you know, not
4 during the day when kids are there, but after
5 9:00 or before the lights go out.

6 MAYOR STUESSI: Well, the lights go out one
7 hour after sunset. They're not on at 9:00 at
8 night.

9 TRUSTEE PHILLIPS: Well, there is activity
10 on the field apparently, with voices or
11 whatever. I noticed that one section of it is
12 not fenced all the way around. I'm wondering if
13 we need to think about fencing it in completely
14 so that we can lock it up at night so no one can
15 get on to the court. I don't know. It's an
16 idea. It needs to be discussed how to deal with
17 after basket ball hour activities in that area.

18 MAYOR STUESSI: Yeah, we have another
19 basketball court down at 5th Street as well,
20 which doesn't have fencing. I mean, granted
21 we've has some neighbors over here who have
22 raised some issues and the Deputy Mayor and I
23 have had a meeting with some of them with
24 concerns about illegal activity. But we found
25 out that they hadn't been calling the police and

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1 we encouraged them to do so, absolutely.

2 Is there somebody that might like to take
3 this on? I know you had had some discussions
4 with a few community members on this back during
5 election time and come back to the Board and
6 made some formal recommendations.

7 TRUSTEE PHILLIPS: Well, I think I invited
8 everybody with a list of concerns from the
9 discussion that I had with them, but I don't
10 know if that has since changed. I haven't
11 really, we have some very passionate residents
12 that are concerned and I think we need to come
13 up with compromises so that everybody is on the
14 same understanding as to the uses there, and,
15 you know, the signage is going to be important.
16 I hope the signage goes inside the court some
17 place so that it's not on the outside. So that
18 it's kind of a reminder on the inside. But
19 those are thoughts of my own. Not definite, but
20 we have to try to do something.

21 DEPUTY MAYOR BRENNAN: I like the signage
22 idea. I promoted the idea of a sound study. I
23 think we should pick that up. I'm not sure what
24 we need to do to advance that.

25 MAYOR STUESSI: Well, what we had discussed

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1 at the request of the neighbors was pivoting
2 and doing it during the summer because they very
3 much want to make sure it's done at a busy
4 period of time.

5 DEPUTY MAYOR BRENNAN: We still have to
6 line that up. Getting proposals from the
7 consultant and writing the correct RFP, so we
8 get a study that works for us.

9 MAYOR STUESSI: What are your thoughts on
10 fencing around it? I mean, practically
11 speaking, we don't have any staffing around it
12 after sunset. Our staffing leaves much earlier.

13 TRUSTEE PHILLIPS: I'm just throwing ideas
14 out.

15 DEPUTY MAYOR BRENNAN: The last meeting we
16 had with some of the neighbors that idea was
17 brought up, and, you know, it has a certain
18 appeal. There are some practical aspects to
19 fencing it, but I think it's a fraught
20 proposition. I don't really like the optics of
21 it.

22 MAYOR STUESSI: Neither do I.

23 TRUSTEE PHILLIPS: I don't either; I'm just
24 putting it on the table.

25 DEPUTY MAYOR BRENNAN: So for me, that

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1 would be a distant third or fourth or fifth
2 initiative. I'm not really that comfortable.
3 It seems to suggest that the activity of playing
4 basketball is somehow illicit or something. I
5 know we're trying to prevent this other activity
6 of people occupying it at night. I think we may
7 come to that, but that's not where I'd like to
8 start with that.

9 MAYOR STUESSI: But if there's a problem,
10 like we talked about, like the public safety
11 issue as part of the police thing. The security
12 role on the town committee on that. I think we
13 could have some conversations on it.

14 TRUSTEE PHILLIPS: Well, I think we also
15 need to discuss, I haven't been behind the
16 basketball court. There's an empty lot there.
17 Maybe we need to do something with that.

18 MAYOR STUESSI: If you recall, predating me
19 moving here. This was part of when it was made
20 a memorial basketball court. There was a bunch
21 of effort to plant a garden. There was a mural
22 back there, which we're going to reinstall.
23 What do you suggest be done?

24 TRUSTEE PHILLIPS: I think we were going to
25 talk about landscaping for sound in the back at

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1 one point. Seeing some landscaping
2 possibilities for sound dampering (sic). I
3 don't know. I am caught between a rock and a
4 hard place because I understand why it was
5 created and it was an important component and
6 it's a community basketball court. But I also
7 know that as other things in the Village have
8 intensified in use that area has too. We need
9 to really look at it for it to be the purpose
10 that it was created for, but also to make it
11 comfortable that the people who live around it
12 are not having to worry about things. And, yes,
13 they should be calling the police department
14 when they see something going on that doesn't
15 make sense. Especially after the court is
16 supposed to be closed.

