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-VILLAGE OF GREENPORT  
COUNTY OF SUFFOLK : STATE OF NEW YORK  
-----x  
BOARD OF TRUSTEES  
WORK SESSION  
-----x

Station One Firehouse  
Third and South Streets  
Greenport, New York  
September 21, 2023  
6:00 p.m.

B E F O R E:  
KEVIN STUESSI - MAYOR  
MARY BESS PHILLIPS - DEPUTY MAYOR/TRUSTEE  
PATRICK BRENNAN - TRUSTEE  
JULIA ROBINS - TRUSTEE  
LILY DOUGHERTY-JOHNSON - TRUSTEE (Absent)  
JARED A. KASSCHAU - VILLAGE ATTORNEY  
PAUL PALLAS - VILLAGE ADMINISTRATOR  
CANDACE HALL - VILLAGE CLERK  
ADAM BRAUTIGAM - VILLAGE DEPUTY TREASURER

1 (The Meeting was Called to order at 6:00 p.m.)

2 MAYOR STUESSI: I'd like to call the meeting  
3 to order. I make a motion to open the public  
4 hearing. This is Thursday September 21st, 2023.  
5 May I have a second?

6 TRUSTEE ROBINS: Second.

7 MAYOR STUESSI: All in favor?

8 TRUSTEE ROBINS: Aye.

9 TRUSTEE BRENNAN: Aye.

10 TRUSTEE PHILLIPS: Aye.

11 MAYOR STUESSI: Aye.

12 I will make note for the record that Trustee  
13 Lily Dougherty-Johnson is out for the evening.  
14 She's at the Greenport School with her daughter for  
15 Back-to-School Night, so we wish her well for that.

16 Together with that, we're here to talk about  
17 the proposed Zoning Code changes for the Village.  
18 This is the fourth public hearing that we have had  
19 on this subject. We have done two information  
20 sessions over the past couple of weeks as well,  
21 which were specifically requested by the Business  
22 Improvement District to try and answer some  
23 additional questions.

24 As part of that, there had been numerous  
25 other community meetings over the past many months

1 where the Village has taken significant feedback  
2 from both business owners and residents alike.  
3 This Board has worked very hard in listening to  
4 people. We are thrilled to have a big crowd here  
5 tonight again as well.

6 Our Code Committee, which is made up of the  
7 Zoning Board of Appeals head, Mr. John Saladino,  
8 who's in the audience tonight, together with Chair  
9 of the Planning Board, Tricia Hammes, who is here  
10 as well. It is chaired by Deputy Mayor Mary Bess.  
11 And we recently added local resident Dinni Gordon,  
12 who has the specific focus on affordable housing  
13 and what we can do to add to that within the Village.

14 The Code Committee has met over 35 times  
15 before they brought recommendations to the Board of  
16 Directors. Together with that, there were  
17 literally hundreds of hours that went into those  
18 recommendations by the Committee separately and  
19 apart from the public meetings, together with a  
20 significant amount of review with Counsel and  
21 others, and again, as I said, taking a lot of  
22 feedback from the community.

23 It's really important to have facts straight,  
24 and, you know, one of the challenges has been  
25 there's been some misinformation going around,

1       which is one of the big reasons why we focused on  
2       having, you know, some additional sessions and  
3       extended beyond, you know, original intent in  
4       taking even more public feedback and more sessions,  
5       because we heard from the public that people hadn't  
6       had a chance to take a look at things. The BID  
7       reached out to us in mid August and asked us to do  
8       one more meeting. We will have done three  
9       additional meetings since that time, together with  
10      the two information sessions.

11                With that, we've got a wonderful community.  
12      I would ask that if you have questions, we will try  
13      and answer them. But the focus of tonight is to  
14      take additional public comments, and we're asking  
15      people to try and be somewhat succinct with their  
16      comments this evening. We will, of course, take  
17      them in, review anything with Counsel as needed.

18                And together with that, I'd like open up the  
19      public hearing.

20                TRUSTEE PHILLIPS: We didn't do the Pledge of  
21      Allegiance.

22                MAYOR STUESSI: First, we've got to say the  
23      Pledge of Allegiance, though. Thank you. Please  
24      stand.

25                               (Pledge of Allegiance)

1           MAYOR STUESSI: Please be seated. Thank you.  
2           Who would like to be the first person from the  
3           public to speak? Would anybody from the public  
4           like to speak this evening? Ian, thank you.

5           IAN WILE: It seemed like too many people,  
6           had to be somebody to be the succor.

7           MAYOR STUESSI: You're like that kid in class  
8           we'd use as the ice-breaker.

9                                 (Laughter)

10          IAN WILE: I was always the kid sitting in  
11          the back.

12          MAYOR STUESSI: And you were in the back.

13          IAN WILE: Yeah, on purpose.

14          MAYOR STUESSI: You got called from the back.

15          TRUSTEE PHILLIPS: You were hiding. You were  
16          hiding.

17          IAN WILE: On purpose, obviously.

18          TRUSTEE PHILLIPS: Yeah, I saw that.

19          IAN WILE: Ian Wile, 234 Fifth Avenue and  
20          Little Creek Oysters. Thanks to everybody for  
21          being here. I wrote some notes so I could be as  
22          non-wandering as I usually am.

23                 First of all, I would like to acknowledge, as  
24          both a resident and business, how much work has  
25          gone through, not just as you mentioned now, but

1       it's been apparent. So I'll start by saying  
2       there's -- there's clearly a lot of tough work in  
3       this comprehensive code change. I commend the  
4       Board and all of its committees on the bravery to  
5       begin a long overdue undertaking. And as with  
6       anything well intended, there's a spectrum of  
7       really good, some middle, and some really bad in  
8       here, and nobody in the world should expect to get  
9       out of this 100% happy. With that said, I'll keep  
10      my concerns to maybe just a couple of focused areas  
11      that either are fine if I have misunderstood.

12             But first up in my head is the controversial  
13      parking tax that I'm long on the record for being a  
14      movable force on the parking issue. I have  
15      traditionally felt like with previous administrations,  
16      there was a dog-whistle issue that served as  
17      long-hanging fruit to engender anger and divide  
18      those who might not otherwise be divided.

