

VILLAGE OF GREENPORT

COUNTY OF SUFFOLK: STATE OF NEW YORK

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VILLAGE OF GREENPORT

BOARD OF TRUSTEES

REGULAR SESSION MEETING

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Third Street Fire Station

April 23, 2026

6:00 p.m.

B E F O R E:

KEVIN STUESSI - MAYOR

PATRICK BRENNAN - DEPUTY MAYOR/TRUSTEE

LILY DOUGHERTY-JOHNSON - TRUSTEE

JULIA ROBINS - TRUSTEE

MARY BESS PHILLIPS - TRUSTEE

A L S O P R E S E N T:

CANDACE HALL - VILLAGE CLERK

BRIAN STOLAR - VILLAGE ATTORNEY

REPORTED BY: EILEEN MONTEAGUDO

1 BOT Regular Session 4/23/2026

2 MAYOR STUESSI: I would like
3 to make a motion to open the Regular
4 Session of the Board of Trustees for
5 April 23rd.

6 DEPUTY MAYOR BRENNAN:
7 Second.

8 MAYOR STUESSI: All the favor?

9 (ALL AYES.)

10 Please stand for the Pledge of
11 Allegiance.

12 (Whereupon, the Pledge of
13 Allegiance was recited.)

14 MAYOR STUESSI: Can we get a
15 moment of silence for the following
16 villagers: Richard Stanley Wells,
17 and Ralph Mims, III.

18 Please be seated.

19 Couple of announcements:
20 Village Brush Pickup schedule has
21 been published on the website.
22 Biweekly pickups began on April 7th.

23 We would, again, like to
24 remind folks to please utilize the
25 disposable brown paper bags for grass

1 BOT Regular Session 4/23/2026

2 clippings, and for leaves to help
3 keep all of that out of our drains.

4 The Greenport Fire Department
5 Spaghetti Dinner fundraiser is this
6 Saturday, April 25th. I hope folks
7 can come and enjoy the festivities,
8 and help raise some money for the
9 Fire Department.

10 DEPUTY MAYOR BRENNAN: If I
11 may, that will be here from 4:00 to
12 8:00 p.m. on Saturday, and you can
13 purchase tickets for \$25 a piece. I
14 have some if anybody wants to see me
15 afterwards. Also, they will accept
16 walk-ins at \$30 a piece. Thank you.

17 MAYOR STUESSI: Thank you.

18 With that, we are going to
19 make one small change in order here.

20 First up, I would like to
21 welcome Beth Doyle, the Greenport
22 Unified School District
23 Superintendent, to speak on the
24 2026-'27 budget.

25 BETH DOYLE: Thank you.

1 BOT Regular Session 4/23/2026

2 I also have our business
3 official here, Chuck Scheid. He
4 joined the District in January, and
5 he is shared with the Southold School
6 District.

7 So, good evening. Thank you
8 so much for having me here again.
9 This is -- I'm taking this
10 opportunity to share with you our
11 upcoming budget for the '26-'27
12 school year.

13 So, as many of you know, this
14 is my first budget as Superintendent
15 at Greenport Schools, and I want to
16 begin by being very direct about
17 where we are. So, over the past
18 several years, the District has used
19 fund balance and reserves to balance
20 the budget and close budget gaps.
21 So, in very simple terms, fund
22 balance and reserves are like savings
23 accounts. They are one-time funds
24 money that has been set aside in
25 prior years. And using those funds

1 BOT Regular Session 4/23/2026

2 can get you through a tough year, but
3 you can't rely on them year after
4 year, because once that money is
5 spent, it is gone. The challenge is
6 that our expenses continue every
7 year, but those savings do not. So
8 over time, that creates a gap between
9 what we spend, and what we bring in.

10 We are now facing a structural budget
11 gap of approximately \$3.1 million.

12 The proposed budget for '26-'27
13 school year is \$25,995,000, which is
14 actually a 3.58 percent decrease from
15 last year's budget.

16 I also want to take a moment
17 to address something that may feel
18 confusing to the community. So, in
19 March, I was here talking about the
20 capital reserved for our athletic
21 complex. That vote, which the
22 community approved, allows the
23 District to use funds that are
24 already set aside in a restricted
25 savings account for specific capital

1 BOT Regular Session 4/23/2026

2 projects, like facilities
3 improvements that we are doing in the
4 athletic complex. Those funds cannot
5 be used for day-to-day expenses, for
6 operating costs, salaries, benefits;
7 things like that. So while the
8 timing may feel connected, the
9 capital reserve vote did not cause
10 this budget cap, and it cannot be
11 used to solve it. Those are
12 restricted funds strictly for capital
13 and facilities projects. Legally, we
14 cannot use them for anything else.

15 So, this gap is not a result
16 of a single decision. It is driven
17 by a combination of factors: Rising
18 operating costs, which we are all
19 facing, insurance, healthcare,
20 retirement contributions, debt
21 service, relatively flat state aid.
22 We are still waiting on our final
23 state aid percentages. So, it was
24 1 percent last year. We are thinking
25 it is going to be about 2 percent,

1 BOT Regular Session 4/23/2026

2 which is only about \$58,000 in
3 foundation aid. Increasing staffing
4 levels in recent years, which I'll
5 address, and financial obligations
6 including debt service that we must
7 meet.

8 So, in 2019, the District went
9 out for a bond for school
10 improvements, and now the peopler
11 were taking short-term financing for
12 the past five years. So now, we are
13 converting to a bond, so it increases
14 our debt service payment by about
15 \$200,000 a year.

16 I also want to be clear about
17 one very important contributing
18 factor: In the 2024-'25 school year,
19 the District significantly increased
20 staffing, which led to a double digit
21 increase in overall staffing costs.
22 About 20 people were added in
23 one year. While those additions
24 supported programs at the time, they
25 also increased our ongoing expenses.

1 BOT Regular Session 4/23/2026

2 So, when you combine that with the
3 use of one-time funds, like reserves,
4 it created a situation that is not
5 sustainable long-term.

6 Over the past several months,
7 Chuck and I have been working very
8 closely to close that gap
9 responsibly. Some of the things we
10 have done: Examining all our revenue
11 sources, streamlining our
12 expenditures; specifically to
13 attrition, identifying operational
14 efficiencies, and most difficult:
15 Making reductions in staff.

16 I want to acknowledge directly
17 that these decisions impact people.
18 We have excessed 21 Greenport staff
19 members that will not be returning
20 next year. These decisions were not
21 made lightly, and they were not made
22 quickly. They were made with a focus
23 on long-term stability for the
24 District.

25 So, I have a handout for you

1 BOT Regular Session 4/23/2026

2 tonight. On here is a QR code to
3 last night's budget presentation, and
4 then also, the Adopted Budget, which
5 is on the left; the At Cap Budget;
6 and then the Contingency Budget. And
7 I explain what I'm talking about in
8 each of those.

9 Would anyone like -- okay.

10 Okay. So, on that handout,
11 you'll see three scenarios: A
12 contingency budget, a budget at the
13 tax cap, and the budget that was
14 adopted by the Board of Education on
15 Tuesday night, which exceeds the tax
16 levy cap at 7.71 percent.

17 I'm not going to walk through
18 each number. That information is
19 there for you, along with the full
20 presentation on our website, and that
21 QR code there. Instead, I want to
22 focus on what this decision means.

23 So, as you know, New York
24 State has a property tax cap levy.
25 It has been in place for schools for

1 BOT Regular Session 4/23/2026

2 the past 15 years, which limits how
3 much a district can increase its tax
4 levy each year. Budgets within the
5 cap require a simple majority vote to
6 pass. Budgets that exceed, as the
7 case with the budget adopted by the
8 School Board on Tuesday, requires a
9 majority of 60 percent of voters.
10 Greenport has remained within the tax
11 cap for the past six years. This
12 year, given the structural gap and
13 the goal of preserving programs for
14 students, the Board adopted a budget
15 that exceeds that cap. The reason
16 the budgets are shown is to provide
17 context.

18 A contingency budget would
19 require deeper reductions and
20 significantly limit flexibility
21 moving forward.

22 A budget at the tax cap would
23 still require substantial cuts, and
24 impact programs and opportunities for
25 students.

1 BOT Regular Session 4/23/2026

2 The budget that was adopted
3 preserves the most for students while
4 still requiring difficult reductions.

5 So, the question now, in front
6 of the community is whether to
7 support the budget that was adopted
8 and the level of programming and
9 opportunity it preserves for
10 students.

11 So, at the of the day, this
12 comes back to the simple idea that I
13 keep saying: The money has to meet
14 the mission. The budget we adopt
15 reflects the priorities we set for
16 our students, and for this community.
17 Thank you.

18 With that, Chuck and I are
19 here tonight to answer any detailed
20 financial questions that you might
21 have. I appreciate your time.

22 MAYOR STUESSI: Thank you very
23 much, Beth. It has been wonderful
24 having you over the last -- has it
25 been a year yet?

1 BOT Regular Session 4/23/2026

2 BETH DOYLE: March 5th was a
3 year.

4 MAYOR STUESSI: Okay. You
5 walked into a challenging situation,
6 and have done an exemplary job for
7 everybody; the students, the faculty.
8 We appreciate the partnership on many
9 different things we have all had to
10 work on together.

11 BETH DOYLE: Thank you.

12 MAYOR STUESSI: I don't have
13 any questions.

14 Trustee Robins?

15 TRUSTEE ROBINS: No. I think
16 I agree. You had walked into a
17 difficult situation, for sure. You
18 know, my son went to this school all
19 the way through, you know? And it's
20 hard to see that, you know, some of
21 these things might have to take
22 place, you know? I hope it passes.
23 I really do.

24 BETH DOYLE: We do too.

25 TRUSTEE ROBINS: I'm sure you

1 BOT Regular Session 4/23/2026

2 do, and I'm sure you worked very hard
3 on this, but thank you for being
4 here.

5 BETH DOYLE: Thank you so
6 much.

7 DEPUTY MAYOR BRENNAN: Thanks
8 for being here. Your explanation is
9 very clear, and I appreciate that.

10 Basic questions: Proposed
11 budget closes the gap entirely; is
12 that how that works?

13 BETH DOYLE: It closes the
14 gap, but it also caused us to lay off
15 21 people.

16 DEPUTY MAYOR BRENNAN: I
17 understand that. Thank you.

18 BETH DOYLE: You're welcome.

19 Let me just clarify; we are
20 still working in an operational
21 deficit right now, so we'll know
22 where we stand at the end of the
23 school year this year. We are hoping
24 the budget we put forward at the 7.91
25 will improve things; is that fair to

1 BOT Regular Session 4/23/2026

2 say, Chuck?

3 CHUCK SCHEID: Exactly. In
4 other words, the '26-'27 budget, we
5 anticipate will meet the needs, but
6 it is not going to cover this year's
7 deficit. This is probably more like
8 a two-year problem, and that is why
9 it is a large 70 percent tax
10 increase, because we are a fixed
11 committee of two years. So that, we
12 are going to have to work on. But
13 again, going forward, it will be a
14 few years before we get everything
15 right where we want it.

16 DEPUTY MAYOR BRENNAN: So,
17 your operating reserves are zeroed
18 out at this point?

19 BETH DOYLE: The fund balance
20 was \$92,000. So we still have
21 reserves, but it's capital reserves.
22 They are restricted for specific
23 purposes.

24 DEPUTY MAYOR BRENNAN: What
25 would be your goal for beginning to

1 BOT Regular Session 4/23/2026

2 replenish the fund balance?

3 CHUCK SCHEID: Typically, the
4 goal is --

5 MAYOR STUESSI: I apologize.

6 Can I ask you to state your
7 name for the record?

8 CHUCK SCHEID: Yeah.

9 Chuck Scheid, Assistant
10 Superintendent for Business at
11 Greenport.

12 So, your question as far as
13 what is the plan for fund balance
14 reserves; I mean, typically, the way
15 that the order is, first we want to
16 do the unassigned fund balance. We
17 are restricted at 4 percent of the
18 subsequent year's budget. So that is
19 typically your savings, and that is
20 what you want to build up. When that
21 is built up -- which we had it built
22 up a couple years ago -- then you
23 start building up these reserves, and
24 we follow the regulations, whether
25 from the State Education Department,

1 BOT Regular Session 4/23/2026

2 or the Office of State Comptroller.

3 Whatever those guidelines are, we

4 have been following them. So then

5 the second stage is to build up

6 reserves. Reserves is supposed to be

7 there to help any kind of

8 fluctuation. You don't want --

9 like, we had health insurance,

10 9 percent going up. Sometimes the

11 ERS is going up. So the reserve

12 helps level that out -- that amount.

13 So this way, you don't have to go to

14 the taxpayers for a large chunk. But

15 during bad times though, you use your

16 reserves. So our plan, even though

17 we still have some reserves, it has

18 dropped down quite a bit. We are

19 going to keep using the reserves,

20 because that is what we are there

21 for. The other side would be fund

22 balance.

23 I hope that answers your

24 question. Really, the fund balance

25 is the first stage, then reserves.

1 BOT Regular Session 4/23/2026

2 But when things are going tough, you
3 use your reserves first, and then you
4 use fund balance. So that is the
5 order.

6 Again, we don't want to use
7 reserves. The past budget used a lot
8 more reserves even than what was in
9 there.

10 So, that is a short-term goal.
11 It helps in the short-term, but not
12 in the long-term. As mentioned in
13 '24-'25, we hired a bunch of staff --
14 needed staff, but it wasn't in the
15 tax levy. So the difficulty is that
16 when the reserves -- now we can't
17 use the reserves anymore; where is
18 that money coming from? Greenport
19 gets relatively low state aid, so it
20 is funded by taxpayers.

21 DEPUTY MAYOR BRENNAN: Thank
22 you.

23 MAYOR STUESSI: Trustee
24 Phillips?

25 TRUSTEE BESS PHILLIPS: Thank

1 BOT Regular Session 4/23/2026

2 you both for coming. I watch the
3 school budgets closely, because I'm
4 class of Southold '73, and we are the
5 only one who had an austerity budget
6 for Senior year. So, you can
7 understand that I sympathize with
8 that.

9 Debt service: When they did
10 the original vote to do the
11 construction and improving things
12 that should have been done over the
13 years, they did it in a lump sum
14 fashion. How much has that debt
15 service been eating into your cash
16 flow?

17 CHUCK SCHEID: Again, the
18 increase for next year is anticipated
19 to be roughly \$200,000. As Beth was
20 saying, we have been short-term
21 financing it to go to -- the
22 short-term ends in June. We
23 anticipate to go to a bond in June.
24 So permanent financing the annual
25 cost is going to go up \$200,000 more.

1 BOT Regular Session 4/23/2026

2 TRUSTEE BESS PHILLIPS: All
3 right. So for the past couple of
4 years, you have been doing bonding?

5 BETH DOYLE: Yes.

6 CHUCK SCHEID: Exactly.

7 TRUSTEE BESS PHILLIPS: Okay.
8 So, you have had to take the interest
9 out of that, correct, to renew them,
10 correct.

11 CHUCK SCHEID: Yeah. We have
12 a company who we give guidelines, and
13 we follow their recommendations.
14 They do it based on timing and what
15 the market has.

16 Their recommendation now is to
17 go to permanent financing. Those
18 debt payments are always the same
19 each other.

20 TRUSTEE BESS PHILLIPS: Right,
21 but we had these are debted
22 principals.

23 CHUCK SCHEID: The principal
24 in interest of debt -- there would be
25 an increase of 200,000 from when we

1 BOT Regular Session 4/23/2026

2 had the short-term.

3 TRUSTEE BESS PHILLIPS: So, I
4 guess one question I had brought up
5 at our own budget meeting is the fact
6 that our assessments for properties
7 hasn't been reassessed in a long time
8 in the Town of Southold. And I'm
9 assuming that is something you are
10 looking at as well. You know, they
11 have the grievance dates, which
12 affects the lowering of property
13 taxes, but in the meantime, you know,
14 the Town hasn't reassessed in a long
15 time. So I'm just wondering if your
16 board is thinking about talking about
17 for the Town to the assessors that.
18 We need to kind of take a look at it.

19 BETH DOYLE: Yeah. We'll be
20 at the Town meeting. I think it is
21 May 11th. Don't quote me on that.

22 Do you want to talk a little
23 bit about how that works with the pot
24 of money we get?

25 CHUCK SCHEID: Sure.

1 BOT Regular Session 4/23/2026

2 We are not -- we can't -- we
3 can't affect anything with the
4 assessor valuation. That is why we
5 get the estimated tax increases and
6 we base it off of what the assessed
7 value is right now.

8 TRUSTEE BESS PHILLIPS: Well,
9 that's where we are too.

10 BETH DOYLE: Yeah, you mean
11 advocating.

12 TRUSTEE BESS PHILLIPS:
13 Advocating. Taking a look at
14 reassessing for houses. I have heard
15 about a lot of houses that have been
16 purchased for a lot of money. And I
17 understand it; I don't want to pay
18 anymore either, but it needs to be
19 fair and equitable across the board.

20 MAYOR STUESSI: So, it is a
21 good point. The Village Board in a
22 prior meeting had a discussion about
23 this, and making this an issue when
24 we do our next joint board meeting
25 with the Town of Southold.

1 BOT Regular Session 4/23/2026

2 One of the things -- I have
3 had some conversations with a few
4 individuals -- is about forming a
5 special task force to put some
6 information and ideas together to
7 better inform our ability, and get
8 the school on that as well with us,
9 so we can then bring something to the
10 Town with some level of expertise.

11 BETH DOYLE: Yeah. I would
12 love to be a part of that.

13 MAYOR STUESSI: Fantastic.

14 BETH DOYLE: It is really our
15 biggest revenue.

16 TRUSTEE BESS PHILLIPS: It's
17 your biggest revenue source.

18 MAYOR STUESSI: Maybe you guys
19 should have a conversation from the
20 school line. We are going to have
21 this on our May meeting.

22 DEPUTY MAYOR BRENNAN: What is
23 your debt in proportion to your
24 overall budget?

25 Your budget is \$25 million?

1 BOT Regular Session 4/23/2026

2 BETH DOYLE: \$25 million.

3 DEPUTY MAYOR BRENNAN: How
4 much debt are you carrying?

5 BETH DOYLE: 16.9 is the bond.

6 CHUCK SCHEID: I don't know
7 off the top of my head. Sorry. I
8 can get that to you.

9 DEPUTY MAYOR BRENNAN: What
10 does that cost to service that debt?

11 BETH DOYLE: 1.2, I want to
12 say about.

13 CHUCK SCHEID: Through
14 recommendation, I think the term
15 would be roughly 15 years for
16 financing. That coincides with how
17 much we get building aid; not too
18 much. That is always based over
19 15 years. This way, the debt
20 payments will match the term of how
21 much we get on building aid.

22 DEPUTY MAYOR BRENNAN: So that
23 is about 5 percent of the annual
24 budget.

25 CHUCK SCHEID: I would have to

1 BOT Regular Session 4/23/2026

2 get back to you on that.

3 DEPUTY MAYOR BRENNAN: That's
4 all right.

5 BETH DOYLE: Building aid is
6 about 20 percent.

7 MAYOR STUESSI: Trustee Lily?

8 TRUSTEE DOUGHERTY-JOHNSON:
9 Thank you.

10 I just have a question on the
11 sheet you gave us.

12 On the Contingency Budget,
13 what is AIS services?

14 BETH DOYLE: Academic
15 intervention services.

16 TRUSTEE DOUGHERTY-JOHNSON:
17 Okay.

18 And then just for the public:
19 The vote May 19th is 2:00 to 8:00 at
20 the school?

21 BETH DOYLE: 2:00 to 8:00 At
22 the elementary gym.

23 TRUSTEE DOUGHERTY-JOHNSON:
24 And then if you need to do it on
25 Juneteenth, same hours and same

1 BOT Regular Session 4/23/2026

2 place? If you have to do the

3 budget --

4 BETH DOYLE: I don't know.

5 And I guess I didn't look into that

6 because I'm hoping that isn't going

7 to happen.

8 TRUSTEE DOUGHERTY-JOHNSON:

9 Right. And the registration here is

10 just if you are not registered to

11 vote?

12 BETH DOYLE: Correct.

13 TRUSTEE DOUGHERTY-JOHNSON:

14 And it is only that day?

15 BETH DOYLE: Correct.

16 TRUSTEE DOUGHERTY-JOHNSON:

17 And this is a more bigger picture

18 question, but has this made some of

19 the superintendents sort of think

20 about consolidation anymore? Have

21 you had that conversation, or are you

22 just focused on this for right now?