17 We have an hour after sunset. I thought we
18 set a time for that. Did we set a time? I
19 can't remember.

20 TRUSTEE DOUGHERTY-JOHNSON: The recreation
21 code, we never --

22 TRUSTEE PHILLIPS: Okay. We have to go
23 back to that.

24 TRUSTEE DOUGHERTY-JOHNSON: I think right
25 now it is an hour after sunset and that hasn't

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1 changed.

2 TRUSTEE PHILLIPS: I think, for me, to have
3 a conversation, we need to have a conversation
4 that is all sides and without getting emotional
5 about things. We need to talk about it as an
6 important asset of the Village that we need to
7 protect for our youths to be able to use it as
8 well as adults and everybody is comfortable.

9 DEPUTY MAYOR BRENNAN: I feel like I've
10 talked about it a lot with people. I feel like
11 it's time for some action.

12 The reason I wanted to do a sound study was
13 twofold. One is I want to make sure that we're
14 spending money wisely on whatever we do there,
15 and we also have people in the community that
16 offered to donate towards it. If we were to
17 accept those donations, I want to be doubly sure
18 that we're spending correctly so we're not just
19 taking money and doing things that are not
20 effective.

21 So the sound study, I thought, had the
22 opportunity to give us guidance on what would
23 really work there.

24 The other reason to do a sound study is to
25 set the community's expectations correctly. We

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1 may not be able to achieve that much, or we may
2 achieve a lot. But I don't think we know and I
3 think the consultant could kind of establish
4 what the expectations are and what's reasonable
5 parameters. What could be reasonably achieved
6 for a budget of X versus a budget of 10X?

7 TRUSTEE PHILLIPS: If I'm hearing you
8 correctly, I think it's the fact we just need to
9 have facts to make decisions on and we really
10 don't have that of how to deal with that type of
11 noise. Or what needs to be put in to deal with
12 that type of noise.

13 DEPUTY MAYOR BRENNAN: Yeah, with respect
14 to noise and sound mitigation, there are other
15 things like the signage, maybe tweaking the
16 lighting. We could implement those without a
17 study.

18 MAYOR STUESSI: Lighting's been done.

19 DEPUTY MAYOR BRENNAN: Right, so I'm just a
20 little reluctant to spend money on landscaping
21 or building a wall or something like that until
22 we really are a little bit more educated on
23 what's going to work or what's not.

24 MAYOR STUESSI: We can definitely advance
25 that and move forward with it and be ready at

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1 the moment the weather changes to actually enact
2 it and have it all teed up.

3 My fear, and to your point of why it should
4 be done is it's going to set the expectations
5 for it. All you need to do is go Greenport High
6 School and stand outside of the basketball
7 court, which I've done when I've gone to a game
8 and closed the door and stood outside and that's
9 inside of a full enclosed building and you can
10 still hear it pretty loudly.

11 We're going to end up, the Board already
12 discussed spending money. We're going to
13 advance this, but some of the issues of hearing
14 people playing basketball, having fun, those are
15 not going to go away by any means. There might
16 be some mitigation to slightly dampen it, but
17 it's not going to be much.

18 I really feel like we need to do more in
19 talking to some community members as how to best
20 approach that. You know, you see something, say
21 something and making the calls to the police
22 department when needed. And I think Lily had an
23 idea in regards to bringing in --

24 TRUSTEE DOUGHERTY-JOHNSON: Yeah, I've
25 reached out to the antibias task force. One of

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1 their missions is to do work, in teaching
2 against homophobia, which has been brought up
3 and I think we all do take seriously and want to
4 address. But I just thought that may be one
5 avenue, but I haven't heard back from them yet.

6 I do think, and I don't know, maybe the
7 antibias task force can do this, but maybe a
8 just little bit more of community meetings where
9 people are talking, and I know Mary Bess was
10 just talking about that. Because I think there
11 are strong feelings and everyone does want the
12 best for the community. But there are differing
13 ideas and it's a hard thing, but so far, I think
14 signage is a good start. I think doing sound
15 studies, we've committed to it and doing it when
16 it is like more in full season makes some sense.
17 Unfortunately, those are slow and small
18 incremental steps. That may be all we can do
19 for at the moment and keep the conversation
20 going.