19             Current concepts, while supposedly intended  
20      to give pause to large scale developers, has the  
21      potential to do the very opposite. Large  
22      developers look at this as an ugly, but needed,  
23      component of what amounts to a portfolio play.  
24      That is their concerns are less about will they  
25      remain profitable day to day, versus will the

1 property and resulting business become more  
2 valuable in the long term. Now for those with a  
3 smaller business, that barrier is a barrier at the  
4 beginning, not a barrier to deciding if we'll  
5 survive down the long road.

6 So while great plans were -- while great  
7 pains were clearly taken to eliminate the  
8 encouragement of these taxes on existing and  
9 existing size business, I recognize that it is way  
10 more flexible than I had originally seen.

11 There's one particular area which I'd love  
12 to, if I could, with nowhere else, the eight-seat  
13 outdoor trigger, that no matter what scale it is, I  
14 think that that puts an undue burden on most sizes.  
15 And I think we're all -- maybe the Board is  
16 thinking a lot about bars and restaurants, but if  
17 you walk by something as simple as an ice cream  
18 shop, they, too, would have a couple of picnic  
19 tables, and we'd hate to see something as simple as  
20 that not be able to start. And I think the  
21 eight-seat trigger is an -- puts an undue weight.

22 Further, as a small business owner who is,  
23 granted, not subject to this in my current world,  
24 right, but I look out for the future me, tying  
25 the -- tying parking to the number of employees, in

1 my mind, and, honestly, in communication with my  
2 employees, they feel like it sends a terrible  
3 message to new and current businesses that fewer  
4 employed persons is a benefit to this Village. It  
5 also explicitly reinforces the false narrative that  
6 employees and customers are not residents of this  
7 Village.

8 While I understand code changes cannot be  
9 looked at with regards to individual properties,  
10 it's roughly how we started down this path, I'd  
11 like to get -- you know, I'd like to take a -- be  
12 able to take a look and know that the kind of  
13 activities we have now that we enjoy would be able  
14 to have started if -- under this current rule.

15 I'll skip down a little bit. One, one of the  
16 biggest things I know we talked about a little bit  
17 is where does the parking fees go if they -- if  
18 they come in. I would really ask that this go to a  
19 directed account that is not being used as a  
20 cash-grab for the Village General Fund, but that,  
21 really, is specifically -- it was stated during one  
22 of the meetings that -- that, you know, the tourism  
23 weight and effect on our road, for example, is a  
24 problem and we need to address that using some of  
25 these fees. Then I think these fees, then, should



1           only be directed to use inside that district.  
2           Personally, I'm obviously on the record for not  
3           thinking the fees are appropriate.

4           I would say that the BID, under the New York  
5           State -- New York State Local Laws and our Local  
6           Laws, in its role as a taxing authority has the  
7           responsibility to aid this Village in  
8           infrastructure, development, maintenance and  
9           improvement, it's one of the categories. And I  
10          think that cooperation there helps attack a lot of  
11          what you're asking for, but uses mechanisms we  
12          already have in a more cooperative way, instead of  
13          us versus them. It is -- it is in the BID's  
14          charter, it is in under -- under New York State  
15          Local Law as part of their convening right.

16          One thing that I find particularly important  
17          to myself is I would beg to add a Right to Continue.  
18          We are moving some properties from a -- from a  
19          zone -- you know, from one zone to another or  
20          changing uses. And there is a piece in here that  
21          says if we were -- you know, if a property is  
22          damaged beyond 50%, or tries to improve, or, you  
23          know, make certain changes, that it may trigger the  
24          inability to continue its -- its current use. And  
25          I think that codifying the Right to Continue,

1 eliminating restrictions against rebuilding or  
2 improving a property in the WC, or anywhere else  
3 for that matter, in the event of a disaster,  
4 natural or otherwise. Some of us have bled, sweat,  
5 cried into the very land and buildings we operate.  
6 And if you mean anything about preservation, you  
7 have to preserve the Right to Continue and codify  
8 in this document. That's really important to me.

9 I think most people know my building know  
10 that it's held together by dreams and tar paper,  
11 and a lot of the buildings in Greenport are held  
12 together by dreams and tar paper. And, you know,  
13 all we generally ask is the right to put more tar  
14 paper up on the wall when the storm comes.

15 There have been a couple of comments about  
16 seasonality, and I think we all would love a  
17 12-month enriched Village. I would like to say  
18 that as a -- I'm new, I'm only 20-something years.

19 (Laughter)

20 IAN WILE: But we have had a seasonal ebb and  
21 flow for nearly our entire two centuries, right?  
22 Whether following whales, fish, harvest or tourism,  
23 it's the ebb and flow that allows the survival of  
24 some of long -- some of the short, long and full  
25 calendar locations.

1           As the labor pool fluctuates, the customer  
2 base fluctuates, and places wrap for their break,  
3 whether that's a few days, weeks or month, it  
4 creates an ecosystem, an economic stability for  
5 remaining places who no longer divide the customers  
6 by the same number of people.

7           As a -- as an example to the business I'm  
8 standing in front of, the Village operates a marina  
9 that I have for 10 years asked to extend its season  
10 to take -- to acknowledge the fact that there is a  
11 scallop season, for whatever it's worth, the iconic  
12 fall fishing season, and the transiting of large  
13 ships north and south during the quarter, and we  
14 often close early, because I imagine the cost of  
15 operating such a location. You make financial  
16 choices that help decide what is wise for your  
17 business, and I think some of the businesses in  
18 town do the same.