23 BETH DOYLE: You know, I think

24 we are talking more about shared

25 services. Over the last couple of

1 BOT Regular Session 4/23/2026

2 weeks, I have been in touch with all
3 of the superintendents on the North
4 Fork, especially since I was
5 excessing staff. I wanted to see if
6 I was able to maintain some of the
7 people we had; if we could keep them.
8 For example: We had a behavioral
9 specialist. Does anybody need a
10 behavioral specialist? Most
11 districts contract out. The person
12 didn't end up wanting to be in four
13 different places, so they were on
14 their own.

15 We share a physics teacher
16 with Southold. We share a music
17 teacher with Southold. We share a
18 business official now with Southold.
19 So that, I feel like is the first
20 step. But I think that, you know,
21 boards have to want that. That is
22 not a superintendent's decision, but
23 yeah. It definitely brings that to
24 mind for sure.

25 TRUSTEE DOUGHERTY-JOHNSON:

1 BOT Regular Session 4/23/2026

2 Thank you.

3 BETH DOYLE: You're welcome.

4 MAYOR STUESSI: Again, I
5 really appreciate both of you being
6 here this evening. We will reach out
7 separately on this task force
8 forming.

9 BETH DOYLE: Great.

10 MAYOR STUESSI: I know our
11 Communications Committee, which
12 Trustee Lily had made an effort to
13 help share information with our
14 Village Newsletter, and also, Village
15 Hall on our bulletin board. We would
16 very much like to try to do that
17 again to help you guys out.

18 BETH DOYLE: Yes.

19 MAYOR STUESSI: Even for those
20 who don't have kids. There is a
21 number of them.

22 BETH DOYLE: Yes.

23 MAYOR STUESSI: And those who
24 have kids at other schools outside of
25 Greenport.

1 BOT Regular Session 4/23/2026

2 You guys work hard, and it is
3 the only district on the North Fork
4 that isn't losing students, as all
5 the others are. So, very much,
6 please share with the team how
7 important everybody is. Thank you.

8 BETH DOYLE: Thank you so
9 much. Thank you for your time and
10 support.

11 MAYOR STUESSI: Have a lovely
12 evening.

13 BETH DOYLE: You too.

14 MAYOR STUESSI: Next item on
15 our agenda is a public meeting to
16 receive comments on the following
17 State Liquor Authority application.

18 I remind the public that the
19 Village Board is advisory only to the
20 State Liquor Authority, and
21 ultimately, it is up to the State
22 Liquor Authority to make any
23 decisions.

24 As a matter of process, we
25 typically invite the applicant up to

1 BOT Regular Session 4/23/2026

2 speak to clarify any questions by the
3 Board, and then allow for any public
4 comments in regards to it.

5 With that, I know Village
6 Counsel, Brian Stolar, had a couple
7 of comments in regards to materials
8 received by the board recently as of
9 a couple of days ago, I think; yes?

10 MR. STOLAR: Yep.

11 So, I know the Board has a
12 requirement for consideration and
13 discussion of these applications.
14 That includes a copy of the SLA floor
15 plan, or diagram as they call it, to
16 be provided to the Board to be
17 reviewed by the Board, and to be
18 looked at by the public. The copy of
19 a document that was provided to the
20 Village that you referred to does not
21 appear to be that diagram. So it
22 doesn't qualify -- at least as far
23 as I can read it, it was illegible,
24 at least the copy that I received --
25 does not qualify as the document that

1 BOT Regular Session 4/23/2026

2 you are requesting for this purpose,
3 and that you have adopted a
4 resolution in the past requiring for
5 this purpose. So, the notice that is
6 provided to you is what they call a
7 30-day notice. So, the applicant is
8 required to give you a 30-day notice
9 in advance of the application that
10 they are submitting to the SLA. You
11 know, what I would recommend is that
12 for now, because the applicant is
13 free after those 30 days to apply to
14 the SLA, unless you are provided with
15 that diagram that you submit a letter
16 to the SLA, and say you are still
17 reviewing, it and don't have the
18 information for you to provide any
19 specific kind of recommendation, or
20 your comments or no comments at all.
21 But until you have that information,
22 you are not in the position to make
23 any reason and determination as to
24 what it is you want to say, if
25 anything, to the SLA.

1 BOT Regular Session 4/23/2026

2 DEPUTY MAYOR BRENNAN: Brian,
3 is it not conceivable that the
4 application materials that we
5 received are, in fact, the same that
6 were sent to the SLA.

7 MR. STOLAR: No. The SLA have
8 specific guidance, I guess. They are
9 regulations for what needs to be
10 shown on the diagram. Usually, it
11 has service areas, tables, chairs,
12 basically your layout. And what I
13 saw looked like it was just four
14 walls. I didn't show anything
15 showing any kind of layout, any kind
16 of location where the service area
17 would be. Again, the copy I got was
18 not too legible, so it is possible,
19 but it didn't seem like there was
20 anything other than those four walls,
21 which would not be sufficient for SLA
22 purposes.

23 DEPUTY MAYOR BRENNAN: Yeah.
24 When I zoomed in to the document, I
25 couldn't read the labeling on the

1 BOT Regular Session 4/23/2026

2 plan.

3 MR. STOLAR: Right. And it
4 may just be the format that was
5 provided.

6 MAYOR STUESSI: So, seeing as
7 it was publicly noticed, and the
8 applicant is here, does it make sense
9 to have the applicant speak briefly
10 on it, and see if we have any initial
11 public comments?

12 MR. STOLAR: You may be able
13 to get that tonight if, in fact, the
14 applicant has it with them. So,
15 yeah. Of course.

16 MAYOR STUESSI: All right.

17 Any other questions by the
18 Board for counsel before we ask the
19 applicant to come up?

20 TRUSTEE ROBINS: No. I had
21 the same situation.

22 MAYOR STUESSI: All right.

23 Ms. Miller, would you or your
24 counsel like to come to the podium,
25 please?

1 BOT Regular Session 4/23/2026

2 LEUEEN MILLER: I would love
3 to.

4 Come. I'm not doing this by
5 myself.

6 FRANK BILELLO: Good evening.
7 My name is Frank Bilello [phonetic].
8 I represent the applicant, who is
9 going to introduce herself in two
10 seconds.

11 LEUEEN MILLER: Leueen Miller,
12 424 Fourth Street.

13 FRANK BILELLO: Leueen, as you
14 know, operates -- or maybe you don't
15 know -- operates a bed and breakfast
16 at the location. She operated, I
17 think, for six years, and then COVID
18 came, and a lot of things got lost in
19 COVID, and one of them was not
20 renewing the license. So, we are
21 just basically renewing the license
22 we had before.

23 If I may ask counsel, what was
24 wrong with the plans you were sent?

25 MR. STOLAR: I don't know.

1 BOT Regular Session 4/23/2026

2 They were almost illegible.

3 FRANK BILELLO: Can I see
4 them?

5 MR. STOLAR: I can show you
6 what I have.

7 FRANK BILELLO: This should be
8 the bare bones that you have.

9 CANDACE HALL: That's what he
10 was sent.

11 MR. STOLAR: It looks similar
12 to what we have, correct.

13 FRANK BILELLO: Okay.

14 MR. STOLAR: But it doesn't
15 show -- I think the important part
16 is the service area.

17 FRANK BILELLO: You have to
18 keep in mind this is a bed and
19 breakfast; it's not a restaurant.
20 The rooms that you are looking at are
21 the rooms where the service takes
22 place. There is no service area.

23 MAYOR STUESSI: Would you mind
24 going to the podium, sir?

25 FRANK BILELLO: Sure.

1 BOT Regular Session 4/23/2026

2 While you may be used to a bar
3 or restaurant with a fixture called a
4 bar and restrooms, this is a bed and
5 breakfast. This is a living room,
6 bedrooms, a kitchen, a foyer. I was
7 just in there. It's lovely.

8 MR. STOLAR: So --

9 FRANK BILELLO: So it is not
10 your typical SLA platform.

11 MR. STOLAR: So in the past
12 when you went to the SLA previously
13 and got the original approval, the
14 plan that you are showing now; is
15 that the plan that they deemed to be
16 sufficient for this purpose?

17 FRANK BILELLO: I did not
18 represent Leueen.

19 So, is this the same? Have
20 the premises changed?

21 LEUEEN MILLER: No. The
22 premises haven't changed. As I
23 understood it, I was being asked to
24 show the part of the house where the
25 drinks would be served. And I can't

1 BOT Regular Session 4/23/2026

2 remember. I had another lawyer. It
3 was way, way back. I can't remember
4 what we submitted then, but they --
5 I had an approved license for a
6 number of years, and when COVID came,
7 and I shut down. I sort of delayed
8 in renewing it, and then the time
9 passed, and now I have to get a new
10 one because it's too long since I
11 have had the other one.

12 FRANK BILELLO: But this is
13 the same basic layout?

14 LEUEEN MILLER: Yeah. The
15 house hasn't changed. It's exactly
16 the same. This is where the drinks
17 were served.

18 MR. STOLAR: So, the question
19 is, was there -- the SLA has certain
20 guidelines. Obviously for something
21 like this, it would appear to be
22 different, but is there -- and I
23 think the SLA's concern here would
24 be: It's a bed and breakfast.
25 Obviously, you can have guests there.

1 BOT Regular Session 4/23/2026

2 Do guests have access to the liquor
3 -- guests who may, in fact, be
4 underage? So I would think the SLA
5 would probably want to have included
6 in the layout some indication as to
7 how access to the service area --
8 storage area rather than service area
9 would be provided to assure that
10 people who are not permitted to drink
11 won't drink?

12 LEUEEN MILLER: First, I have
13 very few --

14 MR. STOLAR: And it may not.
15 It could be a home.

16 LEUEEN MILLER: I have the 12
17 and 13 teenagers that come --

18 MR. STOLAR: They raised the
19 age from 12 to 21 a few years back.

20 LEUEEN MILLER: I have a bar.
21 One of these rooms is a bar where the
22 liquor is kept, and that is under
23 lock and key.

24 MAYOR STUESSI: But is this
25 the actual plan that the State Liquor

1 BOT Regular Session 4/23/2026

2 Authority has accepted As part of
3 your application with them?

4 FRANK BILELLO: We haven't
5 filed the application yet. We are
6 giving the courtesy of appearing
7 before you first.

8 MAYOR STUESSI: Yeah, but we
9 were notified by the SLA?

10 MR. STOLAR: No. It's not the
11 SLA. The process is 30 days before
12 you submit an application to the SLA,
13 you are required to notify the local
14 municipality.

15 MAYOR STUESSI: Right.

16 MR. STOLAR: That's what
17 happened. The applicant notifies
18 you, not the SLA. So, sometimes,
19 they haven't completely vetted or
20 completed the plan. Obviously, this
21 is a situation that they are going to
22 have, and they know.

23 MAYOR STUESSI: Okay.

24 MR. STOLAR: But there
25 Certainly would be circumstances

1 BOT Regular Session 4/23/2026

2 where some applicant may not have
3 completed the plan, and would still
4 have to come to you in any event.

5 MAYOR STUESSI: Right.

6 MR. STOLAR: It is also not --
7 not required that you hold a hearing
8 to discuss. It is just the
9 requirement under the statute that
10 you be notified. But given the
11 community, you preferably -- you
12 have the responsibility to assure
13 that it is done in a way that doesn't
14 negatively affect health, safety, and
15 welfare. So this Board, and this
16 Village has consistently asked for
17 specific information so that it can
18 understand. This is a little bit
19 different than your restaurants and
20 your bars.

21 MAYOR STUESSI: Yeah.

22 MR. STOLAR: So, you know, it
23 is a different consideration.

24 Of course, if the Board wants
25 to, under the circumstance given what

1 BOT Regular Session 4/23/2026

2 we are being told, although you have
3 a requirement that the SLA layout be
4 provided, you could either waive it
5 under this circumstance given what is
6 being explained if, in fact, you are
7 comfortable that. And it can be done
8 in a way that shows your
9 consideration, and any report you
10 give to the SLA can be done with the
11 information that you have. And we
12 can certainly do that in this
13 circumstance.

14 MAYOR STUESSI: And, sir, have
15 you dealt with the SLA application?

16 FRANK BILELLO: Oh, yes.

17 MAYOR STUESSI: Yeah.

18 FRANK BILLELO: More years
19 than you're alive. Trust me.

20 MAYOR STUESSI: Unless things
21 have changed, you know, our
22 requirement, as Village counsel said,
23 is to see the actual floor plan, and
24 go to the SLA. And my understanding
25 from having done about 50 of these in

1 BOT Regular Session 4/23/2026

2 the New York State is that, as
3 counsel said, everything needs to be
4 identified, including furniture,
5 where the bar is, where the storage
6 is.

7 FRANK BILLELO: Not furniture.

8 Not anymore. Not furniture. In
9 fact, if I were doing a restaurant
10 today, I would just have to say the
11 one with tables and chairs. I don't
12 have to provide furniture to the
13 state liquor authority anymore.

14 However, full disclosure: I went to
15 the bed and breakfast about an hour
16 and a half ago myself, and there are
17 certain things that are not a hundred
18 percent accurate. We are missing a
19 bathroom. That should be on the
20 plan.

21 I would be more than happy to
22 leave this with you and back it up
23 next week with more detailed plans.

24 DEPUTY MAYOR BRENNAN: Yeah.

25 I think we would appreciate that.

1 BOT Regular Session 4/23/2026

2 And if it is not a hardship, that you
3 provide us with a plan that is going
4 to ultimately be the plan you will be
5 submitting.

6 FRANK BILLELO: Our pleasure.

7 DEPUTY MAYOR BRENNAN: And
8 maybe you can walk us through the
9 application, since you're here now,
10 in terms of what your service would
11 be. You talked about it a little bit
12 before.

13 FRANK BILLELO: That's you.

14 He would like an idea of how you will
15 be serving the guests. Hours, number
16 of people.

17 DEPUTY MAYOR BRENNAN: Yeah.

18 LEUEEN MILLER: I mean,
19 traditionally, I would serve it
20 around 5 o'clock, guests have checked
21 in or they are already there and I
22 would, you know, offer them a glass
23 of wine or beer. Generally, it is
24 wine or beer. It could be harder
25 liquor, but that is very rare. Very

1 BOT Regular Session 4/23/2026

2 rare. So then they sit on the porch,
3 take a glass of wine out on the lawn.
4 And I close in the winters, so --

5 FRANK BILELLO: What time do
6 you usually shut down? Do you know?

7 LEUEEN MILLER: Yeah. I shut
8 down at 7:00.

9 FRANK BILELLO: Alcohol
10 service?

11 LEUEEN MILLER: Yes, alcohol
12 service. So, most people who go to
13 dinner have their pre-dinner glass of
14 wine, or whatever, and wine has
15 gotten more expensive. I have to
16 have someone helping me. So costs
17 increased.

18 FRANK BILELLO: Can I ask a
19 question? When people come back from
20 dinner, do they then have another
21 drink after?

22 LEUEEN MILLER: No. At the
23 bed, no. So it's just -- you know,
24 I mean if somebody wanted something
25 at lunchtime if they were around and

1 BOT Regular Session 4/23/2026

2 wanted a glass of wine and I was

3 there --

4 FRANK BILELLO: What time is

5 checkout?

6 LAUEEN MILLER: Checkout is at

7 11:00.

8 DEPUTY MAYOR BRENNAN: Is this

9 the same service that you were

10 providing pre-COVID?

11 LEUEEN MILLER: Yes, exactly

12 the same.

13 DEPUTY MAYOR BRENNAN: Thank

14 you.

15 MAYOR STUESSI: Trustee

16 Robins?

17 TRUSTEE ROBINS: I'm familiar

18 with the B&B, so I don't have any

19 questions.

20 TRUSTEE BESS PHILLIPS: I was

21 around when the first one was

22 approved, so I don't really have any

23 questions.

24 TRUSTEE DOUGHERTY-JOHNSON:

25 You answered all my questions. Thank

1 BOT Regular Session 4/23/2026

2 you.

3 MAYOR STUESSI: Yeah. Just
4 for an abundance in clarity for the
5 public, if there was somebody was
6 stopping on a bicycle riding by and
7 pointing at your sign, you have a
8 Certificate of Occupancy and license
9 to operate a bed and breakfast; not a
10 public-serving restaurant, which is a
11 very different use, which is I think
12 important for the public to
13 understand.

14 LEUEEN MILLER: I just serve
15 breakfast.

16 MAYOR STUESSI: No, no. I
17 understand. It's a lovely facility.
18 It's just a benefit for the guests.

19 FRANK BILELLO: Exactly. We
20 don't bring in members of the public
21 or anything like that. These are
22 just the eight or ten guests.

23 Is it eight or ten?

24 LEUEEN MILLER: Mm-hmm.

25 MAYOR STUESSI: Is there a

1 BOT Regular Session 4/23/2026

2 motion from anybody on the Board on
3 how to move this forward in line with
4 counsel?

5 TRUSTEE DOUGHERTY-JOHNSON:

6 Don't we have to hear from the
7 public?

8 MAYOR STUESSI: Yeah. Just
9 procedurally, and then we'll see if
10 there is anybody from the public.

11 TRUSTEE DOUGHERTY-JOHNSON:

12 Oh.

13 DEPUTY MAYOR BRENNAN: We can
14 take public comment right now, and
15 then we can reconvene, or you can
16 submit something to us when you have
17 the materials ready, and we could
18 decide at that point, right? Take
19 action on it once you have provided
20 the materials?

21 MAYOR STUESSI: Yeah. So I
22 mean, we would run into the 30-day
23 issue for our next meeting. Well, I
24 guess it would be a little bit less
25 depending on when the notice was.

1 BOT Regular Session 4/23/2026

2 FRANK BILELLO: Can I clarify
3 something?

4 There is no 30-day issues
5 because the 30 days is expired.
6 Counsel knows that.

7 In addition to that, we are
8 not going to be filing for at least
9 another two to three weeks. So it is
10 not like we are going to in any way
11 jeopardize the application.

12 I believe it is a February
13 notice; is that right?

14 CANDACE HALL: No. March 30th
15 is the date on the notice.

16 MR. STOLAR: (Handing).

17 MAYOR STUESSI: Is there
18 anybody from the public that would
19 like to speak on this this evening?

20 MR. STOLAR: So, based on
21 counsel's representation you don't
22 seem to have a time crunch, and you
23 can certainly consider this at your
24 next meeting in May.

25 MAYOR STUESSI: Nobody from

1 BOT Regular Session 4/23/2026

2 the public would like to speak this
3 evening on this?

4 Okay. Are you able to return
5 on the next meeting, the Work
6 Session? You'll send this materials
7 ahead of time?

8 FRANK BILELLO: If I send the
9 materials ahead of time, I would not
10 have to appear again, would I?

11 MAYOR STUESSI: You would not.
12 It might be good for Ms. Miller to
13 attend just in case the Board --

14 LEUEEN MILLER: I can attend.

15 FRANK BILELLO: I drove over
16 three hours for this.

17 MAYOR STUESSI: All right.
18 Thank you both.

19 FRANK BILELLO: Thank you.

20 LEUEEN MILLER: Thank you.

21 MAYOR STUESSI: With that,
22 before we get to resolutions, we'll
23 open it up for public comment for
24 anybody who would like to speak.

25 DAVE KAPELL: Good evening,

1 BOT Regular Session 4/23/2026

2 Members of the Board, Mayor.

3 My name is Dave Kapell. I
4 live at 225 Fourth Street in
5 Greenport. I also run the business
6 at 400 Front Street. I have been
7 there for 45 years.

8 The tide have turned the wrong
9 way for Greenport.

10 In his recent presentation of
11 the proposed 2026-2027 Village
12 Budget, Village Treasurer Adam
13 Brautigam highlighted an alarming
14 erosion of the tax base, on which the
15 Village depends to fund municipal
16 services. Respect to Mr. Brautigam
17 for shining a light on this critical
18 long-term threat to the health and
19 wellbeing of the Village.

20 Just as a fever reveals the
21 underlying health issues for a
22 person, a decline in tax base is a
23 warning trouble ahead for the
24 Village.

25 The tax base reflects the

1 BOT Regular Session 4/23/2026

2 aggregate value of all the properties
3 in the Village. Put simply: When
4 the tax base is growing, the Village
5 is gaining economic value that helps
6 spread the burden of future taxation
7 across a wider base.