21 MAYOR STUESSI: Do did you have anything
22 else?

23 DEPUTY MAYOR BRENNAN: Sounds to me like
24 there is some issue about sound and noise and
25 misbehavior and I think the way we address those

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1 are different mechanisms. It's going to take a
2 couple of different approaches, I think, to try
3 and improve the situation to the extent that we
4 can.

5 MAYOR STUESSI: Lily, I know you discussed
6 the mural. You wanted to talk about social
7 media?

8 TRUSTEE DOUGHERTY-JOHNSON: Yeah. So the
9 Communications Committee has been talking and
10 discussing, creating like official social media
11 for the Village and we finally put everything
12 down on paper and you guys all got it this week.
13 Which you might not have had a lot of time to
14 digest it, but I put some links to like Sag
15 Harbor, East Hampton, Riverhead, Shelter Island.
16 I think Southold even has a Facebook page.

17 So it would be a lot of the content that's
18 in the newsletter but just on social media. If
19 we did Instagram and Facebook, they would be
20 linked so that the same content would be going
21 to one or the other.

22 MAYOR STUESSI: PRMG would manage this.

23 TRUSTEE DOUGHERTY-JOHNSON: Well, we were
24 thinking about starting this. It's just that
25 the Communication Committee would manage it. If

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1 PRMG manages it, we may have to bump it up and
2 talk about making a little bit of a budget. I'm
3 not sure it would go within their current hours.

4 MAYOR STUESSI: No, it wouldn't go within
5 the current hours.

6 TRUSTEE DOUGHERTY-JOHNSON: So we did talk
7 to them about it. I don't remember how much it
8 was off the top of my head right now.

9 MAYOR STUESSI: It would seem to me that it
10 makes sense to flush out what they would charge
11 for it because they're doing so much. For you
12 to make a recommendation to the Board because we
13 all know we can't find enough volunteers to do
14 things as it is and our Communication Committee
15 is hard working as it is.

16 TRUSTEE DOUGHERTY-JOHNSON: Yeah, they did
17 give me a number. I don't remember, but I can
18 find it and get it to you guys.

19 DEPUTY MAYOR BRENNAN: Would the
20 information be completely duplicated if it goes
21 from the website to Facebook or Instagram? So
22 people are using those channels will get the
23 same information?

24 TRUSTEE DOUGHERTY-JOHNSON: Yeah, I was
25 thinking because you can do this. Like

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1 Instagram and Facebook can be completely linked.
2 You post something on Instagram and it
3 automatically goes to Facebook and it's just
4 exactly the same. The website is a little
5 different and then the newsletter would be a
6 little different.

7 I'm not saying not every, well, we could do
8 it multiple ways, but not every single thing
9 that's on the website would necessarily go on
10 social media. Not everything that goes on the
11 newsletter. But, yeah, they could be
12 completely, they don't have to be, but that
13 makes it easier. I think the thing is, most
14 people, well, some people are on both but some
15 are only on one or the other. So this is a way
16 to reach many people.

17 DEPUTY MAYOR BRENNAN: Yeah, I think that's
18 good.

19 TRUSTEE DOUGHERTY-JOHNSON: It makes it
20 simple. It's less work. I mean, the other
21 thing is like we don't have to do both but it
22 seems like if we're doing it anyway, we might as
23 well. It's just as easy to put them together.
24 It's just something to think about.

25 In doing the newsletter, it has been good,

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1 but people get so much email, as we all know,
2 and I think people don't always see that. We
3 get so much of our information from social
4 media. It's just another way for us to be
5 communicating to the public.

6 I can definitely get the budget information
7 to you, and we can continue talking unless
8 you're thinking about doing it really soon.

9 MAYOR STUESSI: Do you have anything else,
10 or should we move to see if anybody wishes to
11 speak on the public record?

12 TRUSTEE PHILLIPS: I would like to thank,
13 as you know the Halloween parade is coming up
14 October 25th and I would like to thank the
15 friends of Mitchell Park for taking up the tab
16 for the carousel rides for the two hours that we
17 traditionally we've always paid for the Village,
18 but I felt this year since we had the carousel
19 down that that wasn't really something that we
20 could do. So I reached out to the friends of
21 Mitchell Park and they are going to be funding
22 the two hours, similar to when they do the ice
23 skating rink and other things. And the Business
24 Improvement District has, Nancy has been
25 extremely busy contacting the merchants and they

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1 are very excited this year for their trick or
2 treats so, hopefully, we have a sunny day and
3 it's not too cold.