19           I -- as far as the marina, I would like to  
20 say one thing. As one of maybe three or four  
21 people who see in a peripheral vision every day  
22 from the North Ferry to the edge of the shipyard,  
23 to let's say Fortino's, there is a couple of us who  
24 know what -- every boat that comes and goes. We  
25 keep logs of what comes and goes. We're enjoying

1 being part of that waterfront, and I think there's  
2 a misunderstanding that maybe there isn't current  
3 waterfront use happening, or a current vibrant  
4 working waterfront. We have in the Village built  
5 a -- have purpose-built infrastructure that draws  
6 intended customers. I would posit that the  
7 East Pier, the large pier, the big yacht pier is  
8 among the connective tissue to the legacy of  
9 Greenport's working waterfront. It doesn't look  
10 like it often with the big yachts, but I would say  
11 that they are serving the same roles that whaling  
12 ships and fishing ships have done before.

13 From my position in that front row seat, I  
14 see diesel mechanics, divers, electricians,  
15 plumbers. I see them take on food and beverage  
16 provisions, and always utilize the resources we  
17 offer as a maritime center. I think there is a  
18 misunderstanding that you must be waterfront to  
19 serve a waterfront community. The largest place  
20 that's -- Mary Bess might correct me, but that I  
21 believe that's packing out fishing boats right now  
22 in our area is Braun, and they are isolated in the  
23 middle of -- landlocked, right? I know that  
24 they're packing out boats from Shinnecock from here.

25 TRUSTEE PHILLIPS: So are we, okay?

1           IAN WILE: Right. No, and I -- and I know,  
2           but like it doesn't have to be on the water to be a  
3           waterfront use. And that's one place I'm confused  
4           about the change, is that I don't see the  
5           waterfront uses as approved uses in the CR, unless  
6           I've misunderstood it. But I would like to see  
7           every waterfront use be a permitted use inside the  
8           CR as well. If you're going to take them from one  
9           section, you must add them to another section.

10           And as one of those people who does watch  
11           that water and knows the -- these ships coming in,  
12           and knows which fishing boats are fishing, which I  
13           know one, and which ones are parking, you know, I  
14           think there are a couple us who would have liked to  
15           have been involved a little bit on -- in terms of  
16           reflecting on what we see is happening every day on  
17           the waterfront.

18           Moving on from water is the entertainment  
19           permit. The only thing I would ask is I think part  
20           of the WC moving to CR was to alleviate so many  
21           public hearings for the Planning Board, and by  
22           making the public -- by making the entertainment  
23           permit a public-hearing-triggering event. That  
24           feels like it's defying that same logic, and I  
25           think that could be -- if it really is about

1 enforcement, then it could be a Village Hall permit  
2 that easily has repercussions, and keeps all of the  
3 triggering actions that you think you want.

4 And then I'll wrap it up by saying we have an  
5 opportunity to show respect for a community that  
6 has an in-built historical seasonal flow. Major  
7 legislation, code changes, public meetings,  
8 etcetera, must acknowledge that from late May to  
9 September, much of our working population is highly  
10 occupied, not just the businesses and the district,  
11 but the many, many employees, contractors,  
12 musicians, plumbers, electricians, grocers,  
13 butchers, bakers, about a billion candlestick  
14 makers.

15 (Laughter)

16 IAN WILE: I would really ask that in our --  
17 as we move forward in this administration and  
18 future administrations, we commit to a logical  
19 legislative calendar which acknowledges that a  
20 large portion of our citizens and businesses are  
21 over-occupied between June and September, and  
22 commit to a variety of meeting times, so that  
23 persons who do not -- persons do not have to take  
24 off work, close their business, lose a job in order  
25 to participate. I recognize that this piece of

1       legislation was up against a moratorium deadline,  
2       and I acknowledge that it's less about that, and  
3       just a request going forward. I have not been able  
4       to participate as much as I would like.

5               MAYOR STUESSI: Thank you for your comments.

6               IAN WILE: Appreciate it.

7               MAYOR STUESSI: Who would like to speak next?

8       Yes, please.

9               JULIA KING: Hi. Great job, Ian. Ian said a  
10       lot of wonderful things. My name is Julia King and  
11       I'm a homeowner -- homeowner at 105 Broad Street.  
12       And I also want to say thank you, because I didn't  
13       know that any of this was going on, but I know that  
14       you guys have put in a lot of a hard work over the  
15       past six months. And like Ian had said, you know,  
16       as a musician, I was very occupied during those  
17       times, and I wish I could have been more involved,  
18       because I love this community, I've lived here for  
19       10 years, and, you know, I want to preserve it.  
20       And I'm just going to speak as an entertainer and  
21       as a homeowner, and, you know, concerned citizen.

22               What the code looks like to me is that it's  
23       creating a time capsule a little bit with  
24       businesses. It seems like it's freezing the  
25       businesses that currently exist, and making it

1 almost impossible for them to ever grow and change.  
2 They would really have to save their money if they  
3 wanted to expand their footprint by even 500 square  
4 feet. Any new construction or renovation that  
5 requires a site plan, it seems to be subject to  
6 these extortionary parking fees that Ian was  
7 mentioning. If we think that won't be reflected on  
8 the businesses that will eventually occupy these  
9 spaces, we are gravely mistaken. It only opens up  
10 the opportunity, like he was saying before, for  
11 very large companies to come in, very wealthy  
12 investors, who -- and also formula businesses, and  
13 that will make an already expensive place to build  
14 and buy completely out of reach for the people of  
15 this community trying to save their money to do so.  
16 I just want to know exactly how we think this is  
17 serving our community and the future of small  
18 businesses in the Village of Greenport.

19 I also, you know, have been a voice on  
20 eliminating formula business altogether in the  
21 Village of Greenport. And I've been doing my own  
22 research and seeking legal advice, and I have been  
23 told that is absolutely legal to do. And I don't  
24 know why we would create provision after provision  
25 when we can just define what a formula business is



1 to us, prohibit it, and then leave space for  
2 exceptions like banks, gas, grocery, etcetera. I  
3 do also have a petition with 151 Village signatures  
4 on it agreeing that they would like a formal ban.

5 Furthermore, at an info session that I  
6 attended, it was made clear that the noise  
7 ordinance code had not been amended since the  
8 previous Board, which Ms. Mary Bess Phillips was on  
9 the enforcement for. They were trying to do that  
10 over COVID, and they were trying to enforce a  
11 65 decibel limit on noise in the Village. And I  
12 don't know how we could logically enact an  
13 entertainment permit to where noise code violations  
14 can render you unable to have live music at your  
15 establishment when there isn't even a clear and  
16 concise and agreed-upon noise code to enforce.