8 Conversely, when the base is
9 eroding, as it is now, it is a clear
10 signal the Village is in trouble.

11 What happened?

12 In 2023, following many years
13 of strong investment and consequent
14 tax base growth, this Board imposed a
15 commercial development moratorium
16 followed by a massive, and poorly
17 planned rezoning of the commercial
18 district that imposed great
19 uncertainty and prohibitive new
20 development costs on new business
21 development that have brought
22 investment in downtown Greenport to a
23 virtual standstill.

24 In a prime illustration of the
25 impact these dysfunctional policies

1 BOT Regular Session 4/23/2026

2 have had, a \$36 million investment
3 proposed to expend the Greenporter
4 Hotel was cancelled by its owners
5 after the Village failed to advance
6 the application in a timely manner.
7 This investment alone would have
8 boosted the tax base enough to
9 recover 60 percent of what has been
10 lost in just the last three years.

11 Given the continued
12 high-demand and consequent inflation
13 in residential property values, the
14 dearth of new commercial investment,
15 and the high incidence of store
16 vacancies, it is reasonable to assume
17 that the erosion of the tax base has
18 occurred primarily in the commercial
19 district. This has the inevitable
20 effect of shifting more of the tax
21 burden to homeowners.

22 Higher residential taxes
23 aggravate what is already a severe
24 housing affordability crisis, and
25 drives yet another nail in the coffin

1 BOT Regular Session 4/23/2026

2 of opportunity we offer to attract
3 and retain the young working families
4 we need to keep Greenport true to its
5 economically diverse history and
6 culture.

7 What could possibly be more
8 important to the future of the
9 Village we know and love than paving
10 the way to opportunity for the next
11 generation of Greenporters, starting
12 with an affordable place to call
13 home?

14 What to do?

15 At this late stage, public
16 confidence that Greenport is a safe
17 and supportive place to invest can
18 only be restored by dramatic,
19 deliberate, and focused action led by
20 the Village Board. Small incremental
21 steps will not be effective.

22 Fortunately, opportunity for
23 bold action does exist.

24 There are two large,
25 prominently located commercial

1 BOT Regular Session 4/23/2026

2 properties on Front Street that have
3 sat vacant for years, blighting the
4 heart of the Village, much as the
5 formerly blighted Mitchell property
6 did before the Village acquired it,
7 and turned it into Mitchell Park
8 30 years ago.

9 The arcade has sat vacant for
10 over 10 years. While it is
11 perennially for sale or rent, nothing
12 happens other than continuing decay.

13 At 110 Front Street, two of
14 five stores have been vacant for at
15 least six years with the remaining
16 three becoming vacant in the past few
17 months.

18 In both cases, the owners seem
19 perfectly happy with allowing these
20 run-down sites to continue blighting
21 the Village until some pot of gold
22 magically appears at their doorsteps.
23 Meanwhile, we suffer the consequences
24 of their fantasies.

25 Neither of these buildings has

1 BOT Regular Session 4/23/2026

2 any architectural value to warrant
3 protection. They should be actively
4 pursued for demolition and
5 redevelopment to restore retail to
6 the first floor with two stories of
7 regulated affordable rental housing
8 above. At present, there is strong
9 statewide political momentum, and a
10 multitude of federal and state
11 funding sources available to support
12 affordable housing development and
13 downtown revitalization.

14 How to do it?

15 Ideally, the Village could
16 approach these owners directly, or
17 through an agent, to play a
18 constructive role in promoting a
19 change of ownership. But given the
20 history of these sites, this is
21 probably unrealistic.

22 In the alternative, the
23 Village should consider the exercise
24 of eminent domain to acquire title to
25 one or both sites, and then make them

1 BOT Regular Session 4/23/2026

2 the subject of a robust request for
3 proposals process to plan and
4 identify developers and funding
5 sources to realize that the Village's
6 priorities for the sites.

7 In a landmark decision, the
8 2005 Supreme Court case Kelo v. City
9 of New London upheld the city's use
10 of eminent domain to seize private
11 homes for private redevelopment
12 ruling that economic development
13 qualifies as a public use.

14 In fact, the Little Red
15 Schoolhouse site was acquired by the
16 Village through eminent domain to
17 complete Mitchell Park. It has also
18 been used elsewhere on Long Island to
19 support affordable housing in
20 Brookhaven and Islip Towns, and is
21 currently being used by the Town of
22 Riverhead to complete site
23 acquisition for their Town Square
24 project on Main Street.

25 In the end, this is simply

1 BOT Regular Session 4/23/2026

2 Back to the Future for Greenport.

3 This plan merely takes a page
4 from Village history when most
5 buildings downtown had apartments
6 above stores, often occupied by the
7 storekeepers themselves. This
8 resulted in a downtown that buzzed
9 with life and vitality that supported
10 businesses throughout the year, which
11 is exactly what we need.

12 There is often opportunity in
13 crisis, and I propose such
14 opportunity exists now. But to
15 realize it, this Board needs to
16 confront reality head on, and make
17 the difficult decisions necessary to
18 protect Greenport as the special
19 place it has always been. Anything
20 less will be consignment to the
21 further decay.

22 Just, you know, informally, I
23 recognize that this is a big
24 proposal, and it is fraught with
25 controversy. But that is exactly

1 BOT Regular Session 4/23/2026

2 what we need right now. The public
3 needs to be engaged. Everybody knows
4 that we have got a problem down
5 there. It is just obvious. It is
6 standing in your face.

7 What are we going to do about
8 it?

9 I think there would be
10 enormous interest on the part of the
11 public, and it would serve for a
12 rallying point for the public to come
13 around to informally addressing this
14 urgently, which is there is no place
15 in this Village for our kids to live.

16 I'm available to help any way
17 I can. If the Board finds this
18 interesting, give me a call. I will
19 help any way I can to make it happen.

20 Thank you.

21 MAYOR STUESSI: Thank you for
22 speaking.

23 DAVE KAPPELL: Thank you.

24 MAYOR STUESSI: Is there
25 anybody else that would like to speak

1 BOT Regular Session 4/23/2026

2 this evening? No?

3 DEPUTY MAYOR BRENNAN:

4 (Pointing).

5 PATRICIA HAMMES: Good

6 evening. Patricia Hammes, 603 Main

7 Street.

8 Some of the stuff I was going

9 to talk about I think has already

10 largely been touched upon tonight.

11 But first of all, I wanted to thank

12 the Board for your time and for all

13 of the work that you are doing.

14 I had a couple of questions,

15 observations. Really, this is in the

16 spirit of trying to understand things

17 that relate to some stuff that

18 Mr. Kapell just mentioned in terms of

19 the Village and its financial

20 information. I unfortunately

21 couldn't make the meeting on the

22 budget, and I had to check recently,

23 and I know it wasn't available online

24 last week. But even if it was, when

25 things are at the Schoolhouse, as we

1 BOT Regular Session 4/23/2026

2 all know, the tape is somewhat
3 worthless. So, some of this may have
4 been addressed at that meeting in
5 your discussions, so I apologize.

6 In any event, before I get to
7 the tax assessment stuff, my first
8 question actually was about the
9 proposed local lodging tax and the
10 status of that. My understanding is
11 that draft legislation was introduced
12 in the Assembly side of New York
13 State by our assemblymen, but that
14 the no companion bill has been
15 introduced in the senate side. And I
16 guess my view is that the Village
17 chose to go ahead and allow some
18 level of short-term rentals, and
19 acknowledge the tourism base of our
20 economy, and the importance that that
21 bears, but as part of that, I
22 understood that there was the view
23 that we needed to push through this
24 lodging tax to help deal with some of
25 the infrastructure and other kind of

1 BOT Regular Session 4/23/2026

2 soft problems that the community
3 bears as a result to that.

4 So I was really hoping that
5 you could provide an update on that,
6 what obstacles, if any, there are.
7 Because we all know that numerous
8 municipalities across the State have
9 been successful in getting New York
10 State to allow them to enact this
11 kind of a tax, and whether there are
12 ways that people in the Village could
13 help to try to move this along.

14 So that's my first thing. I
15 only want to respond if --

16 MAYOR STUESSI: Yeah. I'll
17 respond very briefly on that.

18 So, the status of that is, as
19 you're aware, the Board voted to
20 support making a request to the
21 State. Assemblyman Tommy John
22 Schiavoni very rapidly picked this up
23 and brought it forward. He was
24 looking for a co-sponsor. We had
25 made the request of Senator Palumbo

1 BOT Regular Session 4/23/2026

2 to co-sponsor it. So far, he has
3 thus far not agreed to do so. We are
4 supposed to be meeting with him -- he
5 has been gone for two weeks and is
6 back in a week -- to follow up on
7 that.

8 Ideally, you want the local
9 assemblymen and senator to sponsor
10 it. If we are unable to do that,
11 Assemblyman Schiavoni has somebody
12 else who may co-sponsor it.

13 In addition, I am also working
14 with the Mayor of West Hampton Dunes,
15 who is in a similar position pushing
16 this forward as well. So we will be
17 meeting in order to try and convince
18 Mr. Palumbo to do that, and we may
19 look to the public to try and help
20 with that. Otherwise, we would go
21 with some of Assemblyman Schiavoni's
22 suggestion for a backup.

23 PATRICIA HAMMES: Has he given
24 any reason why he doesn't support it?

25 MAYOR STUESSI: I would leave

1 BOT Regular Session 4/23/2026

2 it for him to speak on that. I don't
3 have clarity on that at the moment.

4 PATRICIA HAMMES: I would have
5 thought that if the local community
6 was in favor of it --

7 MAYOR STUESSI: There are
8 certain folks who don't believe in
9 any new taxes. While this would be a
10 tax on visitors instead of the
11 residents, has yet to be seen.

12 PATRICIA HAMMES: Okay. Well,
13 I think it would be helpful if you
14 can keep the community apprised of
15 this because I do think there is
16 interest of this. I think people
17 were assuming this was getting taken
18 care of. And to the extent that
19 there is any reason for people in the
20 community to be more involved and
21 engaged, I'm sure that they would be
22 willing to do so.

23 MAYOR STUESSI: Yeah. It is a
24 lengthy process, as you know, but our
25 main newsletter will certainly have

1 BOT Regular Session 4/23/2026

2 something with an update, and if
3 there is a meeting.

4 PATRICIA HAMMES: So then,
5 moving on to the taxes and the rising
6 -- or our tax increase. As I
7 understand it, the principal reason
8 behind the tax increase isn't so much
9 an increase of the budget as it is as
10 mentioned the declining assessments.

11 And this is something I've kind of
12 struggled with on and off over the
13 years kind of understanding how
14 assessments happen in Southold.

15 As various people -- and I
16 have never really gotten a straight
17 answer. I know that -- it is my
18 understanding that Southold hasn't
19 done a comprehensive reassessment
20 since well before 1974, and I also
21 understand that reassessments are a
22 political third rail in politics. So
23 I'm not actually guessing any kind of
24 comprehensive reassessment may happen
25 any time soon.

1 BOT Regular Session 4/23/2026

2 So, my understanding is that
3 reassessments generally happen --
4 obviously under New York State law,
5 it can't happen on the sale, but it
6 happens in the future --

7 MAYOR STUESSI: Upon
8 construction.

9 PATRICIA HAMMES: Yeah, some
10 kind of construction.

11 So, my related question to
12 that was there has been mention over
13 the last two years in connection with
14 some of my other comments about a
15 lack of a code complaint report,
16 which I still have a question on
17 about municipality [sic], and the
18 municipality being used as the interface
19 between the Village of Greenport and
20 the Town of Southold. And kind of
21 how Southold gives you information
22 about what billing permits are being
23 issued in Greenport, and the
24 situation that would then lead to
25 potential reassessment being looked

1 BOT Regular Session 4/23/2026

2 at. And I believe at one of your
3 meetings a while back, Mayor, you
4 said that Adam was working on trying
5 to match some of that up. And I was
6 just wondering if one: The issues of
7 municipality are being addressed, because
8 obviously, that interface is crucial.
9 And two: If some kind of a review
10 was going on to make sure that we are
11 matching those things up, as well as
12 related to that, and this takes me
13 back to my question about code
14 complaints, I personally am aware of
15 a couple of things that were being
16 done in this Village that never got a
17 building permit. And obviously, the
18 building permit being the first thing
19 for this, and how code complaints are
20 filed, because somebody didn't get a
21 building permit, what kind of
22 followup is being done on that?
23 Again, it just seems to me that we
24 need to be making sure what is
25 happening, and covering all things

1 BOT Regular Session 4/23/2026

2 that interferes with the fiscal
3 health the Village. And so, again,
4 this is more of a trying to educate
5 myself, I guess, kind of thing, but
6 trying to understand how this all
7 fits together.

8 And then on the assessment
9 issue, I mean, my understanding --
10 and again, I think maybe this was --
11 I'm sure it was discussed at your
12 meeting, but I'm not sure it was
13 discussed at a Regular Board Meeting,
14 where maybe the public may have heard
15 it, or if this is something you might
16 also want to address in the
17 newsletter, assuming that I'm right
18 in my understanding, which is that
19 the declining assessments have
20 largely been related to properties
21 that are owned by not-for-profits
22 that have been taken, like the North
23 Fork Housing Alliance, and the
24 Theater, and then also the Hook Eye
25 Plant, which was reassessed.

1 BOT Regular Session 4/23/2026

2 MAYOR STUESSI: Yeah. That's
3 not a not-for-profit, but the Town
4 did reassess Hawk Eye.

5 PATRICIA HAMMES: Yeah. I'm
6 just trying to -- the people I talk
7 to in the community don't really
8 understand when you say the budget
9 cap is going to decrease, and with
10 the assessment value, why that is the
11 case. And so, one: I think
12 communicating that to the public, and
13 again, you may have done that at that
14 meeting, but I'm not sure how many
15 people were at that meeting, and like
16 I said, those tapes, as we all know,
17 aren't very useful at the
18 Schoolhouse. So, similar to what you
19 did with the message on the utility
20 bills, it might be helpful to put
21 something out on that.

22 MAYOR STUESSI: Yeah.

23 PATRICIA HAMMES: I would just
24 suggest that. And again, just
25 following up to try to understand,

1 BOT Regular Session 4/23/2026

2 because the real value on
3 reassessment happens when there is
4 significant construction, and make
5 sure if there is issues with this
6 municipality's interface, that that is
7 being addressed, and staying at the
8 top.

9 MAYOR STUESSI: So, we are
10 working with the Town. As you may be
11 aware, the Town just went through a
12 very significant packing issue. We
13 were separated from them with
14 municipality. The hope is to get back on
15 this together, but putting that
16 aside, there is a very robust effort
17 between the Treasurer's office, and
18 Building Department, where things are
19 checked diligently with the Town to
20 make sure that they have any
21 construction plans and COs. That is
22 being communicated with them. And
23 the bigger issue is going back and
24 double-checking what has been done at
25 a later date on the assessment. I

1 BOT Regular Session 4/23/2026

2 know Adam may have just gotten the
3 new role, or is getting it,
4 evidently, and that would be another
5 secondary check as part of that. If
6 you are aware of anything that
7 apparently didn't have a building
8 permit, we would welcome you to come
9 into Village Hall.

10 PATRICIA HAMMES: That was my
11 next question. If there are
12 complaints made about lack of
13 building permits, how do we deal with
14 that? I mean --

15 MAYOR STUESSI: Well, they
16 have gotten stop work orders. There
17 has been a number of stop work orders
18 that have been done on a number of
19 buildings. It's a total of, like,
20 five or six over the past few months,
21 and they have all been brought into
22 compliance, including several local
23 residents and builders who know
24 better.

25 PATRICIA HAMMES: Yeah. I

1 BOT Regular Session 4/23/2026

2 guess that just makes me happy. That
3 is one of my pet peeves, the lack of
4 the statutory required report of code
5 complaints, which we used to get
6 until two years ago, which had a list
7 of complaints that had been filed,
8 along with the action being taken.

9 There is just no transparency to the
10 public in terms of things like stop
11 work orders. So you might see
12 something going on, and you might not
13 know whether anything is happening
14 with it. And I just, again, would
15 reiterate my request that that report
16 be reinstated. It is required
17 under the code, and I think it is
18 really important information. As I
19 said before -- again, maybe you all
20 have it. But I don't understand how
21 requests -- and how from a resident's
22 standpoint, I think it is just
23 information that used to be
24 available, and was helpful to know,
25 and was helpful so people didn't

1 BOT Regular Session 4/23/2026

2 double report things, and understood
3 what was going on in their
4 neighborhood. And there is been nub
5 none of that in the last two years.
6 So I just ask you, again,
7 understanding it is another word
8 burden for somebody, but presumably
9 that list is being made --

10 MAYOR STUESSI: Yeah. The
11 work is being done.

12 And the other thing as a
13 matter of protocol with the building
14 department is they actively go around
15 and make sure that A: If work is
16 happening without a permit, that
17 there is a stop work order put on.
18 And then on work -- a lot of times,
19 permits don't actually get posted, so
20 people think there is work happening
21 illegally, and frankly there have
22 been a couple that I have even
23 reached out on recently. So they go
24 back, and make sure the applicant
25 puts up their permit.

1 BOT Regular Session 4/23/2026

2 PATRICIA HAMMES: Right. But
3 also, with the short-term rental law,
4 people file complaints about that. I
5 just think that there are a variety
6 of things under our code. People
7 would like to know if there are
8 issues in the Village, and what is
9 being done for them to be addressed.
10 So again, I have said my piece. I
11 have brought this up, and frankly,
12 I'm not going to get up here and say
13 it again. But I just again, these
14 were questions that I had, and I
15 thought, you know, it would be
16 helpful to hear what you guys had to
17 say, and make you aware that I don't
18 think I am the only person in this
19 community who has these questions.

20 MAYOR STUESSI: Yeah. And I
21 think the informational piece in
22 regards to assessing what is helpful
23 for the community, and if I may say
24 so publicly, I want to thank you for
25 bringing that task force to success.

1 BOT Regular Session 4/23/2026

2 It has been very helpful with us.

3 PATRICIA HAMMES: All right.

4 Well, thank you very much.

5 MAYOR STUESSI: Would anybody
6 else like to speak today? Bridget?

7 BRIDGET ELKIN: Hi. Bridget
8 Elkin, 135 Bay Avenue.

9 I simply just wanted to
10 support what Dave Kapell presented.

11 A declining tax base is a
12 signal, not a coincidence. It
13 reflects investment, and uncertainty
14 around development. If we want to
15 reverse that, the priority has to be
16 restoring confidence: Making it
17 easier; not harder, for people to
18 invest in properties.

19 Chapter 150, whether intended
20 or not; the changes to it has made it
21 more difficult for anchor businesses
22 to take root in Greenport. Buying
23 and building without a clear
24 understanding of the approval process
25 introduces real risks. And that

1 BOT Regular Session 4/23/2026

2 uncertainty discourages investments.

3 If we want strong, stable businesses

4 here, we need a clear, more

5 predictable process.

6 And importantly, we don't

7 rebuild the tax base for eliminating

8 competition, or curating content. We

9 rebuild it by welcoming tax base and

10 allowing the businesses to compete,

11 rebuttal, and shape in time. Let

12 entrepreneurs take risks, test ideas,

13 and determine what is actually

14 viable. That is how Greenport has

15 historically operated; by allowing

16 entrepreneurs to take those risks,

17 and find what works.

18 At this point, I believe it

19 requires acknowledging where things

20 are installed, and taking clear,

21 deliberate action to course-correct.

22 Restoring confidence starts with

23 accountability, and the willingness

24 to make the changes needed to get

25 investment moving again.

1 BOT Regular Session 4/23/2026

2 MAYOR STUESSI: Thank you.

3 Anybody else who would like is
4 to speak this evening? No?

5 All right. We are going to
6 take a five-minute break.

7 (Whereupon, a short recess was
8 taken.)

9 MAYOR STUESSI: Julia, will
10 you start with Resolution Number 1,
11 please?

12 TRUSTEE ROBINS: Resolution
13 4-2026-1: Resolution adopting the
14 agenda as printed.

15 So moved.

16 DEPUTY MAYOR BRENNAN: Second.

17 MAYOR STUESSI: All in favor?

18 (ALL AYES.)

19 DEPUTY MAYOR BRENNAN:
20 Resolution 4-2026-2: Resolution
21 accepting the monthly reports of
22 Greenport Fire Department, Village
23 Administration, Village Attorney,
24 Mayor, Board of Trustees.

25 So moved.

1 BOT Regular Session 4/23/2026

2 TRUSTEE DOUGHERTY-JOHNSON:

3 Second.

4 MAYOR STUESSI: All in favor?

5 (ALL AYES.)