4 And anybody else wants to come in costume
5 the same way I am, please come join me.

6 MAYOR STUESSI: I don't have a witch
7 costume.

8 TRUSTEE PHILLIPS: You don't have to have a
9 witch costume.

10 MAYOR STUESSI: But I can find something
11 else.

12 Speaking back to social media, I know we
13 chatted about somebody had mentioned that there
14 were some inaccuracies on that post. You
15 probably haven't been able to talk to whoever
16 put that together yet. But it speaks to making
17 sure content is correct before it goes out.
18 With us working with the BID, making sure that
19 everything we do is responsible, making sure we
20 review it.

21 TRUSTEE DOUGHERTY-JOHNSON: Yes. That's
22 the hard part. If PRMG does it, we still have
23 to create the content, which is a lot of work.
24 So part of me thinks it's not worth it. Yeah,
25 to be determined.

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1 MAYOR STUESSI: Dinni raised her hand.

2 Mary Bess, anything else?

3 TRUSTEE PHILLIPS: No.

4 MAYOR STUESSI: Dinni, you wanted to speak
5 on the record?

6 MS. GORDON: This is the public comment
7 part, right?

8 MAYOR STUESSI: It is. I just said, does
9 anybody from the triumvirate, the three of you.
10 You're on next.

11 MS. GORDON: I'm really representing the
12 Housing Committee. We have met a couple of
13 times to discuss the current proposal for
14 restricting short-term rentals. And, although,
15 the hearing is closed, we wanted to make a
16 little contribution to the moment when you may
17 be going to enact this legislation that's
18 proposed for the code.

19 Although our conversation was intended to
20 center on specific provisions, we kept returning
21 to the core problems that make restrictions
22 necessary. Two of our members, the members of
23 this committee, have lived in Greenport all
24 their life and others for many decades and
25 another was born and raised here has lived here

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1 all his life. All of them expressed dismay
2 about how as Greenport transitioned into a
3 resort community, short-term rentals really
4 transformed neighborhoods.

5 One person said, "My neighborhood has
6 really been devastated by the combination of
7 lots of empty houses and then occasional
8 arrivals of noisy people on weekends."

9 Beginning about 20 years ago, the sense of
10 community, block by block, has declined in
11 several areas; increased traffic, empty houses
12 except for summer weekends, transient newcomers
13 who may or may not respect the spaces they have
14 rented. This trend is, of course, not
15 attributable solely to short-term rentals, but
16 it's undeniable as John eloquently put it during
17 the hearing, that the houses used for that
18 purpose are unavailable for residents who need
19 them.

20 This Board has grappled with this and
21 previous boards for a long time. This Board,
22 for a couple of years, to no avail.
23 Unrestrained, granted permission for highly
24 profitable weekend rentals has been a boon to
25 Greenport homeowners, investors, and business

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1 people alike. Inextricably linked to more
2 visitors discovery of the charm and resources of
3 the Village and its bucolic surroundings. We
4 have not found ways to manage this problematic
5 windfall so that residents can realize some
6 benefits of the golden egg without killing the
7 goose that laid it.

8 But now we have a proposal to bring order
9 to renting short term, and I think order is
10 important in this as you're thinking about
11 enacting the legislation. Will this bring
12 order? I think it probably will. It enables
13 rental permits for three kinds of situations and
14 mandates a reasonable process for regulating the
15 scheme. It recognizes the interests of local
16 property owners and residents while sending a
17 message of concern for the preservation of
18 community and legality as we shape our Village.

19 Code change will be only a partial solution
20 to the residential disruption of short-term
21 rentals and won't address our housing crisis
22 more generally, but it is a beginning and if
23 this iteration doesn't work, we can try again.
24 This is not forever.

25 Our committee deliberations, you will not

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1 be surprised to hear, kept returning to the
2 question of whether any scheme can be
3 effectively implemented and enforced and we
4 would like the Village Board to consider
5 carefully measures that can be adopted that
6 realistically can monitor rentals and followup
7 on evidence of rule breaking.