17 And, like I said, I respect that you guys  
18 have been working hard for six months. I just  
19 think we need more time to digest this. This was  
20 our busy season and I just learned about this two  
21 weeks ago. And I would love to get involved. I  
22 would love just to have a little more time to  
23 digest and understand the code in its entirety.  
24 And to me, I think this is a solution as it is  
25 searching for a problem, and I would prefer if it

1 was a solution searching for a bright future.

2 Thank you.

3 MAYOR STUESSI: All right. Thank you. Who  
4 would like to speak next? Yes, Andy.

5 ANDY AURICHIO: Andy Aurichio, 434 Main  
6 Street, Greenport.

7 AUDIENCE MEMBER: Could you spell your last  
8 name?

9 ANDY AURICHIO: A-U-R-I-C-H-I-O.

10 MAYOR STUESSI: Did you get that?

11 COURT REPORTER: A little bit.

12 (Laughter)

13 MAYOR STUESSI: Would you mind repeating it  
14 for the Stenographer, who's over there?

15 ANDY AURICHIO: A-U-R-I-C-H-I-O. I gave it  
16 to him.

17 MAYOR STUESSI: No, he's a reporter.

18 ANDY AURICHIO: Oh.

19 (Laughter)

20 MAYOR STUESSI: And your address, please, Andy.

21 ANDY AURICHIO: Oh, 434 Main Street, Greenport.

22 MAYOR STUESSI: Thank you.

23 ANDY AURICHIO: Greenport Auditorium, corner  
24 of Main and Central.

25 ADMINISTRATOR PALLAS: Can you go to the

1 microphone, please?

2 TRUSTEE PHILLIPS: Mic, Andy.

3 ANDY AURICHIO: Is there mic here?

4 TRUSTEE PHILLIPS: Right there.

5 ANDY AURICHIO: Right here? Where's the camera?

6 TRUSTEE PHILLIPS: Over there.

7 (Laughter)

8 ANDY AURICHIO: Listen, I'm just -- I'm  
9 sitting there listening to that lady speak about  
10 the noise ordinance. And I live over -- just  
11 outside of Greenport on Kerwin Boulevard and I  
12 could hear Shelter Island. So Pridwin has music on  
13 a certain night of the week, I forget, but I could  
14 hear it. Now my question with you is, if you got  
15 an ordinance for Greenport, does it cover -- can  
16 you say about Shelter Island making noise? Because  
17 I could hear it.

18 (Laughter)

19 MAYOR STUESSI: I think the Shelter Island  
20 meeting is across the ferry on the other side.

21 (Laughter)

22 ANDY AURICHIO: Yeah, yeah, but -- but does  
23 your ordinance pertain to them? I mean, how do  
24 you -- you know what I'm saying?

25 MAYOR STUESSI: The Village of Greenport

1 manages the Village of Greenport.

2 ANDY AURICHIO: Yeah, yeah, yeah, I  
3 understand that, but to -- my point is to make that  
4 noise ordinance almost seems counterproductive,  
5 because how do you enforce it? If that guy is  
6 making more noise and you have no control over him,  
7 and people over here are bothered by the noise,  
8 they have no control over it, it's only noise made  
9 here. You know what I'm saying? So it doesn't  
10 make sense to me. So that's all I have to say.

11 MAYOR STUESSI: Thank you.

12 ANDY AURICHIO: You're welcome.

13 MAYOR STUESSI: The Code Committee has been  
14 meeting on the noise ordinance, and that is going  
15 to be coming in front of the Village Board, and  
16 we'll be having public hearings on that later on  
17 this Fall. The noise ordinance is not included in  
18 this draft update, just the entertainment permit.  
19 So one of the things with that is it will allow  
20 everybody that's in the business community and  
21 people that are residents a good amount of time to  
22 study it over the winter, when it's not really an  
23 issue.

24 Next up, please. Who would like to speak?

25 NANCY KOURIS: (Raised Hand).

1           MAYOR STUESSI: Yes, please. Nancy, sorry, I  
2 couldn't see you over --

3           NANCY KOURIS: That's okay.

4           MAYOR STUESSI: -- the tall gentleman in  
5 front of you.

6           NANCY KOURIS: Hi. Nancy Kouris, for the --

7           MAYOR STUESSI: I do need for the  
8 Stenographer, if you could please state your  
9 name --

10          NANCY KOURIS: Sure.

11          MAYOR STUESSI: -- into the microphone, and  
12 your address.

13          NANCY KOURIS: Nancy Kouris, K-O-U-R-I-S,  
14 Blue Duck Bakery, and currently President of the  
15 Greenport Business Improvement District.

16               Hello, everyone. Mr. Mayor, Trustees,  
17 community members, how are you all? I just have a  
18 statement that I want to read. It just pretty much  
19 reiterates what we've been saying.

20               In the past, the Greenport Business  
21 Improvement District has respectfully requested  
22 additional time regarding the Zoning Code changes,  
23 and the Village has complied up to this point. We  
24 are grateful for the information sessions and the  
25 willingness to have open comment time remain.

1        Although we have learned much, it only lends itself  
2        to be a lot more questions. Now is not the time to  
3        end discussion, but to encourage it even more.

4                The changes were rolled out during the most  
5        demanding time of the season for business in the  
6        Village. Unfortunately, although we have lost  
7        Maritime this year, many preparations and expenses  
8        have already been made. We do have the Jewish  
9        Holiday and the winding down of summer.

10                Because we do have a vibrant and robust  
11        summer season, establishments that worked so very  
12        hard during this time and year-round deserve the  
13        respect of the Village to take as much time as  
14        needed to get this right for business and property  
15        owners.