6 TRUSTEE BESS PHILLIPS:

7 Resolution 4-2026-3: Resolution
8 approving the 2026-2027 Tentative
9 Budget as amended, and as -- I don't
10 have to read all of these, do I?

11 MR. STOLAR: You do not.

12 TRUSTEE BESS PHILLIPS: And as
13 noted in the agenda for April 23,
14 2026.

15 So moved.

16 TRUSTEE DOUGHERTY-JOHNSON:

17 Second.

18 MAYOR STUESSI: All in favor?

19 (ALL AYES.)

20 TRUSTEE DOUGHERTY-JOHNSON:

21 Resolution 4-2026-4: Resolution
22 authorizing Treasurer Brautigam to
23 perform attached budget amendment
24 #6559, to transfer funds from McCanns
25 Trailer Park Expense to the Parks

1 BOT Regular Session 4/23/2026

2 Expense Line, and directing that
3 budget amendment #6559 be included as
4 part of the formal meeting minutes of
5 the April 23, 2026, meeting of the
6 Board of Trustees.

7 So moved.

8 TRUSTEE ROBINS: Second.

9 MAYOR STUESSI: All in favor?

10 (ALL AYES.)

11 TRUSTEE ROBINS: Resolution

12 Number 4-2026-5: Resolution
13 approving the sale of Niagara Project
14 Wholesale Power and Energy with the
15 New York Power Authority; whereas the
16 Village of Greenport, a member of the
17 New York Association of Public Power
18 (NYAPP) and a preference power
19 customer of the new York Power
20 Authority (NYPA), receives
21 electricity from the Niagara Power
22 Project operated by NYPA, and
23 whereas, NYAPP, in response to
24 receiving notice of NYPA's intention
25 to increase its customer rates for

1 BOT Regular Session 4/23/2026

2 said preference power to cover its
3 increasing costs, has negotiated, on
4 behalf of its members, certain
5 amendments to the existing long-term
6 agreement with NYPA that governs the
7 rates, terms and conditions upon
8 which said preference power is
9 delivered, and such amended rates are
10 much lower than originally proposed
11 by NYPA, said amendments being
12 embodied in the Agreement for the
13 Sale of Niagara Project Wholesale
14 Power and Energy that has been
15 presented to this board for
16 consideration (Agreement).

17 Now therefore, it is hereby
18 resolved by the Board of Trustees of
19 the Village of Greenport that it is
20 in the best interest of the Village
21 of Greenport to approve the
22 negotiated amendments, and as such,
23 said amendments and the Agreement are
24 hereby approved, and it is hereby
25 further resolved that the Treasurer

1 BOT Regular Session 4/23/2026
2 of the Village of Greenport be and
3 hereby is authorized to execute said
4 agreement for the sale of Niagara
5 Project Wholesale Power and Energy on
6 behalf of the Village of Greenport.

7 So moved.

8 DEPUTY MAYOR BRENNAN: Second.

9 Good job.

10 MAYOR STUESSI: You definitely
11 get a gold star for that.

12 All in favor?

13 (ALL AYES.)

14 DEPUTY MAYOR BRENNAN:

15 Resolution 4-2026-6: Resolution
16 approving the Village of Greenport to
17 commence a rate study on Electric
18 rates, whereas, the Village of
19 Greenport staff discussed with
20 representatives from the New York
21 Power Authority the financial
22 condition on the Electric Department,
23 and whereas, the Village of Greenport
24 is in need of an Electric Rate Study,
25 now therefore, be it resolved, that

1 BOT Regular Session 4/23/2026

2 the Board of Trustees of the Village
3 of Greenport hereby requests that the
4 New York Power Authority perform an
5 Electric Rate Study on the Village's
6 electric rates for all classes.

7 So moved.

8 TRUSTEE BESS PHILLIPS:

9 Second.

10 MAYOR STUESSI: All in favor?

11 (ALL AYES.)

12 TRUSTEE BESS PHILLIPS:

13 Resolution 4-2026-7: Resolution
14 approving attached budget
15 modification #6561, to appropriate
16 light fund reserves to fund the
17 monthly power invoice and directing
18 that budget amendment #6561 be
19 inclusive as part of the formal
20 meeting minutes of the April 23rd,
21 2026, meeting of the Board of
22 Trustees.

23 So moved.

24 TRUSTEE DOUGHERTY-JOHNSON:

25 Second.

1 BOT Regular Session 4/23/2026

2 MAYOR STUESSI: All in favor?

3 (ALL AYES.)

4 TRUSTEE DOUGHERTY-JOHNSON:

5 Resolution 4-2026-8: Resolution
6 approving attached budget
7 modification #6560, to transfer funds
8 from transmission rights expense to
9 Power Purchased expense, to fund the
10 monthly power invoice and directing
11 that budget amendment #6560 be
12 included as part of the formal
13 meeting minutes of the April 23rd,
14 2026, meeting of the Board of
15 Trustees.

16 So moved.

17 TRUSTEE ROBINS: Second.

18 MAYOR STUESSI: All in favor?

19 (ALL AYES.)

20 TRUSTEE ROBINS: Resolution
21 4-2026-9: Resolution authorizing the
22 solicitation of proposal for audit
23 services for the annual Village-Wide
24 audit, exclusive of the Light Funds,
25 and directing Clerk Hall to notice

1 BOT Regular Session 4/23/2026

2 the Request for Proposals

3 accordingly.

4 So moved.

5 DEPUTY MAYOR BRENNAN: Second.

6 MAYOR STUESSI: All in favor?

7 (ALL AYES.)

8 DEPUTY MAYOR BRENNAN:

9 Resolution 4-2026-10: Resolution

10 authorizing the solicitation of

11 proposals for audit services for the

12 annual Electric Fund Audit and

13 directing Clerk Hall to notice the

14 Request for Proposals accordingly.

15 So moved.

16 TRUSTEE BESS PHILLIPS:

17 Second.

18 MAYOR STUESSI: All in favor?

19 (ALL AYES.)

20 TRUSTEE BESS PHILLIPS:

21 Resolution 4-2026-11: Resolution

22 authorizing Mayor Stuessi to sign the

23 proposed Letter of Engagement between

24 the Village of Greenport and Artilus

25 Inc. for professional IT services for

1 BOT Regular Session 4/23/2026

2 the duration of the Office of State
3 Comptrollers IT Audit of the Village
4 of Greenport.

5 So moved.

6 TRUSTEE DOUGHERTY-JOHNSON:

7 Second.

8 MAYOR STUESSI: All in favor?

9 (ALL AYES.)

10 TRUSTEE DOUGHERTY-JOHNSON:

11 Resolution 4-2026-12: Resolution to
12 approve the \$1.57 increase in the
13 hourly wage rate for Steve Rutkowski
14 effective march 26, 2026, per Article
15 VII (Salaries and Compensation),
16 Section 9 (a).

17 So moved.

18 TRUSTEE ROBINS: Second.

19 MAYOR STUESSI: All in favor?

20 (ALL AYES.)

21 TRUSTEE ROBINS: Resolution

22 4-2026-13: Resolution to approve the
23 \$1.57 increase in the hourly wage for
24 Michael Flora effective March 26,
25 2026, per Article VII (Salaries and

1 BOT Regular Session 4/23/2026

2 Compensation) Section 9(a) Merit
3 Clause of the collective bargaining
4 agreement in the force between the
5 Village of Greenport and CSEA Local
6 1000.

7 So moved.

8 DEPUTY MAYOR BRENNAN: Second.

9 MAYOR STUESSI: All in favor?

10 (ALL AYES.)

11 DEPUTY MAYOR BRENNAN:

12 Resolution 4-2026-14: Resolution to
13 approve the \$1.57 increase in the
14 hourly wage rate for William Schulz
15 effective March 26, 2026, per Article
16 VII (Salaries and Compensation)
17 Section 9(a) Merit Clause of the
18 collective bargaining agreement
19 currently in force between the
20 Village of Greenport and CSEA
21 Local 1000.

22 So moved.

23 TRUSTEE BESS PHILLIPS:

24 Second.

25 MAYOR STUESSI: All in favor?

1 BOT Regular Session 4/23/2026

2 (ALL AYES.)

3 TRUSTEE BESS PHILLIPS:

4 Resolution 4-2026-15: Resolution to
5 approve the hourly wage increase of
6 Jill Koepecki, Park Attendant 1, from
7 \$22.00 per hour to \$24.00 per hour,
8 effective April 24, 2026.

9 So moved.

10 TRUSTEE DOUGHERTY-JOHNSON:

11 Second.

12 MAYOR STUESSI: All in favor?

13 (ALL AYES.)

14 TRUSTEE DOUGHERTY-JOHNSON:

15 Resolution 4-2026-16: Resolution
16 ratifying the hiring of Hanna Zuyan
17 Mendoza Reyes as a part-time Park
18 Attendant 1 to work at the Village of
19 Greenport Carousel at a pay rate of
20 \$17.50 per hour, effective March 28,
21 2026.

22 So moved.

23 TRUSTEE ROBINS: Second.

24 MAYOR STUESSI: All in favor?

25 (ALL AYES.)

1 BOT Regular Session 4/23/2026

2 TRUSTEE ROBINS: Resolution

3 4-2026-17: Resolution hiring Daniel
4 Kessinger as a full-time Account
5 Clerk for the Village of Greenport
6 Treasury Department, at a pay rate of
7 \$24.00 per hour, effective April 13,
8 2026. All health insurance and other
9 full-time employment benefit
10 provisions specified in the current
11 contract between Village of Greenport
12 and CSEA Local 1000 apply to this
13 hiring, as does the standard
14 twenty-six-week Suffolk County Civil
15 Service probationary period.

16 So moved?

17 DEPUTY MAYOR BRENNAN: Second.

18 MAYOR STUESSI: All in favor?

19 (ALL AYES.)

20 DEPUTY MAYOR BRENNAN:

21 Resolution 4-2026-18: Resolution
22 approving the public assembly
23 application received from the Dances
24 in the Park Committee for the Annual
25 Dances in the Park concert series to

1 BOT Regular Session 4/23/2026

2 run on Monday nights in Mitchell park
3 from 7:00 to 9:00 p.m. beginning June
4 29, 2026, through August 31, 2026.

5 The Battle of the Bands will take
6 place on Monday, September 7, 2026,
7 from 6:00 to 9:00 p.m.

8 So moved.

9 TRUSTEE BESS PHILLIPS:

10 Second.

11 MAYOR STUESSI: All in favor?

12 (ALL AYES.)

13 TRUSTEE BESS PHILLIPS:

14 Resolution 4-2026-19: Resolution
15 approving the public assembly
16 application received from Lisa
17 Gillooly and Peggy Lauber on behalf
18 of the Mitchell Park Ice Rink
19 Celebration Committee and the Village
20 of Greenport to host a community-wide
21 picnic in celebration for the 25th
22 Anniversary of Mitchell park and
23 raise funds for the permanent
24 installation of an ice rink -- rink
25 is spelled wrong. The proposed event

1 BOT Regular Session 4/23/2026
2 date is Saturday, August 8, 2026,
3 from 6:00 p.m. to 10:00 p.m.

4 So moved.

5 TRUSTEE DOUGHERTY-JOHNSON:

6 Second.

7 And discussion: I know there
8 were some more questions that maybe
9 didn't get answered, but maybe the
10 Mayor can answer them. I know they
11 said no food and drink on their
12 application, but then they are asking
13 for the alcohol waiver. So, is this
14 going to be vendors or --

15 MAYOR STUESSI: It did say
16 food and drink.

17 TRUSTEE DOUGHERTY-JOHNSON:

18 Oh, it did?

19 MAYOR STUESSI: Yeah.

20 TRUSTEE DOUGHERTY-JOHNSON:

21 Okay.

22 MAYOR STUESSI: And there was
23 a bunch of responses.

24 TRUSTEE DOUGHERTY-JOHNSON:

25 Okay.

1 BOT Regular Session 4/23/2026

2 MAYOR STUESSI: There was an
3 outline -- basically the outline for
4 the controlled zone is the same as
5 Dances in the Park using the lower
6 area below the stage going up onto
7 the stage. They said that they would
8 have controls for monitoring.

9 TRUSTEE DOUGHERTY-JOHNSON: So
10 this will be, like, music, drink and
11 donations?

12 MAYOR STUESSI: Music, drink,
13 food. The intent is that there might
14 be a few local oyster folks there.
15 Potentially even the Fire Department
16 possibly as part of it. Food, music,
17 drinks, and then vote parade later
18 that night being organized by Safe
19 Harbor and Sterling Harbor
20 Foundation, and then also
21 coordinating with the Coast Guard for
22 visits on the big parking.

23 TRUSTEE DOUGHERTY-JOHNSON:
24 Okay.

25 TRUSTEE BESS PHILLIPS: So

1 BOT Regular Session 4/23/2026

2 this community-wide picnic, they will
3 be bringing their own, correct?

4 MAYOR STUESSI: Yes.

5 TRUSTEE BESS PHILLIPS: Okay.

6 MAYOR STUESSI: There is no
7 ticket price. It is open to anybody
8 in the community to enjoy.

9 All in favor?

10 (ALL AYES.)

11 DEPUTY MAYOR BRENNAN: Who is
12 up?

13 TRUSTEE DOUGHERTY-JOHNSON: I
14 am. Sorry.

15 Resolution 4-2026-20:

16 Resolution authorizing the suspension
17 of the open container law the Village
18 of Greenport per Section 35-3B and
19 35-3C of the Greenport Village Code,
20 within the parameters outlined in the
21 public assembly application submitted
22 by Lisa Gillooly and Peggy Lauber on
23 behalf of the Mitchell Park Ice Rink
24 Celebration Committee for the 25th
25 Anniversary of Mitchell Park picnic

1 BOT Regular Session 4/23/2026

2 on August 8, 2026.

3 So moved.

4 TRUSTEE ROBINS: Second.

5 MAYOR STUESSI: All in favor?

6 (ALL AYES.)

7 TRUSTEE ROBINS: Resolution

8 4-2026-21: Resolution ratifying the

9 approval of the public assembly

10 application submitted by Nicole

11 Pollina on behalf of Oysterponds

12 Elementary School to host a field

13 trip at 5th Street Beach Park on

14 Friday, May 15th, 2026; rain date

15 Friday, May 29, 2026.

16 So moved.

17 DEPUTY MAYOR BRENNAN: Second.

18 MAYOR STUESSI: All in favor?

19 (ALL AYES.)

20 DEPUTY MAYOR BRENNAN:

21 Resolution 4-2026-22: Resolution to

22 schedule a public hearing at the

23 May 21, 2026, Work Session meeting

24 regarding a proposed Local Law to

25 amend Chapter 13, "Code of Ethics" of

1 BOT Regular Session 4/23/2026

2 the Code of the Village of Greenport.

3 So moved.

4 TRUSTEE BESS PHILLIPS:

5 Second.

6 MAYOR STUESSI: All in favor?

7 (ALL AYES.)

8 TRUSTEE BESS PHILLIPS:

9 Resolution 4-2026-23: Resolution to
10 schedule a public hearing at the May
11 21, 2026 Work Session meeting
12 regarding a proposed Local Law to
13 amend Chapter 29, "Procurement
14 Policy" of the Code the Village of
15 Greenport.

16 So moved.

17 TRUSTEE DOUGHERTY-JOHNSON:

18 Second.

19 MAYOR STUESSI: All in favor?

20 (ALL AYES.)

21 TRUSTEE DOUGHERTY-JOHNSON:

22 Resolution 4-2026-24: Resolution to
23 schedule a public hearing at the
24 May 21, 2026, Work Session meeting
25 regarding a proposed Local Law to

1 BOT Regular Session 4/23/2026

2 amend Chapter 34 Authorize
3 Videoconferencing of the Code of the
4 Village of Greenport.

5 So moved.

6 TRUSTEE ROBINS: Second.

7 MAYOR STUESSI: All in favor?

8 (ALL AYES.)

9 TRUSTEE ROBINS: Resolution
10 4-2026-25: Resolution to schedule a
11 public hearing at the May 21, 2026,
12 Work Session meeting regarding a
13 proposed Local Law to authorize the
14 appointment of Alternate members for
15 the Village of Greenport Zoning Board
16 of Appeals and Planning Board.

17 So moved.

18 DEPUTY MAYOR BRENNAN: Second.

19 MAYOR STUESSI: All in favor?

20 (ALL AYES.)

21 MAYOR STUESSI: The next
22 resolution, which is regarding the
23 incredible Challenge Grant donation
24 for Friends of Mitchell Park; I'm
25 going to make a motion to table it.

1 BOT Regular Session 4/23/2026

2 There are a couple of things we need
3 to discuss with Counsel procedurally.

4 There is a motion to table
5 Resolution 4-2026-26.

6 TRUSTEE ROBINS: I'll second
7 it.

8 MAYOR STUESSI: All in favor?

9 (ALL AYES.)

10 TRUSTEE BESS PHILLIPS:

11 Resolution 4-2026-27: Whereas the
12 deposit and disposal of grass
13 trimmings and leaves by owners, or
14 persons in control of private
15 property are regulated as to
16 location, periods of time, and
17 quantity in Village Code Chapter 112,
18 and whereas, the Board wishes to
19 regulate the permitted bag materials
20 used for such disposal, now
21 therefore, commencing on September 1,
22 2026, all grass trimmings, as those
23 terms and defined in Village Code
24 112-8 and leaves shall be placed only
25 in biodegradable bags for disposal,

1 BOT Regular Session 4/23/2026

2 and such grass trimmings and leaves
3 remain subject to the location,
4 periods of time, and quantity as
5 otherwise provided and/or authorized
6 in Village Code 112, and
7 noncompliance with this resolution
8 shall be subject to the penalty
9 provisions in Chapter 112.

10 So moved.

11 TRUSTEE DOUGHERTY-JOHNSON:

12 Second.

13 DEPUTY MAYOR BRENNAN:

14 Discussion, please: My reading of
15 this is that we're regulating the
16 type of bag rather than regulating
17 the requirement to use a bag.

18 MR. STOLAR: Correct.

19 DEPUTY MAYOR BRENNAN: So,
20 we're not requiring bags for leaves
21 and grass clippings in this
22 Resolution?

23 MAYOR STUESSI: That was the
24 intent.

25 MR. STOLAR: We can add that.

1 BOT Regular Session 4/23/2026

2 MAYOR STUESSI: Our Board's
3 intent.

4 What do you suggest we change
5 in here, Brian?

6 DEPUTY MAYOR BRENNAN: Maybe
7 my reading is incorrect.

8 Well, it is saying the Board
9 wishes to regulate permitted bag
10 materials biodegradable. Is that
11 what you --

12 DEPUTY MAYOR BRENNAN: No. It
13 says the Board --

14 (Crosstalk)

15 MAYOR STUESSI: We are
16 requiring it as of September 1st.
17 That is what was discussed and agreed
18 with Counsel a week ago.

19 MR. STOLAR: So, what I would
20 do is in the "now therefore"
21 provision take out the word "only" in
22 the second line. And after it says
23 "in biodegradable bags," add, "and
24 only in biodegradable bags."

25 So, it shall be placed in

1 BOT Regular Session 4/23/2026

2 biodegradable bags, and only --

3 MAYOR STUESSI: Shall be, or
4 must be?

5 MR. STOLAR: Shall and must
6 are the same.

7 MAYOR STUESSI: It is? Oh.

8 TRUSTEE BESS PHILLIPS: Okay.

9 Consent to amend Resolution

10 4-2026-27: Village Code 112, the
11 section that says, "shall be placed
12 in biodegradable bags," and --

13 MR. STOLAR: Only
14 biodegradable bags.

15 TRUSTEE BESS PHILLIPS: And
16 only biodegradable bags for disposal.

17 So moved.

18 TRUSTEE DOUGHERTY-JOHNSON:
19 Second.

20 MAYOR STUESSI: All in favor?

21 (ALL AYES.)

22 TRUSTEE DOUGHERTY-JOHNSON:
23 Resolution 4-2026-28: Resolution
24 approving all checks per the Voucher
25 Summary Report dated April 11, 2026,

1 BOT Regular Session 4/23/2026

2 in the total amount of \$1,611,013.51
3 consisting of all regular checks in
4 the amount of \$1,447,900.41, and all
5 prepaid checks, including wire
6 transfers, in the amount of
7 \$163,110.06.

8 So moved.

9 TRUSTEE ROBINS: Second.

10 MAYOR STUESSI: All in favor?

11 (ALL AYES.)