8 We look forward to participating in further
9 discussions of plans for implementing and
10 enforcement. You should feel free to consult
11 the committee, and we should feel free to tell
12 you what we think about the registration, the
13 monitoring, the enforcement. These matters that
14 are not just policing; they are also planning.
15 And I think that's part of what our committee
16 should be helping with. So thank you very much.

17 MAYOR STUESSI: Thank you, Dinni.

18 Mr. Saladino?

19 MR. SALADINO: My name is John Saladino. I
20 live at 314 6th Street.

21 I know the public hearing is closed. I
22 just want to make a few comments on your
23 comments tonight about short-term rentals.

24 But I have a question first. What would
25 the sign say that you would like to hang up in

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1 the basketball court? What would that sign say?

2 DEPUTY MAYOR BRENNAN: I think it would be
3 about courtesy.

4 MAYOR STUESSI: The language, I'll be glad
5 to share it with you.

6 TRUSTEE DOUGHERTY-JOHNSON: Honestly, I
7 don't remember because it was a while ago.

8 MAYOR STUESSI: It was about treating each
9 other with respect and using courtesy, to
10 Patrick's point.

11 MR. SALADINO: Okay.

12 DEPUTY MAYOR BRENNAN: I don't think it's
13 too much to ask --

14 MR. SALADINO: For people to be nice? I
15 agree with you 100 percent. But in the heat of
16 a basketball game on a hot summer's day, people
17 bumping heads and stuff, I don't know. I like
18 the idea about the antiviolence task force maybe
19 go down there on a Saturday. This way peer
20 talking to peer. I don't know. I don't have a
21 solution. I don't have a solution to anything.

22 The comment I would like to make about
23 short-term rentals is, tonight I heard Trustee
24 Phillips and Trustee Robins emphasize that the
25 community, the business community needs this.

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1 The Mayor talked about the community as a whole,
2 which is kind of like my idea.

3 You guys are elected to represent
4 everybody. I understand economic engine. I
5 understand the community needs this. The
6 business community needs this. I saw the BID
7 president affirming that with his hand gestures
8 and head shakes.

9 To me, the business community sees
10 Greenport as a toolbox. It's a way, it's a
11 toolbox to them. It's not their community. The
12 Mayor kind of alluded to how neighborhoods
13 change. Dinni certainly did.

14 My own personal experience, I have a
15 short-term rental nextdoor to me. I have zero
16 complaints about noise. I have zero complaints
17 about parking, about unruly behavior, about beer
18 pong. Never saw it. If anything, they probably
19 have a bigger complaint about me.

20 MAYOR STUESSI: You do have the best beer
21 pong games in the whole Village.

22 MR. SALADINO: So I don't have a problem,
23 like some people might have, with noise, with
24 parking, over overcrowding, with bridesmaids and
25 stuff. My concern is about community.

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1 Maybe you folks don't know, COVID was
2 brought up, during COVID, my wife and I were
3 Patient Two and Patient Three in Greenport. We
4 were diagnosed in the parking lot at the
5 hospital. They wouldn't even let us in the
6 hospital.

7 The day after that, we had a quarantine
8 notice pinned to our door from the Suffolk
9 County Department of Health Services. A
10 quarantine notice and a bag with a thermometer
11 and a sign up sheet, like, take your temperature
12 every four hours. When you don't have a
13 temperature for the next 11 days, you're allowed
14 out of the house.

15 My point in bringing this up was we
16 couldn't shop. We didn't know we were going to
17 being quarantined. My family lives six hours
18 away. Every day there was food on my porch.
19 There was a big deal about toilet paper, paper
20 towel. Every single day there was a hot meal
21 out there. You don't get that from the guy
22 that's here for the weekend. You don't get that
23 from somebody that's showing up on Friday night
24 and leaving Sunday before 11:00 in the morning.
25 You get that from your neighbors.

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1 When we talk about community, that's what
2 community means. My community is not some guy
3 that's driving from Babylon and looking for a
4 good meal at a waterfront restaurant. That's
5 not my community. And I know I've spoken this
6 many times and I spoke on the mandate that this
7 Board gave the Code Committee. The Village
8 Board gave the Code Committee a mandate to see
9 what you could do to create more year-round
10 housing. I'm not in favor of this law. Even
11 though I spoke up, I'm not in favor of anything.
12 I'm in favor of (inaudible), but when I heard 30
13 days, I was like, all right.