16                The Village has promised an FAQ to help  
17        decipher some of the legal zoning jargon, so  
18        lay people can better understand the 100-page  
19        behemoth of code changes. Up until this point, the  
20        BID has informed our membership of meetings, open  
21        comments, and directed them to zoning changes and  
22        amendments. Questions such as, "Is there an  
23        economic impact statement," "Has the parking in  
24        Greenport been assessed by an outside party," "Is  
25        the Payment in Lieu of Parking legal if funds do

1 not specifically go to a fund for added and  
2 addressing parking," and many more are coming to  
3 light, which is coming through with everyone who's  
4 coming up. More questions, more questions are  
5 coming up as we understand more about the code.

6 The BID Board has prepared a brief survey for  
7 our membership to gain insight into their concerns,  
8 objections, agreements to these changes. We were  
9 requested to wait for the FAQ to have correct  
10 information to disseminate with the survey. We  
11 still have not received this valuable piece of  
12 information.

13 Obviously, clarifying this piece of  
14 legislation is a much more difficult task than  
15 expected, and has put us at a stalemate with our  
16 members, and we intend to correct that immediately.  
17 Holding a vote on these code changes now would only  
18 be premature and extremely unwise. The Greenport  
19 Business Improvement District will use legal  
20 counsel and the strength of the organization to  
21 uphold the rights of the property owners and  
22 businesses in the district.

23 We do not support the code changes in its  
24 entirety at this time. Again, we respectfully ask  
25 the Mayor and the Village Trustees to continue to

1 provide clarifying information, amendments when  
2 needed, and keep the comment period open for as  
3 long as it takes to assure Greenport that all  
4 avenues have been explored, debated and agreed  
5 upon. The future of Greenport depends on it.

6 And I thank you very much for your time.  
7 Everyone, thank you.

8 MAYOR STUESSI: Thank you, Nancy. Who would  
9 like to speak next? Yes, please.

10 CHRIS KENT: Good evening, Mayor Stuessi and  
11 Trustees of the Board. My name is Chris Kent, I'm  
12 an Attorney from Farrell Fritz. I've been asked to  
13 appear on behalf of the Village Business  
14 Improvement District. I'm speaking on the proposed  
15 Payment in Lieu of Parking that -- contained in the  
16 proposed Local Law, Section 150-16(G) of the  
17 amended Chapter 150.

18 This PILOP section provides for the  
19 imposition of what the State refers to as an  
20 exaction or an impact fee. And in order to do  
21 that, for a municipality -- a municipality is  
22 permitted to enact impact fees, but it has to be  
23 done under certain criteria. It's very -- it's  
24 very clear law that it's only if the municipality  
25 can satisfy certain established requirements to



1 justify the imposition of the fees. The need for  
2 the fee is one of the requirements, the monetary  
3 amount of the fee, and the use of the fee, and the  
4 monetary amount of the fee has to be supported by a  
5 study that establishes how much it will cost to  
6 address the need, and how much it would cost on a  
7 per-space basis. I'm not sure how it was  
8 established at 25,000 for under 10 parking spaces,  
9 and 50,000 for every parking space over 10, or for  
10 all spaces, if you're proposing more than 10.

11 The need for a study to establish these is  
12 something that the Village should undertake prior  
13 to adopting the need for the PILOP, you have to  
14 demonstrate it. And at one time the Village did  
15 have a parking fund that remained unspent, for the  
16 most part. It was never spent because the Village  
17 had no opportunity to really spend it. There was  
18 no available land in the Village for the  
19 development of additional parking, unless the  
20 Village would elect to exercise its eminent domain  
21 powers and condemn private property for a public  
22 purpose, or municipality-owned property, repurpose  
23 municipally-owned property for parking, or choose  
24 to construct a multi-story parking garage, which is  
25 a very expensive -- you know, something that would

1 be very expensive to undertake, and, you know,  
2 probably would require bonding and things of that  
3 nature, but you could support that with parking  
4 fees, if you wanted to do that.

5 All of those options, though, whatever option  
6 the Village chooses to impose a parking payment in  
7 lieu of -- Payment in Lieu of Parking would require  
8 a study and an adopted plan with findings that  
9 justifies the action necessary to be taken to  
10 charge fees for additional parking. And it would  
11 also have to establish a very -- identify a  
12 monetary amount that you'd need to support that  
13 investment in additional parking.

14 And so another idea I heard somebody speak to  
15 is a parking district. I've been involved with the  
16 creation of parking districts in other  
17 municipalities, particularly in Riverhead, which is  
18 where my practice is for many years, and they did a  
19 study, and they just did another study, because  
20 they're looking to -- they're looking to impose  
21 Payments in Lieu of Parking in their downtown area.  
22 They're going through with a study and a plan, and  
23 they're documenting how much money is needed to  
24 address the parking need, and how much they should  
25 charge for each parking space required that's

1 determined by the Planning Board, similar to what  
2 you're proposing, but based upon data collected  
3 through the study.

4 And I'd be glad to provide additional  
5 information in writing, I could provide it to the  
6 Village Attorney. Or if you could keep the matter  
7 open for 10 days, we'll submit a written document  
8 showing the basis for adopting a PILOP in the  
9 Village, but it's going to require a study and a  
10 plan that identifies the exact need and how much  
11 it's going to cost to address the need.

12 So I'd hope you keep the matter, the public  
13 hearing open for at least 10 days, and we'll submit  
14 written documents with the State Law and the case  
15 law, and the ability for villages to adopt impact  
16 fees when they feel that the impact is -- must be  
17 addressed through the imposition of fees. So  
18 thank you.

19 MAYOR STUESSI: Great. Thank you for coming  
20 from Riverhead this evening.

21 CHRIS KENT: Thank you.

22 MAYOR STUESSI: Who would like to speak next?  
23 Yes, Tora.

24 TORA MATSUOKA: Tora Matsuoka, 50 Pine Crest  
25 Lane, Sag Harbor. I'll keep it short and sweet.

1 I think I'm going to reflect a lot of what other  
2 people have already said here today, and probably  
3 what other people are going to say.