12 MAYOR STUESSI: All right.

13 I'm going to make a motion in
14 a second to go into Executive Session
15 on a few items, and we couple of
16 at-issues after that.

17 DEPUTY MAYOR BRENNAN: Why
18 would they be after?

19 MAYOR STUESSI: Pardon me?

20 DEPUTY MAYOR BRENNAN: Are
21 they dependent on the Executive
22 Session?

23 MAYOR STUESSI: One of them
24 is. The one that is not is Pat B.

25 TRUSTEE DOUGHERTY-JOHNSON:

1 BOT Regular Session 4/23/2026

2 Should we just do one now? We are
3 publicly available.

4 MAYOR STUESSI: Yeah. Do you
5 want to read the parking one first,
6 Brian?

7 MR. STOLAR: I'll pull it back
8 up.

9 So, there are two parts to it.

10 MAYOR STUESSI: This is in
11 regards to clarifying the parking for
12 the benefit of the public over by the
13 North Ferry in the small approximate
14 twenty-spot parking lot that is just
15 north of the railroad tracks to allow
16 for some short-term parking for
17 pickup and dropoff at the railroad,
18 and then making certain that the
19 remainder of the parking is at the
20 72-hour maximum, like the lot that is
21 on the south side of the tracks, and
22 then to label the two parking spots
23 immediately in front of the Seaport
24 Museum As museum parking only; one of
25 them being an ADA spot, and one being

1 BOT Regular Session 4/23/2026

2 a regular spot.

3 MR. STOLAR: Okay. So here's
4 the first one. This is for the two
5 -- this is for the 72-hour maximum
6 and 30-minute provision for four
7 spaces.

8 Whereas, the Board is
9 authorized to adopt parking
10 regulations, including time
11 restrictions by resolution. Now
12 therefore, the Village Code Section
13 132-54 (Schedule XVI: Limited time
14 parking) is hereby amended as
15 follows:

16 The columns are identified by
17 name of streets, sides, time limit,
18 hours, location.

19 Name of street for the first
20 one is village parking lot on the
21 southeast corner of Wiggins Street
22 and Third Street (north of railroad
23 tracks.)

24 And for sides, the entire lot
25 except for spaces where parking is

1 BOT Regular Session 4/23/2026

2 permitted for the 30-minute limit.

3 The time limit a 72-hour
4 maximum.

5 Hours: Again, a 72-hour
6 maximum.

7 Location is the entire lot,
8 again, except for where spaces are
9 permitted for a 30-minute maximum.

10 Second one is identical,
11 except it is for the Village parking
12 lot on the south side of the railroad
13 tracks east of Fourth Street. Again,
14 that's for the entire lot, except for
15 the 30-minute space limit, 72-hour
16 maximum.

17 And then the last one for this
18 Resolution is the Village parking lot
19 on the southeast corner of Wiggins
20 and Third, which is the north side of
21 the railroad tracks.

22 Under sides, it says four
23 parking spaces as designated from
24 time to time by the Board of Trustees
25 for 30 minutes at all times. And the

1 BOT Regular Session 4/23/2026

2 location is the four
3 northeasterly-most spaces closest to
4 Wiggins Street. So that would be the
5 four at the top corner. Essentially,
6 if you're standing at the museum,
7 looking at the top-right side.

8 TRUSTEE DOUGHERTY-JOHNSON:

9 Those are the closest to Wiggins
10 Street?

11 MR. STOLAR: Yes.

12 TRUSTEE DOUGHERTY-JOHNSON:

13 The ones closest to the train tracks?

14 MR. STOLAR: No. These are
15 further away. These are at the
16 northern end --

17 TRUSTEE DOUGHERTY-JOHNSON:

18 We're marking those as the 30-minute
19 spots?

20 MAYOR STUESSI: No. The

21 30-minute spots should be the four
22 that are closest to the train tracks
23 on the south side of the lot.

24 TRUSTEE DOUGHERTY-JOHNSON:

25 Yeah.

1 BOT Regular Session 4/23/2026

2 MR. STOLAR: All right. Let
3 me just look at the map.

4 All right. So, closest to the
5 loading ramp on that side -- on the
6 east side, those four, the south part
7 of the parking lot closest to the
8 east side? Not the west side; the
9 east side?

10 MAYOR STUESSI: Yes.

11 MR. STOLAR: Okay.

12 MAYOR STUESSI: The southeast
13 portion of the parking lot.

14 MR. STOLAR: Got it.

15 So, that should read, instead
16 of four northeasterly-most spaces
17 closest to Wiggins Street, we will
18 say the four southeasterly-most
19 spaces in that lot.

20 DEPUTY MAYOR BRENNAN: Yes.

21 MR. STOLAR: That is the first
22 Resolution.

23 MAYOR STUESSI: So moved?

24 TRUSTEE DOUGHERTY-JOHNSON:
25 Second.

1 BOT Regular Session 4/23/2026

2 MR. STOLAR: The second one
3 is: Whereas the Board is authorized
4 to adopt parking regulations,
5 including time restrictions by
6 resolution. Now therefore, the
7 Village Code is hereby amended to
8 include a new parking regulation that
9 is scheduled to read:

10 Section 132-23.9 titled Museum
11 Parking: In a space designated as
12 Museum Parking Only, a vehicle is
13 permitted to be parked while one or
14 more occupants is located in the
15 museum. All other vehicles are
16 prohibited from parking in such
17 spaces.

18 Section 132-57.1, that is the
19 schedule. That would be Schedule
20 Roman XX: Museum parking.

21 Name of street, which is the
22 Village Parking lot on the corner of
23 Wiggins Street and Third Street north
24 of the railroad tracks.

25 Sides: The two spaces located

1 BOT Regular Session 4/23/2026

2 immediately in front of the museum
3 building abutting the crosswalk. So
4 you have one of each side.

5 Time limit is at all times.

6 Hours is at all times.

7 And again, the location is the
8 two spaces located immediately in
9 front of the museum building abutting
10 the crosswalk.

11 MAYOR STUESSI: So moved.

12 DEPUTY MAYOR BRENNAN: Second.

13 And discussion: Are we
14 confident that we have the rights to
15 restrict those two handicapped spots
16 to the museum?

17 MAYOR STUESSI: Only one
18 handicapped.

19 TRUSTEE ROBINS: Only one.

20 DEPUTY MAYOR BRENNAN: One is
21 a van and one is --

22 MAYOR STUESSI: No. One is
23 for getting a passenger in a
24 wheelchair down.

25 TRUSTEE DOUGHERTY-JOHNSON: I

1 BOT Regular Session 4/23/2026

2 had the same confusion.

3 DEPUTY MAYOR BRENNAN: I
4 misunderstood it. The question is
5 still --

6 TRUSTEE DOUGHERTY-JOHNSON:
7 The handicapped spot will be only for
8 museum-goers?

9 DEPUTY MAYOR BRENNAN: I don't
10 know what the purpose of the
11 handicapped spot; one is for the
12 museum, one is for the Ferry.

13 MAYOR STUESSI: Ferry and the
14 museum.

15 TRUSTEE DOUGHERTY-JOHNSON:
16 Also, this is for all the time; not
17 just when the museum is open.

18 MR. STOLAR: We could change
19 it to the hours when the museum is
20 open.

21 DEPUTY MAYOR BRENNAN: I think
22 that would be difficult for people to
23 determine.

24 MAYOR STUESSI: That would be
25 impossible to manage.

1 BOT Regular Session 4/23/2026

2 The issue is that the museum
3 is complaining that there are Shelter
4 Island commuters who are parking
5 there certain days, and leaving their
6 car there the entire day.

7 DEPUTY MAYOR BRENNAN: I'm in
8 favor of doing it. I just want to
9 make sure that we can.

10 TRUSTEE DOUGHERTY-JOHNSON:
11 Just because we can't always restrict
12 parking, but sometimes we can, but
13 that is because this is a Village
14 street, and not a state. Front and
15 Main and not being able to restrict.

16 MR. STOLAR: This is
17 considered a parking lot, and not a
18 highway. So you can restrict it for
19 that particular -- you said if it is
20 a highway, it is open to the public.
21 You can't restrict it.

22 TRUSTEE DOUGHERTY-JOHNSON:
23 Right.

24 MR. STOLAR: That's not the --

25 TRUSTEE DOUGHERTY-JOHNSON:

1 BOT Regular Session 4/23/2026

2 Yeah. I was going to say, the
3 crosswalk is not --

4 (Crosstalk.)

5 MAYOR STUESSI: You can just
6 imagine the two parking lots where
7 those cars are --

8 MR. STOLAR: You need to
9 redefine that.

10 TRUSTEE DOUGHERTY-JOHNSON:
11 Right now, there are only two spots.

12 MAYOR STUESSI: Yeah.

13 MR. STOLAR: All right. So
14 two parking spaces. I'll modify
15 that.

16 Instead of saying two spaces
17 located immediately in front of the
18 museum building abutting the
19 crosswalk, it will be the two spaces
20 located immediately in front of the
21 museum.

22 TRUSTEE ROBINS: Simple.

23 MAYOR STUESSI: Second?

24 TRUSTEE DOUGHERTY-JOHNSON:
25 Second.

1 BOT Regular Session 4/23/2026

2 MAYOR STUESSI: All in favor?

3 (ALL AYES.)

4 MAYOR STUESSI: Motion

5 carries.

6 In regards to the Michael
7 Noone Resolution, we do need to have
8 a discussion on something that is
9 Civil Service-related in Executive
10 Session very briefly.

11 With that, I will make a
12 motion to go into Executive Session
13 for the discussion of a Civil Service
14 title change, and wage increase, and
15 then also an update on the CSEA
16 negotiations, and upgrade from the
17 Village Management agreement, and
18 advice of counsel.

19 TRUSTEE DOUGHERTY-JOHNSON:

20 Second.

21 MAYOR STUESSI: All in favor?

22 DEPUTY MAYOR BRENNAN: Is
23 there more advice of counsel?

24 TRUSTEE ROBINS: I thought
25 that was what we did before the

1 BOT Regular Session 4/23/2026

2 meeting.

3 MAYOR STUESSI: You're right

4 I'm sorry.

5 DEPUTY MAYOR BRENNAN: So,

6 just the two --

7 MAYOR STUESSI: This portion

8 of the public meeting is closed.

9 You are excused from the

10 meeting.

11 (Whereupon, the meeting was

12 adjourned at 6:31 P.M.)

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C E R T I F I C A T E

STATE OF NEW YORK)
 : SS.:
COUNTY OF SUFFOLK)

I, EILEEN MONTEAGUDO, a Notary Public for
and within the State of New York, do hereby
certify:

That within the transcript is a true
record of the proceedings taken on April 23,
2026.

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

IN WITNESS WHEREOF, I have hereunto set
my hand this 23rd day of April 2026.

EILEEN MONTEAGUDO

A	30:3	77:3 80:18 81:11	appreciate 11:21	assessments 20:6
ability 22:7	adopting 75:13	amendments 78:5	12:8 13:9 27:5	63:10,14 66:19
able 26:6 32:12	advance 30:9 51:5	78:11,22,23	41:25	assessor 21:4
48:4 107:15	advice 109:18,23	amount 16:12 98:2	apprise 62:14	assessors 20:17
abundance 45:4	advisory 28:19	98:4,6	approach 54:16	Assistant 15:9
abutting 105:3,9	advocating 21:11	anchor 73:21	appropriate 80:15	Association 77:17
108:18	21:13	and/or 95:5	approval 35:13	assume 51:16
Academic 24:14	affect 21:3 39:14	Anniversary 87:22	73:24 91:9	assuming 20:9
accept 3:15	affordability 51:24	90:25	approve 78:21	62:17 66:17
accepted 38:2	affordable 52:12	announcements	83:12,22 84:13	assure 37:9 39:12
accepting 75:21	54:7,12 55:19	2:19	85:5	at-issues 98:16
access 37:2,7	age 37:19	annual 18:24 23:23	approved 5:22 36:5	athletic 5:20 6:4
account 5:25 86:4	agenda 28:15 75:14	81:23 82:12 86:24	44:22 78:24	attached 76:23
accountability	76:13	answer 11:19 63:17	approving 76:8	80:14 81:6
74:23	agent 54:17	88:10	77:13 79:16 80:14	attend 48:13,14
accounts 4:23	aggravate 51:23	answered 44:25	81:6 86:22 87:15	Attendant 85:6,18
accurate 41:18	aggregate 50:2	88:9	97:24	Attorney 1:23
acknowledge 8:16	ago 15:22 29:9	answers 16:23	approximate 99:13	75:23
59:19	41:16 53:8 70:6	anticipate 14:5	approximately	attract 52:2
acknowledging	96:18	18:23	5:11	attrition 8:13
74:19	agree 12:16	anticipated 18:18	April 1:10 2:5,22	audit 81:22,24
acquire 54:24	agreed 61:3 96:17	3:6 76:13 77:5	3:6 76:13 77:5	82:11,12 83:3
acquired 53:6	agreement 78:6,12	46:2,10 47:18	80:20 81:13 85:8	August 87:4 88:2
55:15	78:16,23 79:4	48:24 57:25 73:5	86:7 97:25 111:11	91:2
acquisition 55:23	84:4,18 109:17	75:3 90:7	111:18	austerity 18:5
action 46:19 52:19	ahead 48:7,9 49:23	anymore 17:17	arcade 53:9	authority 28:17,20
52:23 70:8 74:21	59:17	21:18 25:20 41:8	architectural 54:2	28:22 38:2 41:13
111:14	aid 6:21,23 7:3	41:13	area 31:16 34:16	77:15,20 79:21
actively 54:3 71:14	17:19 23:17,21	apartments 56:5	34:22 37:7,8,8	80:4
actual 37:25 40:23	24:5	apologize 15:5 59:5	89:6	authorize 93:2,13
ADA 99:25	AIS 24:13	apparently 69:7	areas 31:11	authorized 79:3
Adam 49:12 65:4	alarming 49:13	Appeals 93:16	Article 83:14,25	95:5 100:9 104:3
69:2	alcohol 43:9,11	appear 29:21 36:21	84:15	authorizing 76:22
add 95:25 96:23	88:13	48:10	Artilus 82:24	81:21 82:10,22
added 7:22	alive 40:19	appearing 38:6	aside 4:24 5:24	90:16
addition 47:7 61:13	Allegiance 2:11,13	appears 53:22	68:16	available 54:11
additions 7:23	Alliance 66:23	applicant 28:25	asked 35:23 39:16	57:16 58:23 70:24
address 5:17 7:5	allow 29:3 59:17	30:7,12 32:8,9,14	asking 88:12	99:3
66:16	60:10 99:15	32:19 33:8 38:17	assembly 59:12	Avenue 73:8
addressed 59:4	allowing 53:19	39:2 71:24	86:22 87:15 90:21	aware 60:19 65:14
65:7 68:7 72:9	74:10,15	application 28:17	91:9	68:11 69:6 72:17
addressing 57:13	allows 5:22	30:9 31:4 38:3,5	Assemblyman	AYES 2:9 75:18
adjourned 110:12	Alternate 93:14	38:12 40:15 42:9	60:21 61:11,21	76:5,19 77:10
Administration	alternative 54:22	47:11 51:6 86:23	assemblymen	79:13 80:11 81:3
75:23	amend 91:25 92:13	87:16 88:12 90:21	59:13 61:9	81:19 82:7,19
adopt 11:14 100:9	93:2 97:9	91:10	assessed 21:6	83:9,20 84:10
104:4	amended 76:9 78:9	applications 29:13	assessing 72:22	85:2,13,25 86:19
adopted 9:4,14	100:14 104:7	apply 30:13 86:12	assessment 59:7	87:12 90:10 91:6
10:7,14 11:2,7	amendment 76:23	appointment 93:14	66:8 67:10 68:25	91:19 92:7,20

93:8,20 94:9 97:21 98:11 109:3	87:3 behalf 78:4 79:6 87:17 90:23 91:11 behavioral 26:8,10 believe 47:12 62:8 65:2 74:18 benefit 45:18 86:9 99:12 benefits 6:6 BESS 1:19 17:25 19:2,7,20 20:3 21:8,12 22:16 44:20 76:6,12 80:8,12 82:16,20 84:23 85:3 87:9 87:13 89:25 90:5 92:4,8 94:10 97:8 97:15 best 78:20 Beth 3:21,25 11:23 12:2,11,24 13:5 13:13,18 14:19 18:19 19:5 20:19 21:10 22:11,14 23:2,5,11 24:5,14 24:21 25:4,12,15 25:23 27:3,9,18 27:22 28:8,13 better 22:7 69:24 bicycle 45:6 big 56:23 89:22 bigger 25:17 68:23 biggest 22:15,17 Bilello 33:6,7,13 34:3,7,13,17,25 35:9,17 36:12 38:4 40:16 42:13 43:5,9,18 44:4 45:19 47:2 48:8 48:15,19 bill 59:14 BILLELO 40:18 41:7 42:6 billing 64:22 bills 67:20 biodegradable 94:25 96:10,23,24 97:2,12,14,16 bit 16:18 20:23	39:18 42:11 46:24 Biweekly 2:22 blighted 53:5 blighting 53:3,20 blood 111:14 board 1:6 2:4 9:14 10:8,14 20:16 21:19,21,24 27:15 28:19 29:3,8,11 29:16,17 32:18 39:15,24 46:2 48:13 49:2 50:14 52:20 56:15 57:17 58:12 60:19 66:13 75:24 77:6 78:15 78:18 80:2,21 81:14 93:15,16 94:18 96:8,13 100:8 101:24 104:3 Board's 96:2 boards 26:21 bold 52:23 bond 7:9,13 18:23 23:5 bonding 19:4 bones 34:8 boosted 51:8 BOT 2:1 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1	66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1 88:1 89:1 90:1 91:1 92:1 93:1 94:1 95:1 96:1 97:1 98:1 99:1 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 110:1 Brautigam 49:13 49:16 76:22 break 75:6 breakfast 33:15 34:19 35:5 36:24 41:15 45:9,15 BRENNAN 1:16 2:6 3:10 13:7,16 14:16,24 17:21 22:22 23:3,9,22 24:3 31:2,23 41:24 42:7,17 44:8,13 46:13 58:3 75:16,19 79:8,14 82:5,8 84:8,11 86:17,20 90:11 91:17,20 93:18 95:13,19 96:6,12 98:17,20 103:20 105:12,20 106:3,9,21 107:7 109:22 110:5 Brian 1:23 29:6 31:2 96:5 99:6 Bridget 73:6,7,7 briefly 32:9 60:17 109:10 bring 5:9 22:9 45:20 bringing 72:25 90:3 brings 26:23 Brookhaven 55:20 brought 20:4 50:21	60:23 69:21 72:11 brown 2:25 Brush 2:20 budget 3:24 4:11 4:14,20,20 5:10 5:12,15 6:10 9:3,4 9:5,6,12,12,13 10:7,14,18,22 11:2,7,14 13:11 13:24 14:4 15:18 17:7 18:5 20:5 22:24,25 23:24 24:12 25:3 49:12 58:22 63:9 67:8 76:9,23 77:3 80:14,18 81:6,11 budgets 10:4,6,16 18:3 build 15:20 16:5 builders 69:23 building 15:23 23:17,21 24:5 65:17,18,21 68:18 69:7,13 71:13 73:23 105:3,9 108:18 buildings 53:25 56:5 69:19 built 15:21,21 bulletin 27:15 bunch 17:13 88:23 burden 50:6 51:21 71:8 business 4:2 15:10 26:18 49:5 50:20 businesses 56:10 73:21 74:3,10 Buying 73:22 buzzed 56:8
				C
				C 111:2,2 call 29:15 30:6 52:12 57:18 called 35:3 cancelled 51:4 CANDACE 1:22 34:9 47:14 cap 6:10 9:5,13,16