14 Now it's turned into exactly what it is.
15 We're talking about enforcement. Enforcement is
16 a fantasy. It should be some reality show on
17 television. It's a fantasy, and to emphasize
18 that point, I have two words: leaf blower. We
19 had months of meetings about leaf blowers. We
20 had this room packed about leaf blowers. People
21 crying health and welfare. I'm going to get a
22 brain tumor. This is gonna happen, that's gonna
23 happen. I don't know. The guy next door is
24 still using a gas-powered leaf blower. My
25 landscaper went out and bought electric leaf

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1 blowers. He doesn't use them because nobody
2 cares. I don't care.

3 So when we talk about hiring a code
4 enforcement officer, hiring a -- what was the
5 other thing?

6 MAYOR STUESSI: Expanding clerk hours.

7 MR. SALADINO: Oh, yeah. Expanding clerk
8 hours. How does that do anything? How does
9 that do anything different than now? I just
10 don't understand how this new code is different
11 than exactly what's happening now?

12 There's going to be a loophole. When
13 somebody, your attorney's here. He'll tell you
14 when somebody writes a law, there's somebody out
15 there writing some way to get around that law.

16 I don't want to be disrespectful. This
17 code, right now, is lip service. It's lip
18 service to the public. You say, well, the
19 community wants, you keep bringing up the survey
20 that the Planning Board did. Seventy-seven
21 percent of the people on the survey wanted to
22 ban short-term rentals. So if we're listening
23 to the community, 77 percent of the people that
24 took that survey, if they represent the
25 community, we should be listening to them.

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1 I read in the Suffolk Times, well, he's not
2 here, but I read in the Suffolk Times that
3 everybody that's running for a Southold Town
4 position, democrat and republican, both are
5 opposed to short-term rental. So here, people
6 are running on it. Maybe you guys are running
7 on it. I don't remember. But, so if 77 percent
8 of your community is opposed to it and every
9 member of the town's elected officials that are
10 currently running now, both parties are opposed
11 to short-term rentals. I mean, who are we
12 pandering to? The merchants? There's a
13 thousand properties in this Village. There's
14 2400 residents. There's 100 businesses, maybe.
15 I would venture to say that the majority of the
16 business owners don't live in Greenport. The
17 property owners perhaps do, but not the business
18 owners.

19 So I just don't see how this accomplishes,
20 I don't see how it accomplishes anything. The
21 amount of short-term rentals are going to remain
22 the same. Somebody is going to find a
23 loophole.

24 There's people digging swimming pools right
25 now in Greenport without permits. You think

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1 somebody that leases their apartment, their
2 basement apartment to some guy for a weekend is
3 going to be on somebody's radar? The only way
4 it's going to happen is if it's complaint based.
5 I'm not going to make a complaint. I'm not a
6 pain in the ass. I'm a pain in the butt here,
7 but I'm not going to call Village Hall and rat
8 my neighbor out or anything. And most of the
9 people that I know feel the same way. So the
10 only way that somebody's gonna violates somebody
11 is like if a neighbor calls and rats on another
12 neighbor. Is that what we want?

13 The code that you're debating now, and I've
14 had the opportunity to look at all the
15 information at least as much as you guys having
16 served on the Code Committee, does nothing.

17 Some of you might know I'm involved in
18 zoning. One of the questions you ask to decide
19 if the benefit to the applicant is greater than
20 the detriment to the Village. Or the detriment
21 to the Village is greater than the benefit to
22 the applicant. There's five questions for an
23 area variance that you go through those
24 questions to make you answer that particular
25 question is, is it a detriment to the community?

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1 And I think, undeniably, I mean, the community
2 is not the two or three blocks on Front Street.
3 The community is one square mile. We have to
4 admit that. So if you've to weighed it. You
5 said, "Well, we have to weigh it."

6 If you weigh it, is the benefit greater
7 than the detriment? No, the detriment is
8 greater than the benefit. So I don't
9 understand.

10 Any law you pass, any code change you make,
11 somebody is going to be angry. Somebody is
12 going to be angry. The needs of the benefit of
13 the few. I mean, the Planning Board did a
14 survey. Their own survey tells you, if you can
15 believe the survey, and obviously, you guys, you
16 tout it every week. You do. You do. So 77
17 percent, I believe it was 77 percent of the
18 people on that survey were opposed to short-term
19 rentals. Why not listen? Who are we caving to?
20 The seven people that show up here and tell me
21 you're stealing my pension. Or I need this
22 money to pay my mortgage. I heard one guy say,
23 yeah, I rent my house. I don't have enough
24 money to pay for my house. I rent my house when
25 I go on vacation. Really? When I was coming up

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1 and I had no money, I couldn't go on vacation.