4 First off, I think we all really appreciate  
5 the time and effort that everyone has put into  
6 this. The open informational sessions have been  
7 really great. And I think it's so encouraging to  
8 participate in these, and I feel encouraged to be  
9 working with all of you, as I feel there is so much  
10 promise to come for Greenport, and, you know, I  
11 think we all agree that this is such an amazing  
12 Village.

13 The suggested new code has a lot of positive  
14 changes in it, and I'd love for us not to overlook  
15 that part or for any of that to be lost. That  
16 said, there are certain points that seem to be  
17 anti-business towards some of the oldest businesses  
18 in town, as I had noted in the letter sent today to  
19 the Village. I believe there are good solutions to  
20 these worrisome points, and I believe that given  
21 some time, we can work through these quite quickly  
22 together. That said, we need a little bit more  
23 time, not a lot of time, just a little time.

24 Thank you.

25 MAYOR STUESSI: All right. Thank you for

1 being here. Yes, please.

2 MATT MICHEL: Hello. Matthew Michel,  
3 400 Main Street. I'd like to just give a little  
4 context to the new parking rules.

5 So I own 1943 Pizza Bar, and we have 400 Main  
6 Street, which I bought roughly five years ago, and  
7 our intention is to move our business over. And we  
8 have roughly, depending on the time of year, 20 to  
9 40 employees, and we were looking at doing roughly  
10 100, 120 seats. In order to do that, I did some  
11 calculations today, it would cost us roughly  
12 \$1.3 million before we even started building, just  
13 for parking spaces.

14 I'm not sure I really understand where the  
15 parking issue is in this town, I don't see it. I  
16 find a parking spot. I come into town every day, I  
17 find parking. If I can't find parking right in  
18 front of my restaurant, I can walk one or two  
19 blocks and there's always a space.

20 I think we're thinking about this the wrong  
21 way, and I think we need to put some energy into  
22 finding a solution for parking, rather than just  
23 putting this Band-Aid on it. It seems like either  
24 its intention is to drive away, you know, just very  
25 specific businesses, or -- or it's just really not

1 thought about at all.

2 For me, to open up a business and spend  
3 \$1.3 million, I wouldn't be able to do it, so I  
4 would have to just sell my property. I'm not sure  
5 if that's the intention, but it seems like instead  
6 of encouraging small business, you're actually just  
7 sending it away, and that seems to be -- that seems  
8 to be the message that a lot of people are trying  
9 to get across.

10 So I hope we are able to work on that parking  
11 issue a little bit more, because from the start, I  
12 was actually very excited about this code change.  
13 Kevin came to me with a petition, and I said this  
14 is great, this is great for the Village, protect  
15 the waterfront. I want to do all these things, and  
16 I'm with you guys, and I do appreciate the work,  
17 but I just think this is going to do the opposite  
18 in a lot of ways, I think, of what you think it's  
19 going to do.

20 And you said I'm allowed to ask questions? I  
21 have one --

22 MAYOR STUESSI: Really, just making  
23 statements tonight, yeah.

24 MATT MICHEL: Okay. Well, then I'll just --  
25 I just want to quote, because I also have an issue

1 with abandoning the Local Waterfront Revitalization  
2 like vision. I have a quote from the Mayor when he  
3 first entered office. He was speaking about how  
4 this all would takes place. Maybe this has been  
5 touched upon, but he says, "The Village's Local  
6 Waterfront Revitalization Program should be,"  
7 quote, "a guiding document that governs what we can  
8 and should be doing as a Village. It should  
9 effectively become our comprehensive plan." As we  
10 all know, that did not happen.

11 We created subcommittees, who did a lot of  
12 good work, and then it seems as though they were  
13 abandoned because we were short on time. I don't  
14 think that's a good reason to push this code  
15 through. I think it's rushed, and I think we need  
16 a lot more time, and I would like to see a lot of  
17 changes. I think some of the changes are good, but  
18 I encourage you to give it some more thought,  
19 please.

20 MAYOR STUESSI: Thank you very much,  
21 appreciate you being here. Just as a point of  
22 clarity relative to the LWRP, the LWRP work is  
23 ongoing. When the Village met with Suffolk County  
24 Economic and Planning Department the very first  
25 week of April in regards to the moratorium, what

1       they asked us to do was to bifurcate the issues and  
2       to continue work on the LWRP, but focus on the code  
3       changes. And so what the Village has been doing is  
4       working on the code changes, but all of the LWRP  
5       work continues, along with all of the subcommittee  
6       that were established, including the Harbor  
7       Management Committee that Patrick sits on. Julia  
8       heads up Parking and Wayfinding, together with  
9       Mary Bess, obviously, on Code, and then Jane Ratsey  
10      Williams, who is actually here this evening,  
11      representing the Historic Committee, is, you know,  
12      heading up the LWRP Committee, and all of those  
13      added. So it is an ongoing basis. We are looking  
14      at our older LWRP, but, at the same time, making  
15      updates. Who would like to speak next?

16             ERIC BROWN: (Raised Hand).

17             MAYOR STUESSI: Yes, please.

18             ERIC BROWN: Hello. Eric Brown, 326 Front  
19      Street, the Greenporter Hotel. Yep, no problem.  
20      Hold on, I got to put it down.

21             Hey, everybody. I will be brief. I just  
22      want to echo and reiterate some comments the other  
23      businesses have made tonight about asking for more  
24      time to review and understand the code changes.

25             I think the code changes were presented in a



1 time when we were all in our peak season. I think  
2 they're presented in a way that they're obviously  
3 comprehensive, so there's going to be a lot of  
4 changes, but they've been, you know, difficult to  
5 follow with every iteration of the code changes  
6 that have come.

7 So we are -- we're excited to be here as  
8 business owners, we're excited for the change.  
9 We're relatively new. It's not us to tell any of  
10 you what changes you make, but we are a business  
11 that is going to invest back into our property,  
12 have tried to be thoughtful about a renovation that  
13 we will present to the Town when we're ready.  
14 We're trying to be thoughtful about, you know, the  
15 moratorium passing and these code changes passing,  
16 so we can present something that the Town wanted,  
17 it made sense for the Town and property.