<p>9:24 10:5,11,15 10:22 67:9 capital 5:20,25 6:9 6:12 14:21 car 107:6 care 62:18 Carousel 85:19 carries 109:5 carrying 23:4 cars 108:7 case 10:7 48:13 55:8 67:11 cases 53:18 cash 18:15 cause 6:9 caused 13:14 celebration 87:19 87:21 90:24 certain 36:19 41:17 62:8 78:4 99:18 107:5 certainly 38:25 40:12 47:23 62:25 Certificate 45:8 certify 111:9,13 chairs 31:11 41:11 challenge 5:5 93:23 challenging 12:5 change 3:19 54:19 96:4 106:18 109:14 changed 35:20,22 36:15 40:21 changes 73:20 74:24 Chapter 73:19 91:25 92:13 93:2 94:17 95:9 check 58:22 69:5 checked 42:20 68:19 checkout 44:5,6 checks 97:24 98:3,5 chose 59:17 Chuck 4:3 8:7 11:18 14:2,3 15:3 15:8,9 18:17 19:6 19:11,23 20:25 23:6,13,25</p>	<p>chunk 16:14 circumstance 39:25 40:5,13 circumstances 38:25 City 55:8 city's 55:9 Civil 86:14 109:9 109:13 clarify 13:19 29:2 47:2 clarifying 99:11 clarity 45:4 62:3 class 18:4 classes 80:6 Clause 84:3,17 clear 7:16 13:9 50:9 73:23 74:4 74:20 Clerk 1:22 81:25 82:13 86:5 clippings 3:2 95:21 close 4:20 8:8 43:4 closed 110:8 closely 8:8 18:3 closes 13:11,13 closest 102:3,9,13 102:22 103:4,7,17 co-sponsor 60:24 61:2,12 Coast 89:21 code 9:2,21 64:15 65:13,19 70:4,17 72:6 90:19 91:25 92:2,14 93:3 94:17,23 95:6 97:10 100:12 104:7 coffin 51:25 coincidence 73:12 coincides 23:16 collective 84:3,18 columns 100:16 combination 6:17 combine 8:2 come 3:7 32:19,24 33:4 37:17 39:4 43:19 57:12 69:8 comes 11:12</p>	<p>comfortable 40:7 coming 17:18 18:2 commence 79:17 commencing 94:21 comment 46:14 48:23 comments 28:16 29:4,7 30:20,20 32:11 64:14 commercial 50:15 50:17 51:14,18 52:25 committee 14:11 27:11 86:24 87:19 90:24 communicated 68:22 communicating 67:12 Communications 27:11 community 5:18,22 11:6,16 39:11 60:2 62:5,14,20 67:7 72:19,23 90:8 community-wide 87:20 90:2 commuters 107:4 companion 59:14 company 19:12 Compensation 83:15 84:2,16 compete 74:10 competition 74:8 complaining 107:3 complaint 64:15 complaints 65:14 65:19 69:12 70:5 70:7 72:4 complete 55:17,22 completed 38:20 39:3 completely 38:19 complex 5:21 6:4 compliance 69:22 comprehensive 63:19,24 Comptroller 16:2</p>	<p>Comptrollers 83:3 conceivable 31:3 concern 36:23 concert 86:25 condition 79:22 conditions 78:7 confidence 52:16 73:16 74:22 confident 105:14 confront 56:16 confusing 5:18 confusion 106:2 connected 6:8 connection 64:13 Consent 97:9 consequences 53:23 consequent 50:13 51:12 consider 47:23 54:23 consideration 29:12 39:23 40:9 78:16 considered 107:17 consignment 56:20 consistently 39:16 consisting 98:3 consolidation 25:20 construction 18:11 64:8,10 68:4,21 constructive 54:18 container 90:17 content 74:8 context 10:17 contingency 9:6,12 10:18 24:12 continue 5:6 53:20 continued 51:11 continuing 53:12 contract 26:11 86:11 contributing 7:17 contributions 6:20 control 94:14 controlled 89:4 controls 89:8 controversy 56:25</p>	<p>conversation 22:19 25:21 conversations 22:3 Conversely 50:8 converting 7:13 convince 61:17 coordinating 89:21 copy 29:14,18,24 31:17 corner 100:21 101:19 102:5 104:22 correct 19:9,10 25:12,15 34:12 90:3 95:18 COs 68:21 cost 18:25 23:10 costs 6:6,18 7:21 43:16 50:20 78:3 counsel 29:6 32:18 32:24 33:23 40:22 41:3 46:4 47:6 94:3 96:18 109:18 109:23 counsel's 47:21 County 1:3 86:14 111:5 couple 2:19 15:22 19:3 25:25 29:6,9 58:14 65:15 71:22 94:2 98:15 course 32:15 39:24 course-correct 74:21 Court 55:8 courtesy 38:6 cover 14:6 78:2 covering 65:25 COVID 33:17,19 36:6 created 8:4 creates 5:8 crisis 51:24 56:13 critical 49:17 Crosstalk 96:14 108:4 crosswalk 105:3,10 108:3,19 crucial 65:8</p>
---	---	--	---	---

crunch 47:22
CSEA 84:5,20
 86:12 109:15
culture 52:6
curating 74:8
current 86:10
currently 55:21
 84:19
customer 77:19,25
cuts 10:23

D

Dances 86:23,25
 89:5
Daniel 86:3
date 47:15 68:25
 88:2 91:14
dated 97:25
dates 20:11
Dave 48:25 49:3
 57:23 73:10
day 11:11 25:14
 107:6 111:18
day-to-day 6:5
days 29:9 30:13
 38:11 47:5 107:5
deal 59:24 69:13
dealt 40:15
dearth 51:14
debt 6:20 7:6,14
 18:9,14 19:18,24
 22:23 23:4,10,19
debted 19:21
decay 53:12 56:21
decide 46:18
decision 6:16 9:22
 26:22 55:7
decisions 8:17,20
 28:23 56:17
decline 49:22
declining 63:10
 66:19 73:11
decrease 5:14 67:9
deemed 35:15
deeper 10:19
deficit 13:21 14:7
defined 94:23
definitely 26:23
 79:10

delayed 36:7
deliberate 52:19
 74:21
delivered 78:9
demolition 54:4
department 3:4,9
 15:25 68:18 71:14
 75:22 79:22 86:6
 89:15
dependent 98:21
depending 46:25
depends 49:15
deposit 94:12
DEPUTY 1:16 2:6
 3:10 13:7,16
 14:16,24 17:21
 22:22 23:3,9,22
 24:3 31:2,23
 41:24 42:7,17
 44:8,13 46:13
 58:3 75:16,19
 79:8,14 82:5,8
 84:8,11 86:17,20
 90:11 91:17,20
 93:18 95:13,19
 96:6,12 98:17,20
 103:20 105:12,20
 106:3,9,21 107:7
 109:22 110:5
designated 101:23
 104:11
detailed 11:19
 41:23
determination
 30:23
determine 74:13
 106:23
developers 55:4
development 50:15
 50:20,21 54:12
 55:12 73:14
diagram 29:15,21
 30:15 31:10
different 12:9
 26:13 36:22 39:19
 39:23 45:11
difficult 8:14 11:4
 12:17 56:17 73:21
 106:22

difficulty 17:15
digit 7:20
diligently 68:19
dinner 3:5 43:13,20
direct 4:16
directing 77:2
 80:17 81:10,25
 82:13
directly 8:16 54:16
disclosure 41:14
discourages 74:2
discuss 39:8 94:3
discussed 66:11,13
 79:19 96:17
discussion 21:22
 29:13 88:7 95:14
 105:13 109:8,13
discussions 59:5
disposable 2:25
disposal 94:12,20
 94:25 97:16
district 3:22 4:4,6
 4:18 5:23 7:8,19
 8:24 10:3 28:3
 50:18 51:19
districts 26:11
diverse 52:5
document 29:19,25
 31:24
doing 6:3 19:4 33:4
 41:9 58:13 107:8
domain 54:24
 55:10,16
donation 93:23
donations 89:11
doorsteps 53:22
double 7:20 71:2
double-checking
 68:24
DOUGHERTY-...
 1:17 24:8,16,23
 25:8,13,16 26:25
 44:24 46:5,11
 76:2,16,20 80:24
 81:4 83:6,10
 85:10,14 88:5,17
 88:20,24 89:9,23
 90:13 92:17,21
 95:11 97:18,22

98:25 102:8,12,17
 102:24 103:24
 105:25 106:6,15
 107:10,22,25
 108:10,24 109:19
downtown 50:22
 54:13 56:5,8
Doyle 3:21,25 12:2
 12:11,24 13:5,13
 13:18 14:19 19:5
 20:19 21:10 22:11
 22:14 23:2,5,11
 24:5,14,21 25:4
 25:12,15,23 27:3
 27:9,18,22 28:8
 28:13
draft 59:11
drains 3:3
dramatic 52:18
drink 37:10,11
 43:21 88:11,16
 89:10,12
drinks 35:25 36:16
 89:17
driven 6:16
drives 51:25
dropoff 99:17
dropped 16:18
drove 48:15
Dunes 61:14
duration 83:2
dysfunctional
 50:25

E

E 1:14,14,21,21
 111:2,2
easier 73:17
east 101:13 103:6,8
 103:9
eating 18:15
economic 50:5
 55:12
economically 52:5
economy 59:20
educate 66:4
Education 9:14
 15:25
effect 51:20

effective 52:21
 83:14,24 84:15
 85:8,20 86:7
efficiencies 8:14
effort 27:12 68:16
eight 45:22,23
EILEEN 1:24
 111:7,21
either 21:18 40:4
electric 79:17,22,24
 80:5,6 82:12
electricity 77:21
elementary 24:22
 91:12
eliminating 74:7
Elkin 73:7,8
embodied 78:12
eminent 54:24
 55:10,16
employment 86:9
enact 60:10
ends 18:22
Energy 77:14 78:14
 79:5
engaged 57:3 62:21
Engagement 82:23
enjoy 3:7 90:8
enormous 57:10
entire 100:24 101:7
 101:14 107:6
entirely 13:11
entrepreneurs
 74:12,16
equitable 21:19
eroding 50:9
erosion 49:14 51:17
ERS 16:11
especially 26:4
Essentially 102:5
estimated 21:5
Ethics 91:25
evening 4:7 27:6
 28:12 33:6 47:19
 48:3,25 58:2,6
 75:4
event 39:4 59:6
 87:25
everybody 12:7
 28:7 57:3

evidently 69:4
 exactly 14:3 19:6
 36:15 44:11 45:19
 56:11,25
Examining 8:10
example 26:8
exceed 10:6
exceeds 9:15 10:15
excessed 8:18
excessing 26:5
exclusive 81:24
excused 110:9
execute 79:3
Executive 98:14,21
 109:9,12
exemplary 12:6
exercise 54:23
exist 52:23
existing 78:5
exists 56:14
expend 51:3
expenditures 8:12
expense 76:25 77:2
 81:8,9
expenses 5:6 6:5
 7:25
expensive 43:15
expertise 22:10
expired 47:5
explain 9:7
explained 40:6
explanation 13:8
extent 62:18
Eye 66:24 67:4

F

F 1:14 111:2
face 57:6
facilities 6:2,13
facility 45:17
facing 5:10 6:19
fact 20:5 31:5
 32:13 37:3 40:6
 41:9 55:14
factor 7:18
factors 6:17
faculty 12:7
failed 51:5
fair 13:25 21:19

familiar 44:17
families 52:3
fantasies 53:24
Fantastic 22:13
far 15:12 29:22
 61:2,3
fashion 18:14
favor 2:8 62:6
 75:17 76:4,18
 77:9 79:12 80:10
 81:2,18 82:6,18
 83:8,19 84:9,25
 85:12,24 86:18
 87:11 90:9 91:5
 91:18 92:6,19
 93:7,19 94:8
 97:20 98:10 107:8
 109:2,21
February 47:12
federal 54:10
feel 5:17 6:8 26:19
Ferry 99:13 106:12
 106:13
festivities 3:7
fever 49:20
field 91:12
file 72:4
filed 38:5 65:20
 70:7
filing 47:8
final 6:22
financial 7:5 11:20
 58:19 79:21
financing 7:11
 18:21,24 19:17
 23:16
find 74:17
finds 57:17
Fire 1:9 3:4,9 75:22
 89:15
first 3:20 4:14
 15:15 16:25 17:3
 26:19 37:12 38:7
 44:21 54:6 58:11
 59:7 60:14 65:18
 99:5 100:4,19
 103:21
fiscal 66:2
fits 66:7

five 7:12 53:14
 69:20
five-minute 75:6
fixed 14:10
fixture 35:3
flat 6:21
flexibility 10:20
floor 29:14 40:23
 54:6
Flora 83:24
flow 18:16
fluctuation 16:8
focus 8:22 9:22
focused 25:22
 52:19
folks 2:24 3:6 62:8
 89:14
follow 15:24 19:13
 61:6
followed 50:16
following 2:15 16:4
 28:16 50:12 67:25
follows 100:15
followup 65:22
food 88:11,16
 89:13,16
force 22:5 27:7
 72:25 84:4,19
Fork 26:4 28:3
 66:23
formal 77:4 80:19
 81:12
format 32:4
formerly 53:5
forming 22:4 27:8
Fortunately 52:22
forward 10:21
 13:24 14:13 46:3
 60:23 61:16
foundation 7:3
 89:20
four 26:12 31:13,20
 100:6 101:22
 102:2,5,21 103:6
 103:16,18
Fourth 33:12 49:4
 101:13
foyer 35:6
Frank 33:6,7,13

34:3,7,13,17,25
 35:9,17 36:12
 38:4 40:16,18
 41:7 42:6,13 43:5
 43:9,18 44:4
 45:19 47:2 48:8
 48:15,19
frankly 71:21
 72:11
fraught 56:24
free 30:13
Friday 91:14,15
Friends 93:24
front 11:5 49:6
 53:2,13 99:23
 105:2,9 107:14
 108:17,20
full 9:19 41:14
full-time 86:4,9
fund 4:19,21 14:19
 15:2,13,16 16:21
 16:24 17:4 49:15
 80:16,16 81:9
 82:12
funded 17:20
funding 54:11 55:4
fundraiser 3:5
funds 4:23,25 5:23
 6:4,12 8:3 76:24
 81:7,24 87:23
furniture 41:4,7,8
 41:12
further 56:21 78:25
 102:15 111:13
future 50:6 52:8
 56:2 64:6

G

gaining 50:5
gap 5:8,11 6:15 8:8
 10:12 13:11,14
gaps 4:20
generally 42:23
 64:3
generation 52:11
getting 60:9 62:17
 69:3 105:23
Gillooly 87:17
 90:22

give 19:12 30:8
 40:10 57:18
given 10:12 39:10
 39:25 40:5 51:11
 54:19 61:23
gives 64:21
giving 38:6
glass 42:22 43:3,13
 44:2
go 16:13 18:21,23
 18:25 19:17 40:24
 43:12 59:17 61:20
 71:14,23 98:14
 109:12
goal 10:13 14:25
 15:4 17:10
going 3:18 6:25
 9:17 14:6,12,13
 16:10,11,19 17:2
 18:25 22:20 25:6
 33:9 34:24 38:21
 42:3 47:8,10 57:7
 58:8 65:10 67:9
 68:23 70:12 71:3
 72:12 75:5 88:14
 89:6 93:25 98:13
 108:2
gold 53:21 79:11
good 4:7 21:21 33:6
 48:12,25 58:5
 79:9
gotten 43:15 63:16
 69:2,16
governs 78:6
Grant 93:23
grass 2:25 94:12,22
 95:2,21
great 27:9 50:18
Greenport 1:2,5
 3:4,21 4:15 8:18
 10:10 15:11 17:18
 27:25 49:5,9
 50:22 52:4,16
 56:2,18 64:19,23
 73:22 74:14 75:22
 77:16 78:19,21
 79:2,6,16,19,23
 80:3 82:24 83:4
 84:5,20 85:19

86:5,11 87:20
90:18,19 92:2,15
93:4,15
Greenporter 51:3
Greenporters
52:11
grievance 20:11
growing 50:4
growth 50:14
Guard 89:21
guess 20:4 25:5
31:8 46:24 59:16
66:5 70:2
guessing 63:23
guests 36:25 37:2,3
42:15,20 45:18,22
guidance 31:8
guidelines 16:3
19:12 36:20
guys 22:18 27:17
28:2 72:16
gym 24:22

H

half 41:16
Hall 1:22 27:15
34:9 47:14 69:9
81:25 82:13
Hammes 58:5,6
61:23 62:4,12
63:4 64:9 67:5,23
69:10,25 72:2
73:3
Hampton 61:14
hand 111:18
handicapped
105:15,18 106:7
106:11
Handing 47:16
handout 8:25 9:10
Hanna 85:16
happen 25:7 57:19
63:14,24 64:3,5
happened 38:17
50:11
happening 65:25
70:13 71:16,20
happens 53:12 64:6
68:3

happy 41:21 53:19
70:2
Harbor 89:19,19
hard 12:20 13:2
28:2
harder 42:24 73:17
hardship 42:2
Hawk 67:4
head 23:7 56:16
health 16:9 39:14
49:18,21 66:3
86:8
healthcare 6:19
hear 46:6 72:16
heard 21:14 66:14
hearing 39:7 91:22
92:10,23 93:11
heart 53:4
help 3:2,8 16:7
27:13,17 57:16,19
59:24 60:13 61:19
helpful 62:13 67:20
70:24,25 72:16,22
73:2

helping 43:16
helps 16:12 17:11
50:5
hereunto 111:17
Hi 73:7
high 51:15
high-demand
51:12
Higher 51:22
highlighted 49:13
highway 107:18,20
hired 17:13
hiring 85:16 86:3
86:13
historically 74:15
history 52:5 54:20
56:4
hold 39:7
home 37:15 52:13
homeowners 51:21
homes 55:11
Hook 66:24
hope 3:6 12:22
16:23 68:14
hoping 13:23 25:6

60:4
host 87:20 91:12
Hotel 51:4
hour 41:15 85:7,7
85:20 86:7
hourly 83:13,23
84:14 85:5
hours 24:25 42:15
48:16 100:18
101:5 105:6
106:19
house 35:24 36:15
houses 21:14,15
housing 51:24 54:7
54:12 55:19 66:23
hundred 41:17

I

ice 87:18,24 90:23
idea 11:12 42:14
Ideally 54:15 61:8
ideas 22:6 74:12
identical 101:10
identified 41:4
100:16
identify 55:4
identifying 8:13
III 2:17
illegally 71:21
illegible 29:23 34:2
illustration 50:24
imagine 108:6
immediately 99:23
105:2,8 108:17,20
impact 8:17 10:24
50:25
importance 59:20
important 7:17
28:7 34:15 45:12
52:8 70:18
importantly 74:6
imposed 50:14,18
impossible 106:25
improve 13:25
improvements 6:3
7:10
improving 18:11
incidence 51:15
include 104:8

included 37:5 77:3
81:12
includes 29:14
including 7:6 41:4
69:22 98:5 100:10
104:5
inclusive 80:19
incorrect 96:7
increase 7:21 10:3
14:10 18:18 19:25
63:6,8,9 77:25
83:12,23 84:13
85:5 109:14
increased 7:19,25
43:17
increases 7:13 21:5
increasing 7:3 78:3
incredible 93:23
incremental 52:20
indication 37:6
individuals 22:4
inevitable 51:19
inflation 51:12
inform 22:7
informally 56:22
57:13
information 9:18
22:6 27:13 30:18
30:21 39:17 40:11
58:20 64:21 70:18
70:23
informational
72:21
infrastructure
59:25
initial 32:10
installation 87:24
installed 74:20
insurance 6:19
16:9 86:8
intended 73:19
intent 89:13 95:24
96:3
intention 77:24
interest 19:8,24
57:10 62:16 78:20
interested 111:16
interesting 57:18
interface 64:18

65:8 68:6
interferes 66:2
intervention 24:15
introduce 33:9
introduced 59:11
59:15
introduces 73:25
invest 52:17 73:18
investment 50:13
50:22 51:2,7,14
73:13 74:25
investments 74:2
invite 28:25
invoice 80:17 81:10
involved 62:20
Island 55:18 107:4
Islip 55:20
issue 21:23 46:23
66:9 68:12,23
107:2
issued 64:23
issues 47:4 49:21
65:6 68:5 72:8
item 28:14
items 98:15

J

January 4:4
jeopardize 47:11
Jill 85:6
job 12:6 79:9
John 60:21
joined 4:4
joint 21:24
Julia 1:18 75:9
June 18:22,23 87:3
Juneteenth 24:25

K

Kapell 48:25 49:3
57:23 58:18 73:10
keep 3:3 11:13
16:19 26:7 34:18
52:4 62:14
Kelo 55:8
kept 37:22
Kessinger 86:4
KEVIN 1:15
key 37:23
kids 27:20,24 57:15

kind 16:7 20:18
30:19 31:15,15
59:25 60:11 63:11
63:13,23 64:10,20
65:9,21 66:5
kitchen 35:6
know 4:13 9:23
12:18,19,20,22
13:21 20:10,13
23:6 25:4,23
26:20 27:10 29:5
29:11 30:11 33:14
33:15,25 38:22
39:22 40:21 42:22
43:6,23 52:9
56:22 58:23 59:2
60:7 62:24 63:17
67:16 69:2,23
70:13,24 72:7,15
88:7,10 106:10
knows 47:6 57:3
Koepecki 85:6