2 I had no money. I had to stay home. I got a
3 second job. I didn't rent my house.

4 I'm on a rant here. I apologize. It's
5 late. Thank you, folks. Thanks for listening.

6 MAYOR STUESSI: Thank you, John. Always
7 thoughtful and important comments.

8 Mr. Fisher?

9 MR. FISHER: Gavel to gavel, good job.

10 MAYOR STUESSI: I'm pleased the Board was
11 able to support and we'll have a resolution next
12 week for moving your event. Obviously.

13 MR. FISHER: Thank you.

14 MAYOR STUESSI: Sorry you got rained out
15 over the weekend.

16 MR. FISHER: Everybody got wet.

17 MAYOR STUESSI: With that, I'll make a
18 resolution to, a motion to close the meeting.

19 TRUSTEE DOUGHERTY-JOHNSON: Second.

20 MAYOR STUESSI: All in favor?

21 ALL TRUSTEES: Aye.

22 MAYOR STUESSI: Motion carries.

23 Thank everybody for a long evening.

24 (This work session concluded at
25 9:44 p.m.)

CERTIFICATION

I, D. Leigh Chapman, a Notary Public in
and for the State of New York, do hereby certify:

THAT the forgoing is a true and accurate
transcript of my stenographic notes.

IN WITNESS WHEREOF, I have hereunto set
my hand this 26th day of October, 2025.