18 And I just want to say I think it's been hard  
19 to -- hard to track and hard to understand, and so  
20 we've been restricted in our -- in our planning,  
21 and we've been restricted in kind of understanding  
22 where things, you know, are going to shake out and  
23 why they're shaking out the way they are.

24 So that's all I got to say. I think just  
25 reiterate the same comments that other businesses

1 have had, to give us more time, let us be a part of  
2 the conversation. We, frankly, have missed some  
3 meetings, because some meetings were in peak  
4 season, and we'll do our best to be part of the  
5 conversation going forward. But I think there's a  
6 sentiment of being -- businesses being notified of  
7 certain meetings and of when -- when Boards were  
8 meeting. I think, you know, we would just like to  
9 be part of the conversation, I think have a better  
10 two-way communication as to when things are  
11 happening, when conversations are happening, when  
12 local businesses can be there. And so that's it,  
13 that's all I got to say.

14 MAYOR STUESSI: Thank you coming in from  
15 Boston. Who'd like to speak next? Hello, Randy.

16 RANDY WADE: Randy Wade, Sixth Street. I  
17 just want to thank you so much. I have been  
18 following this from the beginning. And I know  
19 everybody doesn't have that opportunity, but I have  
20 really enjoyed the meetings. And I was concerned  
21 about one tiny part of the code, and talked to some  
22 people about it and brought it to your attention,  
23 and was very pleased to see that you addressed it.  
24 And -- and what nobody's mentioned is that there  
25 are currently huge holes in the code and this

1 addresses them.

2 They -- the Village is really at risk of  
3 being transformed if the code does not change in a  
4 way that really nobody in this room would want to  
5 see. And so I understand your process, and that  
6 there -- the moratorium is going to be over soon,  
7 so I urge you to pass something now.

8 And I know your next step is to work on a  
9 couple of things that relate to what people have  
10 talked about. For instance, I know you're going to  
11 look at affordable housing in the downtown. And  
12 right now, you can only have two stories, so it was  
13 funny when the Mayor didn't realize that, and wrote  
14 a letter to The Suffolk Times that you were  
15 insisting on two-stories. That's what it is now.  
16 But maybe in looking to figure out how to get  
17 workforce housing, you'd be looking at a third  
18 story. Maybe you'd be looking at relieving  
19 businesses of the obligation to provide worker  
20 parking if they had provided housing for the  
21 workers.

22 So, I mean, there are other things that  
23 are -- I know you'll be looking to finesse, and  
24 that's -- I still urge you to pass this because of  
25 the overwhelming dangers that the current code does

1 propose.

2 I hear that there's concern about parking and  
3 the fees for parking. And if you wanted to pull  
4 that piece out until you did whatever study claims  
5 to be necessary, I could understand you doing that,  
6 but I think the rest of the code really needs to  
7 move.

8 I was relieved to see the prices, because,  
9 frankly, if you were to do a restaurant or a hotel,  
10 or anything in any -- any of the rest of Southold  
11 Town, except this one square mile, you're going to  
12 have to buy land to provide that parking.  
13 Greenport one square mile is the only place that,  
14 hey, it's just free, you know, and so it -- the  
15 price is a realistic cost of having to buy land and  
16 do business. There's also relief that the ZBA can  
17 give if it seems like it's inappropriate.

18 But, anyway, so -- so I would urge you to  
19 pass what you've got together, you know, now and  
20 then keep working on it, and working closely with  
21 the community on this next iteration. Thank you so much.

22 MAYOR STUESSI: Thank you, Randy. Would  
23 anybody else like to speak? Yes, please. I'm  
24 sorry, I'm forgetting your name.

25 MELISSA BEKISZ: Melissa.

1           MAYOR STUESSI: Melissa. Thank you.

2           MELISSA BEKISZ: Melissa Bekisz, and my Law  
3 Office is at 828 Front Street in Greenport. Again,  
4 thank you guys for your hard work. You know, I've  
5 been reviewing the document. I haven't had a huge  
6 amount of time this summer, it's been really busy,  
7 but just looking at it briefly, I do have a lot of  
8 concerns about the ambiguity of a lot of the  
9 changes, and I'll give like some examples.

10           So just like the definition of redefining  
11 what a family is. It includes that a family no  
12 longer includes a civil union. There are other  
13 states that still have civil unions. If you take  
14 that out, New York State, you know, still  
15 acknowledges civil unions. Now you're going to  
16 have to get unnecessarily Board-approved --  
17 Building Inspector approval if someone has a civil  
18 union, just things that cause issues for the  
19 Village.

20           One of the other things with family was that  
21 it said that anyone who was transient or seasonal  
22 in nature is not a family. My concern with that is  
23 that it does not define what transient is or  
24 seasonal in nature. Because if we look at New York  
25 State and what they define as a resident, anyone

1 who steps foot in New York State, even for two  
2 minutes, for 180 days is considered a resident and  
3 has to pay New York State income tax. My concern  
4 is that with it not being defined, you're going to  
5 open the Village up for litigation and also  
6 confusion.

7 For example, at one point when I lived on the  
8 North Fork, I was working at Price Waterhouse  
9 Coopers, and I don't think I was even in the State  
10 of New York for 180 days, but this was my primary  
11 residence. So how are we defining it, and what  
12 does that mean, so that we don't end up with an  
13 issue in court regarding that? I'd rather it just  
14 be clear.

15 The other things that I think are confusing  
16 are when we're removing conditional uses and  
17 certain approvals, but we're leaving them for  
18 businesses that are currently still there. I have  
19 concerns over the fact that it includes that --  
20 what's the exact language? That if the conditional --  
21 part of the review of the conditional use for say  
22 an eating or a drinking establishment to be  
23 replaced by another one is resources, qualification  
24 and background of the person. So is the Board  
25 going to be part of the approval process of someone

1 being qualified to own a business? I just have  
2 concerns regarding like discrimination and other  
3 things coming up to the Board regarding that.