L

L 1:21
label 99:22
labeling 31:25
lack 64:15 69:12
70:3
landmark 55:7
large 14:9 16:14
52:24
largely 58:10 66:20
late 52:15
Lauber 87:17
90:22
LAUEEN 44:6
law 64:4 72:3 90:17
91:24 92:12,25
93:13
lawn 43:3
lawyer 36:2
lay 13:14
layout 31:12,15
36:13 37:6 40:3
lead 64:24
leave 41:22 61:25
leaves 3:2 94:13,24
95:2,20

leaving 107:5
led 7:20 52:19
left 9:5
Legally 6:13
legible 31:18
legislation 59:11
lengthy 62:24
letter 30:15 82:23
Leueen 33:2,11,11
33:13 35:18,21
36:14 37:12,16,20
42:18 43:7,11,22
44:11 45:14,24
48:14,20
level 11:8 16:12
22:10 59:18
levels 7:4
levy 9:16,24 10:4
17:15
license 33:20,21
36:5 45:8
life 56:9
light 49:17 80:16
81:24
lightly 8:21
Lily 1:17 24:7
27:12
limit 10:20 100:17
101:2,3,15 105:5
Limited 100:13
limits 10:2
line 22:20 46:3 77:2
96:22
liquor 28:17,20,22
37:2,22,25 41:13
42:25
Lisa 87:16 90:22
list 70:6 71:9
little 20:22 39:18
42:11 46:24 55:14
live 49:4 57:15
living 35:5
loading 103:5
local 38:13 59:9
61:8 62:5 69:22
84:5,21 86:12
89:14 91:24 92:12
92:25 93:13
located 52:25

104:14,25 105:8
108:17,20
location 31:16
33:16 94:16 95:3
100:18 101:7
102:2 105:7
lock 37:23
lodging 59:9,24
London 55:9
long 20:7,14 36:10
55:18
long-term 8:5,23
17:12 49:18 78:5
look 20:18 21:13
25:5 61:19 103:3
looked 29:18 31:13
64:25
looking 20:10
34:20 60:24 102:7
looks 34:11
losing 28:4
lost 33:18 51:10
lot 17:7 21:15,16
33:18 71:18 99:14
99:20 100:20,24
101:7,12,14,18
102:23 103:7,13
103:19 104:22
107:17
lots 108:6
love 22:12 33:2
52:9
lovely 28:11 35:7
45:17
low 17:19
lower 78:10 89:5
lowering 20:12
lump 18:13
lunchtime 43:25

M

magically 53:22
main 55:24 58:6
62:25 107:15
maintain 26:6
majority 10:5,9
making 8:15 21:23
60:20 65:24 73:16
99:18

manage 106:25
Management
109:17
manner 51:6
map 103:3
march 5:19 12:2
47:14 83:14,24
84:15 85:20
market 19:15
marking 102:18
marriage 111:15
MARY 1:19
massive 50:16
match 23:20 65:5
matching 65:11
materials 29:7 31:4
46:17,20 48:6,9
94:19 96:10
matter 28:24 71:13
111:16
maximum 99:20
100:5 101:4,6,9
101:16
Mayor 1:15 2:2,6,8
2:14 3:10,17
11:22 12:4,12
13:7,16 14:16,24
15:5 17:21,23
21:20 22:13,18,22
23:3,9,22 24:3,7
27:4,10,19,23
28:11,14 31:2,23
32:6,16,22 34:23
37:24 38:8,15,23
39:5,21 40:14,17
40:20 41:24 42:7
42:17 44:8,13,15
45:3,16,25 46:8
46:13,21 47:17,25
48:11,17,21 49:2
57:21,24 58:3
60:16 61:14,25
62:7,23 64:7 65:3
67:2,22 68:9
69:15 71:10 72:20
73:5 75:2,9,16,17
75:19,24 76:4,18
77:9 79:8,10,14
80:10 81:2,18

82:5,6,8,18,22
83:8,19 84:8,9,11
84:25 85:12,24
86:17,18,20 87:11
88:10,15,19,22
89:2,12 90:4,6,11
91:5,17,18,20
92:6,19 93:7,18
93:19,21 94:8
95:13,19,23 96:2
96:6,12,15 97:3,7
97:20 98:10,12,17
98:19,20,23 99:4
99:10 102:20
103:10,12,20,23
105:11,12,17,20
105:22 106:3,9,13
106:21,24 107:7
108:5,12,23 109:2
109:4,21,22 110:3
110:5,7
MAYOR/TRUS...
1:16
McCanns 76:24
mean 15:14 21:10
42:18 43:24 46:22
66:9 69:14
means 9:22
meet 7:7 11:13 14:5
meeting 1:7 20:5,20
21:22,24 22:21
28:15 46:23 47:24
48:5 58:21 59:4
61:4,17 63:3
66:12,13 67:14,15
77:4,5 80:20,21
81:13,14 91:23
92:11,24 93:12
110:2,8,10,11
meetings 65:3
member 77:16
members 8:19
45:20 49:2 78:4
93:14
Mendoza 85:17
mention 64:12
mentioned 17:12
58:18 63:10
merely 56:3

Merit 84:2,17
message 67:19
Michael 83:24
 109:6
Miller 32:23 33:2
 33:11,11 35:21
 36:14 37:12,16,20
 42:18 43:7,11,22
 44:6,11 45:14,24
 48:12,14,20
million 5:11 22:25
 23:2 51:2
Mims 2:17
mind 26:24 34:18
 34:23
minutes 77:4 80:20
 81:13 101:25
missing 41:18
mission 11:14
misunderstood
 106:4
Mitchell 53:5,7
 55:17 87:2,18,22
 90:23,25 93:24
Mm-hmm 45:24
modification 80:15
 81:7
modify 108:14
moment 2:15 5:16
 62:3
momentum 54:9
Monday 87:2,6
money 3:8 4:24 5:4
 11:13 17:18 20:24
 21:16
monitoring 89:8
MONTEAGUDO
 1:24 111:7,21
monthly 75:21
 80:17 81:10
months 8:6 53:17
 69:20
moratorium 50:15
motion 2:3 46:2
 93:25 94:4 98:13
 109:4,12
move 46:3 60:13
moved 75:15,25
 76:15 77:7 79:7

80:7,23 81:16
 82:4,15 83:5,17
 84:7,22 85:9,22
 86:16 87:8 88:4
 91:3,16 92:3,16
 93:5,17 95:10
 97:17 98:8 103:23
 105:11
moving 10:21 63:5
 74:25
multitude 54:10
municipal 49:15
municipalities 60:8
municipality 38:14
municipicity 64:17,18
 65:7 68:14
municipicity's 68:6
museum 99:24,24
 102:6 104:10,12
 104:15,20 105:2,9
 105:16 106:12,14
 106:17,19 107:2
 108:18,21
museum-goers
 106:8
music 26:16 89:10
 89:12,16

N

N 1:21
nail 51:25
name 15:7 33:7
 49:3 100:17,19
 104:21
necessary 56:17
need 20:18 24:24
 26:9 52:4 56:11
 57:2 65:24 74:4
 79:24 94:2 108:8
 109:7
needed 17:14 59:23
 74:24
needs 14:5 21:18
 31:9 41:3 56:15
 57:3
negatively 39:14
negotiated 78:3,22
negotiations
 109:16

neighborhood 71:4
Neither 53:25
never 63:16 65:16
new 1:3 9:23 36:9
 41:2 50:19,20
 51:14 55:9 59:12
 60:9 62:9 64:4
 69:3 77:15,17,19
 79:20 80:4 104:8
 111:4,8
newsletter 27:14
 62:25 66:17
Niagara 77:13,21
 78:13 79:4
Nicole 91:10
night 9:15 89:18
night's 9:3
nights 87:2
noncompliance
 95:7
north 26:3 28:3
 66:22 99:13,15
 100:22 101:20
 104:23
northeasterly-most
 102:3 103:16
northern 102:16
not-for-profit 67:3
not-for-profits
 66:21
Notary 111:7
noted 76:13
notice 30:5,7,8
 46:25 47:13,15
 77:24 81:25 82:13
noticed 32:7
notified 38:9 39:10
notifies 38:17
notify 38:13
nub 71:4
number 9:18 27:21
 36:6 42:15 69:17
 69:18 75:10 77:12
numerous 60:7
NYAPP 77:18,23
NYPA 77:20,22
 78:6,11
NYPA's 77:24

O

O 1:14,21
o'clock 42:20
obligations 7:5
observations 58:15
obstacles 60:6
obvious 57:5
obviously 36:20,25
 38:20 64:4 65:8
 65:17
Occupancy 45:8
occupants 104:14
occupied 56:6
occurred 51:18
offer 42:22 52:2
office 16:2 68:17
 83:2
official 4:3 26:18
Oh 40:16 46:12
 88:18 97:7
okay 9:9,10 12:4
 19:7 24:17 34:13
 38:23 48:4 62:12
 88:21,25 89:24
 90:5 97:8 100:3
 103:11
once 5:4 46:19
one-time 4:23 8:3
ones 102:13
ongoing 7:25
online 58:23
open 2:3 48:23 90:7
 90:17 106:17,20
 107:20
operate 45:9
operated 33:16
 74:15 77:22
operates 33:14,15
operating 6:6,18
 14:17
operational 8:13
 13:20
opportunities
 10:24
opportunity 4:10
 11:9 52:2,10,22
 56:12,14
order 3:19 15:15
 17:5 61:17 71:17

orders 69:16,17
 70:11
organized 89:18
original 18:10
 35:13
originally 78:10
outcome 111:16
outline 89:3,3
outlined 90:20
outside 27:24
overall 7:21 22:24
owned 66:21
owners 51:4 53:18
 54:16 94:13
ownership 54:19
oyster 89:14
Oysterponds 91:11

P

P 1:21
p.m 1:11 3:12 87:3
 87:7 88:3,3
 110:12
packing 68:12
page 56:3
Palumbo 60:25
 61:18
paper 2:25
parade 89:17
parameters 90:20
Pardon 98:19
park 53:7 55:17
 76:25 85:6,17
 86:24,25 87:2,18
 87:22 89:5 90:23
 90:25 91:13 93:24
parked 104:13
parking 89:22 99:5
 99:11,14,16,19,22
 99:24 100:9,14,20
 100:25 101:11,18
 101:23 103:7,13
 104:4,8,11,12,16
 104:20,22 107:4
 107:12,17 108:6
 108:14
Parks 76:25
part 22:12 34:15
 35:24 38:2 57:10

67:20 71:17
puts 71:25
putting 68:15

Q

QR 9:2,21
qualifies 55:13
qualify 29:22,25
quantity 94:17 95:4
question 11:5 15:12
 16:24 20:4 24:10
 25:18 36:18 43:19
 59:8 64:11,16
 65:13 69:11 106:4
questions 11:20
 12:13 13:10 29:2
 32:17 44:19,23,25
 58:14 72:14,19
 88:8
quickly 8:22
quite 16:18
quote 20:21

R

R 1:14,21 111:2
rail 63:22
railroad 99:15,17
 100:22 101:12,21
 104:24
rain 91:14
raise 3:8 87:23
raised 37:18
rallying 57:12
Ralph 2:17
ramp 103:5
rapidly 60:22
rare 42:25 43:2
rate 79:17,24 80:5
 83:13 84:14 85:19
 86:6
rates 77:25 78:7,9
 79:18 80:6
ratifying 85:16
 91:8
reach 27:6
reached 71:23
read 29:23 31:25
 76:10 99:5 103:15
 104:9
reading 95:14 96:7

ready 46:17
real 68:2 73:25
reality 56:16
realize 55:5 56:15
really 12:23 16:24
 22:14 27:5 44:22
 58:15 60:4 63:16
 67:7 70:18
reason 10:15 30:23
 61:24 62:19 63:7
reasonable 51:16
reassess 67:4
reassessed 20:7,14
 66:25
reassessing 21:14
reassessment 63:19
 63:24 64:25 68:3
reassessments
 63:21 64:3
rebuild 74:7,9
rebuttal 74:11
receive 28:16
received 29:8,24
 31:5 86:23 87:16
receives 77:20
receiving 77:24
recess 75:7
recited 2:13
recognize 56:23
recommend 30:11
recommendation
 19:16 23:14 30:19
recommendations
 19:13
reconvene 46:15
record 15:7 111:11
recover 51:9
Red 55:14
redefine 108:9
redevelopment
 54:5 55:11
reductions 8:15
 10:19 11:4
referred 29:20
reflects 11:15 49:25
 73:13
regarding 91:24
 92:12,25 93:12,22
regards 29:4,7

72:22 99:11 109:6
registered 25:10
registration 25:9
regular 1:7 2:1,3
 3:1 4:1 5:1 6:1
 7:1 8:1 9:1 10:1
 11:1 12:1 13:1
 14:1 15:1 16:1
 17:1 18:1 19:1
 20:1 21:1 22:1
 23:1 24:1 25:1
 26:1 27:1 28:1
 29:1 30:1 31:1
 32:1 33:1 34:1
 35:1 36:1 37:1
 38:1 39:1 40:1
 41:1 42:1 43:1
 44:1 45:1 46:1
 47:1 48:1 49:1
 50:1 51:1 52:1
 53:1 54:1 55:1
 56:1 57:1 58:1
 59:1 60:1 61:1
 62:1 63:1 64:1
 65:1 66:1,13 67:1
 68:1 69:1 70:1
 71:1 72:1 73:1
 74:1 75:1 76:1
 77:1 78:1 79:1
 80:1 81:1 82:1
 83:1 84:1 85:1
 86:1 87:1 88:1
 89:1 90:1 91:1
 92:1 93:1 94:1
 95:1 96:1 97:1
 98:1,3 99:1 100:1
 100:2 101:1 102:1
 103:1 104:1 105:1
 106:1 107:1 108:1
 109:1 110:1
regulate 94:19 96:9
regulated 54:7
 94:15
regulating 95:15,16
regulation 104:8
regulations 15:24
 31:9 100:10 104:4
reinstated 70:16
reiterate 70:15

relate 58:17
related 64:11 65:12
 66:20 111:13
relatively 6:21
 17:19
rely 5:3
remain 95:3
remainder 99:19
remained 10:10
remaining 53:15
remember 36:2,3
remind 2:24 28:18
renew 19:9
renewing 33:20,21
 36:8
rent 53:11
rental 54:7 72:3
rentals 59:18
replenish 15:2
report 40:9 64:15
 70:4,15 71:2
 97:25
REPORTED 1:24
reports 75:21
represent 33:8
 35:18
representation
 47:21
representatives
 79:20
request 55:2 60:20
 60:25 70:15 82:2
 82:14
requesting 30:2
requests 70:21 80:3
require 10:5,19,23
required 30:8
 38:13 39:7 70:4
 70:16
requirement 29:12
 39:9 40:3,22
 95:17
requires 10:8 74:19
requiring 11:4 30:4
 95:20 96:16
reserve 6:9 16:11
reserved 5:20
reserves 4:19,22
 8:3 14:17,21,21

15:14,23 16:6,6
 16:16,17,19,25
 17:3,7,8,16,17
 80:16
resident's 70:21
residential 51:13
 51:22
residents 62:11
 69:23
resolution 30:4
 75:10,12,13,20,20
 76:7,7,21,21
 77:11,12 79:15,15
 80:13,13 81:5,5
 81:20,21 82:9,9
 82:21,21 83:11,11
 83:21,22 84:12,12
 85:4,4,15,15 86:2
 86:3,21,21 87:14
 87:14 90:15,16
 91:7,8,21,21 92:9
 92:9,22,22 93:9
 93:10,22 94:5,11
 95:7,22 97:9,23
 97:23 100:11
 101:18 103:22
 104:6 109:7
resolutions 48:22
resolved 78:18,25
 79:25
Respect 49:16
respond 60:15,17
response 77:23
responses 88:23
responsibility
 39:12
responsibly 8:9
restaurant 34:19
 35:3 41:9 45:10
restaurants 39:19
restore 54:5
restored 52:18
restoring 73:16
 74:22
restrict 105:15
 107:11,15,18,21
restricted 5:24 6:12
 14:22 15:17
restrictions 100:11

104:5 restrooms 35:4 result 6:15 60:3 resulted 56:8 retail 54:5 retain 52:3 retirement 6:20 return 48:4 returning 8:19 reveals 49:20 revenue 8:10 22:15 22:17 reverse 73:15 review 65:9 reviewed 29:17 reviewing 30:17 revitalization 54:13 Reyes 85:17 rezoning 50:17 Richard 2:16 riding 45:6 right 13:21 14:15 19:3,20 21:7 24:4 25:9,22 32:3,16 32:22 38:15 39:5 46:14,18 47:13 48:17 57:2 66:17 72:2 73:3 75:5 98:12 103:2,4 107:23 108:11,13 110:3 rights 81:8 105:14 rink 87:18,24,24 90:23 rising 6:17 63:5 risks 73:25 74:12 74:16 Riverhead 55:22 Robins 1:18 12:14 12:15,25 32:20 44:16,17 75:12 77:8,11 81:17,20 83:18,21 85:23 86:2 91:4,7 93:6,9 94:6 98:9 105:19 108:22 109:24 robust 55:2 68:16 role 54:18 69:3	Roman 104:20 room 35:5 rooms 34:20,21 37:21 root 73:22 roughly 18:19 23:15 ruling 55:12 run 46:22 49:5 87:2 run-down 53:20 Rutkowski 83:13 <hr/> S S 1:21,21 safe 52:16 89:18 safety 39:14 salaries 6:6 83:15 83:25 84:16 sale 53:11 64:5 77:13 78:13 79:4 sat 53:3,9 Saturday 3:6,12 88:2 savings 4:22 5:7,25 15:19 saw 31:13 saying 11:13 18:20 96:8 108:16 says 96:13,22 97:11 101:22 scenarios 9:11 schedule 2:20 91:22 92:10,23 93:10 100:13 104:19,19 scheduled 104:9 Scheid 4:3 14:3 15:3,8,9 18:17 19:6,11,23 20:25 23:6,13,25 Schiavoni 60:22 61:11 Schiavoni's 61:21 school 3:22 4:5,12 5:13 7:9,18 10:8 12:18 13:23 18:3 22:8,20 24:20 91:12 Schoolhouse 55:15	58:25 67:18 schools 4:15 9:25 27:24 Schulz 84:14 Seaport 99:23 seated 2:18 second 2:7 16:5 75:16 76:3,17 77:8 79:8 80:9,25 81:17 82:5,17 83:7,18 84:8,24 85:11,23 86:17 87:10 88:6 91:4 91:17 92:5,18 93:6,18 94:6 95:12 96:22 97:19 98:9,14 101:10 103:25 104:2 105:12 108:23,25 109:20 secondary 69:5 seconds 33:10 section 83:16 84:2 84:17 90:18 97:11 100:12 104:10,18 see 3:14 9:11 12:20 26:5 32:10 34:3 40:23 46:9 70:11 seeing 32:6 seen 62:11 seize 55:10 senate 59:15 senator 60:25 61:9 send 48:6,8 Senior 18:6 sense 32:8 sent 31:6 33:24 34:10 separated 68:13 separately 27:7 September 87:6 94:21 96:16 series 86:25 serve 42:19 45:14 57:11 served 35:25 36:17 service 6:21 7:6,14 18:9,15 23:10 31:11,16 34:16,21	34:22 37:7,8 42:10 43:10,12 44:9 86:15 109:13 Service-related 109:9 services 24:13,15 25:25 49:16 81:23 82:11,25 serving 42:15 Session 1:7 2:1,4 3:1 4:1 5:1 6:1 7:1 8:1 9:1 10:1 11:1 12:1 13:1 14:1 15:1 16:1 17:1 18:1 19:1 20:1 21:1 22:1 23:1 24:1 25:1 26:1 27:1 28:1 29:1 30:1 31:1 32:1 33:1 34:1 35:1 36:1 37:1 38:1 39:1 40:1 41:1 42:1 43:1 44:1 45:1 46:1 47:1 48:1,6 49:1 50:1 51:1 52:1 53:1 54:1 55:1 56:1 57:1 58:1 59:1 60:1 61:1 62:1 63:1 64:1 65:1 66:1 67:1 68:1 69:1 70:1 71:1 72:1 73:1 74:1 75:1 76:1 77:1 78:1 79:1 80:1 81:1 82:1 83:1 84:1 85:1 86:1 87:1 88:1 89:1 90:1 91:1,23 92:1,11,24 93:1 93:12 94:1 95:1 96:1 97:1 98:1,14 98:22 99:1 100:1 101:1 102:1 103:1 104:1 105:1 106:1 107:1 108:1 109:1 109:10,12 110:1 set 4:24 5:24 11:15 111:17	severe 51:23 shape 74:11 share 4:10 26:15,16 26:17 27:13 28:6 shared 4:5 25:24 sheet 24:11 Shelter 107:3 shifting 51:20 shining 49:17 short 75:7 short-term 7:11 17:10,11 18:20,22 20:2 59:18 72:3 99:16 show 31:14 34:5,15 35:24 showing 31:15 35:14 shown 10:16 31:10 shows 40:8 shut 36:7 43:6,7 sic 64:17 side 16:21 59:12,15 99:21 101:12,20 102:7,23 103:5,6 103:8,8,9 105:4 sides 100:17,24 101:22 104:25 sign 45:7 82:22 signal 50:10 73:12 significant 68:4,12 significantly 7:19 10:20 silence 2:15 similar 34:11 61:15 67:18 simple 4:21 10:5 11:12 108:22 simply 50:3 55:25 73:9 single 6:16 sir 34:24 40:14 sit 43:2 site 55:15,22 sites 53:20 54:20,25 55:6 situation 8:4 12:5 12:17 32:21 38:21 64:24
---	---	--	--	--