D. Leigh Chapman
D. LEIGH CHAPMAN

<p>ALL TRUSTEES: [8] 2/6 6/18 9/21 10/6 10/18 143/16 144/9 183/21 ATTORNEY: [1] 136/14 AUDIENCE MEMBER: [3] 89/17 89/19 100/20 CHAIRMAN SADKIN: [2] 17/22 27/21 CHAIRPERSON CLAUDIO: [23] 11/4 15/21 16/4 16/6 16/16 16/21 17/4 17/17 18/4 18/24 19/13 20/4 20/14 20/18 20/22 21/17 22/23 23/17 24/14 25/4 25/16 26/21 27/10 DEPUTY MAYOR BRENNAN: [88] 2/4 4/16 9/19 10/1 10/16 20/1 20/12 20/15 20/20 21/12 22/3 33/9 37/6 37/11 41/17 41/20 49/2 49/6 53/15 54/10 61/2 61/13 61/23 62/10 62/16 62/23 63/5 66/6 67/22 70/9 71/16 80/4 80/23 81/7 87/1 88/25 90/10 102/13 103/9 103/12 103/17 119/2 120/4 126/18 127/4 127/10 130/23 131/5 132/14 134/4 135/3 135/23 137/24 138/3 138/8 139/2 140/4 141/22 142/9 144/13 146/1 147/18 147/24 148/9 148/15 148/19 149/8 150/15 151/14 151/24 152/7 153/11 153/21 155/7 156/2 156/23 158/21 159/5 159/15 159/25 162/9 163/13 163/19 165/23 167/19 168/17 175/2 175/12 MAYOR STUESSI: [193] MR. FISHER: [3] 183/9 183/13 183/16 MR. SALADINO: [6] 129/19 174/19 175/11 175/14 176/22 179/7 MR. VANDERBERG: [1] 100/9 MS. GORDON: [3] 120/3 171/6 171/11 MS. HELLER: [7] 6/21 6/23 7/18 7/21 7/25 8/17 8/21 MS. SMITH: [9] 90/3 90/6 90/12 90/17 91/6 97/25 98/20 99/17 101/3 NAYOR STUESSI: [3] 82/14 109/10 147/13 THE CLERK: [26] 28/9 31/7 32/24 33/21 35/15 35/19 36/12 37/3 37/10 37/13 38/23 39/1 39/6 40/1 40/12 41/1 41/19 41/22 41/25 42/7 42/13 43/2 43/7 43/12 43/22 104/23 TRUSTEE DOUGHERTY-JOHNSON: [52] 8/7 8/10 8/12 10/4 27/5 27/19 28/2 32/12 33/19 43/17 43/20 43/23 44/3 44/15 56/24 62/20 82/19 83/4 83/17 98/16 104/6 104/14 110/25 111/7 111/13 115/16 131/13 135/15 137/17 138/20 139/6 139/14 139/24 140/25 141/15 141/20 141/24 143/4 144/7 156/16 161/20 161/24 164/24 166/8 166/23 167/6 167/16 167/24 168/19 170/21 175/6 183/19 TRUSTEE PHILLIPS: [99] 6/16 9/16 10/12 23/5 24/5 24/19 25/13 33/10 38/19 38/24 39/2 39/7 40/18 41/23 43/5 45/12 47/15 47/17 52/10 53/3 53/12 54/17 55/1 56/10 59/8 59/21 59/24 60/5 60/11 60/16 60/23 64/10 64/20 65/23 70/17 72/16 72/23 73/7 81/13 81/19 82/7 82/12 82/18 82/21 85/4 86/3 86/11 89/5 89/10 100/6 103/20 104/5 104/18 105/5 107/16 108/4 109/15 113/10 115/15 116/19 117/4 117/25 129/6 129/20 130/16 132/6 133/9 136/11 137/9 138/10 140/12 140/16 141/8 141/17 141/25 143/14 143/18 145/23 148/8 150/12 150/17 151/21 152/5 152/12 153/2 154/16 156/25 157/9 158/7 159/13 159/23 160/14 160/24 161/22 162/2 163/7 169/12 170/8 171/3 TRUSTEE ROBINS: [38] 16/10 16/19</p>	<p>17/15 17/20 18/1 18/20 35/12 35/18 51/21 53/8 53/14 57/2 65/15 65/24 69/22 71/20 72/9 87/3 87/15 87/19 89/8 105/7 107/14 108/18 109/6 109/13 111/11 114/20 118/3 118/19 127/15 132/11 133/8 133/12 133/18 135/13 137/8 137/14 UNKNOWN SPEAKER: [1] 142/18 VILLAGE TREASURER: [42] 7/14 8/18 8/22 46/7 47/16 47/22 48/5 57/4 59/14 59/23 60/2 60/9 60/15 60/19 60/25 61/8 61/18 62/4 62/13 62/19 63/2 63/22 64/12 65/10 65/21 67/3 68/5 69/24 70/7 70/11 71/8 71/24 72/22 72/25 74/13 81/17 81/20 81/24 82/10 138/12 151/12 153/10</p>	<p>200 [1] 114/24 2010 [1] 45/12 2011 [1] 52/11 2012 [1] 52/11 2014 [2] 74/25 75/3 2019 [2] 11/9 26/25 2020 [1] 18/18 2024 [1] 96/2 2025 [8] 1/9 6/14 9/24 74/17 74/18 143/9 143/25 184/9 2026 [6] 13/2 31/22 31/23 32/9 102/17 154/3 21st [1] 34/13 234,000 [1] 72/18 24-hour [1] 16/14 240 [1] 18/6 2400 [1] 180/14 25th [3] 28/15 28/22 169/14 26th [4] 28/16 28/20 130/18 184/9 27th [1] 29/1 28 [1] 63/2 28th [1] 29/2</p>	<p>3 30 [1] 178/12 30-day [1] 105/16 300 [1] 59/19 314 [1] 174/20 31st [1] 12/20 32 [1] 120/19 35 [1] 18/9 36 [2] 12/18 13/16 3rd [2] 6/23 156/7</p>	<p>4 40-foot [1] 150/25 48 [7] 149/23 149/25 150/9 150/13 152/3 152/9 153/12 4:30 [2] 4/21 5/8 4:30 a.m [1] 2/24 4th [1] 146/18</p>	<p>5 50 percent [1] 11/24 530 [1] 17/23 543 [1] 6/23 550 [3] 11/16 17/22 17/25 555 [1] 17/21 5:00 p.m [2] 5/25 10/23 5th [6] 44/16 44/17 45/6 45/21 77/7 157/19</p>	<p>6 600-dollars [1] 114/24 65 [1] 67/13 6:04 [1] 1/10 6th [2] 44/17 174/20</p>	<p>7 70 [2] 63/1 63/5 76 [1] 21/21 77 [3] 179/23 180/7 182/16 77 percent [1] 182/17</p>	<p>8 8th [1] 44/23</p> <p>9 90 [1] 73/14 9:00 a.m [1] 28/20 9:00 at [1] 157/7 9:00 or [1] 157/5 9:44 [1] 183/25</p>
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