six 10:11 33:17 53:15 69:20	speaking 57:22	statute 39:9	Stuessi 1:15 2:2,8 2:14 3:17 11:22 12:4,12 15:5 17:23 21:20 22:13 22:18 24:7 27:4 27:10,19,23 28:11 28:14 32:6,16,22 34:23 37:24 38:8 38:15,23 39:5,21 40:14,17,20 44:15 45:3,16,25 46:8 46:21 47:17,25 48:11,17,21 57:21 57:24 60:16 61:25 62:7,23 64:7 67:2 67:22 68:9 69:15 71:10 72:20 73:5 75:2,9,17 76:4,18 77:9 79:10 80:10 81:2,18 82:6,18 82:22 83:8,19 84:9,25 85:12,24 86:18 87:11 88:15 88:19,22 89:2,12 90:4,6 91:5,18 92:6,19 93:7,19 93:21 94:8 95:23 96:2,15 97:3,7,20 98:10,12,19,23 99:4,10 102:20 103:10,12,23 105:11,17,22 106:13,24 108:5 108:12,23 109:2,4 109:21 110:3,7	35:16
SLA 29:14 30:10 30:14,16,25 31:6 31:7,21 35:10,12 36:19 37:4 38:9 38:11,12,18 40:3 40:10,15,24	special 22:5 56:18	statutory 70:4	Suffolk 1:3 86:14 111:5	
SLA's 36:23	specialist 26:9,10	staying 68:7	suggest 67:24 96:4	
small 3:19 52:20 99:13	specific 5:25 14:22 30:19 31:8 39:17	step 26:20	suggestion 61:22	
soft 60:2	specifically 8:12	steps 52:21	sum 18:13	
solicitation 81:22 82:10	specified 86:10	Sterling 89:19	Summary 97:25	
solve 6:11	spelled 87:25	Steve 83:13	Superintendent 3:23 4:14 15:10	
somebody 43:24 45:5 61:11 65:20 71:8	spend 5:9	Stolar 1:23 29:6,10 31:7 32:3,12 33:25 34:5,11,14 35:8,11 36:18 37:14,18 38:10,16 38:24 39:6,22 47:16,20 76:11 95:18,25 96:19 97:5,13 99:7 100:3 102:11,14 103:2,11,14,21 104:2 106:18 107:16,24 108:8 108:13	superintendent's 26:22	
somewhat 59:2	spent 5:5	stop 69:16,17 70:10 71:17	superintendents 25:19 26:3	
son 12:18	spirit 58:16	stopping 45:6	support 11:7 28:10 54:11 55:19 60:20 61:24 73:10	
soon 63:25	sponsor 61:9	storage 37:8 41:5	supported 7:24 56:9	
sorry 23:7 90:14 110:4	spot 99:25 100:2 106:7,11	store 51:15	supportive 52:17	
sort 25:19 36:7	spots 99:22 102:19 102:21 105:15 108:11	storekeepers 56:7	supposed 16:6 61:4	
source 22:17	spread 50:6	stores 53:14 56:6	Supreme 55:8	
sources 8:11 54:11 55:5	Square 55:23	stories 54:6	sure 12:17,25 13:2 20:25 26:24 34:25 62:21 65:10,24 66:11,12 67:14 68:5,20 71:15,24 107:9	
south 99:21 101:12 102:23 103:6	SS 111:4	straight 63:16	suspension 90:16	
southeast 100:21 101:19 103:12	stability 8:23	streamlining 8:11	sustainable 8:5	
southeasterly-most 103:18	stable 74:3	street 1:9 33:12 49:4,6 53:2,13 55:24 58:7 91:13 100:19,21,22 101:13 102:4,10 103:17 104:21,23 104:23 107:14	sympathize 18:7	
Southold 4:5 18:4 20:8 21:25 26:16 26:17,18 63:14,18 64:20,21	staff 8:15,18 17:13 17:14 26:5 79:19	streets 100:17	<hr/> T <hr/>	
space 101:15 104:11	staffing 7:3,20,21	strictly 6:12	T 1:21 111:2,2	
spaces 100:7,25 101:8,23 102:3 103:16,19 104:17 104:25 105:8 108:14,16,19	stage 16:5,25 52:15 89:6,7	strong 50:13 54:8 74:3	table 93:25 94:4	
Spaghetti 3:5	stand 2:10 13:22	structural 5:10 10:12	tables 31:11 41:11	
speak 3:23 29:2 32:9 47:19 48:2 48:24 57:25 62:2 73:6 75:4	standstill 50:23	struggled 63:12	take 5:16 12:21 19:8 20:18 43:3 46:14,18 73:22 74:12,16 75:6 87:5 96:21	
	Stanley 2:16	students 10:14,25 11:3,10,16 12:7 28:4	taken 62:17 66:22 70:8 75:8 111:11	
	star 79:11	study 79:17,24 80:5	takes 34:21 56:3 65:12	
	start 15:23 75:10		talk 20:22 58:9 67:6	
	starting 52:11		talked 42:11	
	starts 74:22		talking 5:19 9:7 20:16 25:24	
	state 1:3 6:21,23 9:24 15:6,25 16:2 17:19 28:17,20,21 37:25 41:2,13 54:10 59:13 60:8 60:10,21 64:4 83:2 107:14 111:4 111:8			
	statewide 54:9			
	Station 1:9			
	status 59:10 60:18			

tape 59:2	26:20 29:9 33:17	67:3 68:10,11,19	107:25 108:10,22	unfortunately
tapes 67:16	34:15 36:23 37:4	Towns 55:20	108:24 109:19,24	58:20
task 22:5 27:7	41:25 45:11 57:9	tracks 99:15,21	Trustees 1:6 2:4	Unified 3:22
72:25	58:9 62:13,15,16	100:23 101:13,21	75:24 77:6 78:18	unrealistic 54:21
tax 9:13,15,24 10:3	66:10 67:11 70:17	102:13,22 104:24	80:2,22 81:15	upcoming 4:11
10:10,22 14:9	70:22 71:20 72:5	traditionally 42:19	101:24	update 60:5 63:2
17:15 21:5 49:14	72:18,21 106:21	Trailer 76:25	try 27:16 60:13	109:15
49:22,25 50:4,14	thinking 6:24	train 102:13,22	61:17,19 67:25	upgrade 109:16
51:8,17,20 59:7,9	20:16	transcript 111:10	trying 58:16 65:4	upheld 55:9
59:24 60:11 62:10	third 1:9 63:22	transfer 76:24 81:7	66:4,6 67:6	urgently 57:14
63:6,8 73:11 74:7	100:22 101:20	transfers 98:6	Tuesday 9:15 10:8	use 5:23 6:14 8:3
74:9	104:23	transmission 81:8	turned 49:8 53:7	16:15 17:3,4,6,17
taxation 50:6	thought 62:5 72:15	transparency 70:9	twenty-six-week	45:11 55:9,13
taxes 20:13 51:22	109:24	Treasurer 49:12	86:14	95:17
62:9 63:5	threat 49:18	76:22 78:25	twenty-spot 99:14	useful 67:17
taxpayers 16:14	three 9:11 47:9	Treasurer's 68:17	two 14:11 33:9 47:9	usually 31:10 43:6
17:20	48:16 51:10 53:16	Treasury 86:6	52:24 53:13 54:6	utility 67:19
teacher 26:15,17	ticket 90:7	trimmings 94:13	61:5 64:13 65:9	utilize 2:24
team 28:6	tickets 3:13	94:22 95:2	70:6 71:5 99:9,22	
teenagers 37:17	tide 49:8	trip 91:13	100:4 104:25	V
ten 45:22,23	time 5:8 7:24 11:21	trouble 49:23 50:10	105:8,15 108:6,11	v 55:8
Tentative 76:8	20:7,15 28:9 36:8	true 52:4 111:10	108:14,16,19	vacancies 51:16
term 23:14,20	43:5 44:4 47:22	Trust 40:19	110:6	vacant 53:3,9,14,16
terms 4:21 42:10	48:7,9 58:12	Trustee 1:17,18,19	two-year 14:8	valuation 21:4
58:18 70:10 78:7	63:25 74:11 94:16	12:14,15,25 17:23	type 95:16	value 21:7 50:2,5
94:23	95:4 100:10,13,17	17:25 19:2,7,20	typical 35:10	54:2 67:10 68:2
test 74:12	101:3,24,24 104:5	20:3 21:8,12	typically 15:3,14	values 51:13
thank 3:16,17,25	105:5 106:16	22:16 24:7,8,16	15:19 28:25	van 105:21
4:7 11:17,22	timely 51:6	24:23 25:8,13,16		variety 72:5
12:11 13:3,5,17	times 16:15 71:18	26:25 27:12 32:20	U	various 63:15
17:21,25 24:9	101:25 105:5,6	44:15,17,20,24	ultimately 28:21	vehicle 104:12
27:2 28:7,8,9	timing 6:8 19:14	46:5,11 75:12	42:4	vehicles 104:15
44:13,25 48:18,19	title 54:24 109:14	76:2,6,12,16,20	unable 61:10	vendors 88:14
48:20 57:20,21,23	titled 104:10	77:8,11 80:8,12	unassigned 15:16	vetted 38:19
58:11 72:24 73:4	today 41:10 73:6	80:24 81:4,17,20	uncertainty 50:19	viable 74:14
75:2	told 40:2	82:16,20 83:6,10	73:13 74:2	Videoconferencing
Thanks 13:7	Tommy 60:21	83:18,21 84:23	underage 37:4	93:3
Theater 66:24	tonight 9:2 11:19	85:3,10,14,23	underlying 49:21	view 59:16,22
thing 60:14 65:18	32:13 58:10	86:2 87:9,13 88:5	understand 13:17	VII 83:15,25 84:16
66:5 71:12	top 23:7 68:8 102:5	88:17,20,24 89:9	18:7 21:17 39:18	village 1:2,5,22,23
things 6:7 8:9 12:9	top-right 102:7	89:23,25 90:5,13	45:13,17 58:16	2:20 21:21 27:14
12:21 13:25 17:2	total 69:19 98:2	91:4,7 92:4,8,17	63:7,21 66:6 67:8	27:14 28:19 29:5
18:11 22:2 33:18	touch 26:2	92:21 93:6,9 94:6	67:25 70:20	29:20 39:16 40:22
40:20 41:17 58:16	touched 58:10	94:10 95:11 97:8	understanding	49:11,12,15,19,24
58:25 65:11,15,25	tough 5:2 17:2	97:15,18,22 98:9	40:24 59:10 63:13	50:3,4,10 51:5
68:18 70:10 71:2	tourism 59:19	98:25 102:8,12,17	63:18 64:2 66:9	52:9,20 53:4,6,21
72:6 74:19 94:2	Town 20:8,14,17	102:24 103:24	66:18 71:7 73:24	54:15,23 55:16
think 12:15 20:20	20:20 21:25 22:10	105:19,25 106:6	understood 35:23	56:4 57:15 58:19
23:14 25:19,23	55:21,23 64:20	106:15 107:10,22	59:22 71:2	59:16 60:12 64:19

65:16 66:3 69:9
72:8 75:22,23
77:16 78:19,20
79:2,6,16,18,23
80:2 82:24 83:3
84:5,20 85:18
86:5,11 87:19
90:17,19 92:2,14
93:4,15 94:17,23
95:6 97:10 100:12
100:20 101:11,18
104:7,22 107:13
109:17
Village's 55:5 80:5
Village-Wide 81:23
villagers 2:16
virtual 50:23
visitors 62:10
visits 89:22
vitality 56:9
vote 5:21 6:9 10:5
18:10 24:19 25:11
89:17
voted 60:19
voters 10:9
Voucher 97:24

W

wage 83:13,23
84:14 85:5 109:14
waiting 6:22
waive 40:4
waiver 88:13
walk 9:17 42:8
walk-ins 3:16
walked 12:5,16
walls 31:14,20
want 4:15 5:16
7:16 8:16 9:21
14:15 15:15,20
16:8 17:6 20:22
21:17 23:11 26:21
30:24 37:5 60:15
61:8 66:16 72:24
73:14 74:3 99:5
107:8
wanted 26:5 43:24
44:2 58:11 73:9
wanting 26:12

wants 3:14 39:24
warning 49:23
warrant 54:2
wasn't 17:14 58:23
watch 18:2
way 12:19 15:14
16:13 23:19 36:3
36:3 39:13 40:8
47:10 49:9 52:10
57:16,19 111:15
ways 60:12
we'll 13:21 20:19
46:9 48:22
we're 95:15,20
102:18
website 2:21 9:20
week 41:23 58:24
61:6 96:18
weeks 26:2 47:9
61:5
welcome 3:21
13:18 27:3 69:8
welcoming 74:9
welfare 39:15
wellbeing 49:19
Wells 2:16
went 7:8 12:18
35:12 41:14 68:11
west 61:14 103:8
wheelchair 105:24
WHEREOF
111:17
Wholesale 77:14
78:13 79:5
wider 50:7
Wiggins 100:21
101:19 102:4,9
103:17 104:23
William 84:14
willing 62:22
willingness 74:23
wine 42:23,24 43:3
43:14,14 44:2
winters 43:4
wire 98:5
wishes 94:18 96:9
WITNESS 111:17
wonderful 11:23
wondering 20:15

65:6
word 71:7 96:21
words 14:4
work 12:10 14:12
28:2 48:5 58:13
69:16,17 70:11
71:11,15,17,18,20
85:18 91:23 92:11
92:24 93:12
worked 13:2
working 8:7 13:20
52:3 61:13 65:4
68:10
works 13:12 20:23
74:17
worthless 59:3
wrong 33:24 49:8
87:25

X

X 1:4,8
XVI 100:13
XX 104:20

Y

yeah 15:8 19:11
20:19 21:10 22:11
26:23 31:23 32:15
36:14 38:8 39:21
40:17 41:24 42:17
43:7 45:3 46:8,21
60:16 62:23 64:9
67:2,5,22 69:25
71:10 72:20 88:19
99:4 102:25 108:2
108:12
year 4:12 5:2,3,4,7
5:13 6:24 7:15,18
7:23 8:20 10:4,12
11:25 12:3 13:23
13:23 18:6,18
56:10
year's 5:15 14:6
15:18
years 4:18,25 7:4
7:12 10:2,11
14:11,14 15:22
18:13 19:4 23:15
23:19 33:17 36:6
37:19 40:18 49:7

50:12 51:10 53:3
53:8,10,15 63:13
64:13 70:6 71:5
Yep 29:10
York 1:3 9:23 41:2
59:12 60:9 64:4
77:15,17,19 79:20
80:4 111:4,8
young 52:3

Z

zeroed 14:17
zone 89:4
Zoning 93:15
zoomed 31:24
Zuyan 85:16

0

1

1 6:24 75:10 85:6
85:18 94:21
1,447,900.41 98:4
1,611,013.51 98:2
1.2 23:11
1.57 83:12,23 84:13
10 53:10
10:00 88:3
1000 84:6,21 86:12
11 97:25
11:00 44:7
110 53:13
112 94:17 95:6,9
97:10
112-8 94:24
11th 20:21
12 37:16,19
13 37:17 86:7 91:25
132-23.9 104:10
132-54 100:13
132-57.1 104:18
135 73:8
15 10:2 23:15,19
150 73:19
15th 91:14
16.9 23:5
163,110.06 98:7
17.50 85:20
1974 63:20
19th 24:19

1st 96:16

2

2 6:25
2:00 24:19,21
20 7:22 24:6
200,000 7:15 18:19
18:25 19:25
2005 55:8
2019 7:8
2023 50:12
2024-'25 7:18
2026 1:10 76:14
77:5 80:21 81:14
83:14,25 84:15
85:8,21 86:8 87:4
87:4,6 88:2 91:2
91:14,15,23 92:11
92:24 93:11 94:22
97:25 111:12,18
2026-'27 3:24
2026-2027 49:11
76:8
21 8:18 13:15 37:19
91:23 92:11,24
93:11
22.00 85:7
225 49:4
23 1:10 76:13 77:5
111:11
23rd 2:5 80:20
81:13 111:18
24 85:8
24-'25 17:13
24.00 85:7 86:7
25 3:13 22:25 23:2
25,995,000 5:13
25th 3:6 87:21
90:24
26 83:14,24 84:15
26-'27 4:11 5:12
14:4
28 85:20
29 87:4 91:15 92:13

3

3.1 5:11
3.58 5:14
30 3:16 30:13 38:11
47:5 53:8 101:25

30-day 30:7,8
46:22 47:4
30-minute 100:6
101:2,9,15 102:18
102:21
30th 47:14
31 87:4
34 93:2
35-3B 90:18
35-3C 90:19
36 51:2

4

4 15:17
4-2026-1 75:13
4-2026-10 82:9
4-2026-11 82:21
4-2026-12 83:11
4-2026-13 83:22
4-2026-14 84:12
4-2026-15 85:4
4-2026-16 85:15
4-2026-17 86:3
4-2026-18 86:21
4-2026-19 87:14
4-2026-2 75:20
4-2026-20 90:15
4-2026-21 91:8
4-2026-22 91:21
4-2026-23 92:9
4-2026-24 92:22
4-2026-25 93:10
4-2026-26 94:5
4-2026-27 94:11
97:10
4-2026-28 97:23
4-2026-3 76:7
4-2026-4 76:21
4-2026-5 77:12
4-2026-6 79:15
4-2026-7 80:13
4-2026-8 81:5
4-2026-9 81:21
4/23/2026 2:1 3:1
4:1 5:1 6:1 7:1
8:1 9:1 10:1 11:1
12:1 13:1 14:1
15:1 16:1 17:1
18:1 19:1 20:1

21:1 22:1 23:1
24:1 25:1 26:1
27:1 28:1 29:1
30:1 31:1 32:1
33:1 34:1 35:1
36:1 37:1 38:1
39:1 40:1 41:1
42:1 43:1 44:1
45:1 46:1 47:1
48:1 49:1 50:1
51:1 52:1 53:1
54:1 55:1 56:1
57:1 58:1 59:1
60:1 61:1 62:1
63:1 64:1 65:1
66:1 67:1 68:1
69:1 70:1 71:1
72:1 73:1 74:1
75:1 76:1 77:1
78:1 79:1 80:1
81:1 82:1 83:1
84:1 85:1 86:1
87:1 88:1 89:1
90:1 91:1 92:1
93:1 94:1 95:1
96:1 97:1 98:1
99:1 100:1 101:1
102:1 103:1 104:1
105:1 106:1 107:1
108:1 109:1 110:1

4:00 3:11

400 49:6

424 33:12

45 49:7

5

5 23:23 42:20

50 40:25

58,000 7:2

5th 12:2 91:13

6

6:00 1:11 87:7 88:3

6:31 110:12

60 10:9 51:9

603 58:6

6559 76:24 77:3

6560 81:7,11

6561 80:15,18

7

7 87:6

7.71 9:16

7.91 13:24

7:00 43:8 87:3

70 14:9

72-hour 99:20

100:5 101:3,5,15

73 18:4

7th 2:22

8

8 88:2 91:2

8:00 3:12 24:19,21

9

9 16:10 83:16

9(a) 84:2,17

9:00 87:3,7

92,000 14:20