4 There was a few other things, just like small  
5 stuff that I was like -- just there's little things  
6 in all of it that make me nervous. The  
7 entertainment permits requiring a criminal history  
8 of every person responsible for the business and  
9 entity -- or entity, whoever like the controlling  
10 member is. If there's illegal or disorderly  
11 conduct, I totally understand the intention behind  
12 the rule, but I think it needs to be more clear.

13 So it's just small stuff like that that  
14 concerns me, and I feel like we just need more time  
15 to make sure that this is well thought out. And I  
16 know that so much time has been put into it  
17 already, but just for these concerns to come up so  
18 that we can address them, so that doesn't cause  
19 issues down the line, so just more time in general.

20 And, also, just I wanted to reiterate just a  
21 lot of what Ian said, especially regarding the  
22 seasonality of the Village. In part of what we  
23 talked about with the rentals, there is a part of  
24 the code that only allows for 12-month rentals. We  
25 are a seasonal Village, there are people who might

1           need to rent things for six months at a time, and I  
2           don't think that there's any hurt to the Village in  
3           having someone here for just six months. I don't  
4           think it has to be a permanent 12-month rental.

5                        So even just really tiny things peppered  
6           throughout the code that are problematic, I just  
7           wanted to bring some of them up, but I would be  
8           open to having like a longer discussion about all  
9           of them. Thank you.

10                      MAYOR STUESSI: Thank you. Anybody else like  
11           to speak? Yes, Bridget. Thank you for coming to  
12           the Code Committee yesterday.

13                      BRIDGET ELKIN: Yeah, it was great.

14                      MAYOR STUESSI: They talked about affordable  
15           housing.

16                      BRIDGET ELKIN: 135 Bay Street, Bridget  
17           Elkin. Okay. I just want to read something from  
18           New York State's -- can everyone hear me? I feel  
19           very small. New York State's website, to start.

20                      "To understand the power to zone, one must  
21           understand the comprehensive plan. The  
22           comprehensive plan is a culmination of a planning  
23           process that establishes the official land use  
24           policy of a community and presents goals and a  
25           vision for the future that guides official



1 decision-making. The comprehensive plan invariably  
2 includes a thorough analysis of current data  
3 showing land development trends and issues,  
4 community resources, and public needs for  
5 transportation, recreation, and housing. Zoning is  
6 merely one method, although an important one, for  
7 implementing the goals of a plan. Having a  
8 comprehensive or well-considered plan ensures  
9 that forethought and planning precede zoning and  
10 zoning amendments. The comprehensive plan should  
11 therefore provide the backbone for the local zoning  
12 law."

13 I think that in fairness to Matt Michel's  
14 question, and everyone else in this room, I think  
15 it's just worth noting that Suffolk County planning  
16 would normally never suggest that we amend code  
17 without updating our comprehensive plan, but  
18 recognizing the real pickle we were in with the  
19 moratorium, and so felt they had no choice but to  
20 suggest we continue without updating our plan first.

21 And I think that a lot of people have had  
22 questions in the past six weeks and felt a little  
23 bit taken aback by this code, because the  
24 moratorium in some ways robbed them of the  
25 opportunity of going through a comprehensive plan

1 process, or a lot of the things we're talking about  
2 tonight would have talked about then, and then  
3 informed the code. So I just wanted to note that,  
4 given there seems to be some confusion around that  
5 situation. Is there an update from them, by the  
6 way, can I ask?

7 MAYOR STUESSI: I'm sorry, what's your  
8 questions?

9 BRIDGET ELKIN: Is there an update from the  
10 Suffolk County Planning?

11 MAYOR STUESSI: We were already given two  
12 Letters of Local Jurisdiction on it.

13 BRIDGET ELKIN: What does that mean?

14 MAYOR STUESSI: It means that we had ability  
15 to proceed with the code changes.

16 BRIDGET ELKIN: And the -- and to vote and to  
17 move forward?

18 MAYOR STUESSI: Correct.

19 BRIDGET ELKIN: Okay. All right. There's a  
20 couple of things I just want to touch on. Parking.  
21 Okay. So I feel missing in the vision statement is  
22 thoughts on how we want people to get to our  
23 Village, and how we want them to get around it once  
24 they're here. This new code has an opening  
25 statement that lists intentions or goals for the

1 code, and a few of them discuss reducing traffic  
2 congestion, protecting pedestrians, and taking  
3 climate change into account. However, I don't see  
4 anything in the code that works towards  
5 discouraging cars.

6 The code, as I read it, sends a message that  
7 we expect and want people to drive here, instead of  
8 using alternative modes of transport. I really  
9 feel strongly about this, and you've heard me say  
10 it before, that we do not need more pavement in  
11 this Village. Allowing any of the land that's left  
12 in our downtown commercial space to be made into  
13 parking is moving backwards.

14 What's greater, what's a greater loss, 10  
15 parking spots at a new restaurant, or 4,000 square  
16 feet that would have been that parking that is no  
17 longer green space, commerce or housing? When I  
18 walk into our Village I spend more money. When a  
19 visitor leaves a restaurant and has a short  
20 distance to get to their car, they go home. When  
21 they have to walk a bit further to get back to  
22 their car, they pop in and out of shops. So talk  
23 about beautify -- beautifying our Village, safety,  
24 and supporting our downtown, less parking in our  
25 downtown Commercial District does have its

1 benefits.

2 In terms of big business, I think that  
3 requiring bigger or newer business to invest  
4 additional time or effort to obtain permission to  
5 enter the market, and using parking restrictions as  
6 a barrier to entry, can have a significant  
7 anti-competitive impact in our Village. This code  
8 is creating a higher financial barrier for entry  
9 for some -- for some, which limits the pool of  
10 would-be applicants. And those who can participate  
11 are going to pass the costs of those restrictions  
12 on to the consumer or residents. I -- and,  
13 generally, I just feel that there is an  
14 entrepreneurial spirit that keeps this Village  
15 ticking, and I feel like it's missing in this, in  
16 this code.

17 I am told that the Village has 55 restaurants,  
18 and which includes delis and ice cream shops. And  
19 is that a lot? Yes. But as much as the working  
20 waterfront has been our identity in the past, in  
21 the past decade, or even 15 years, restaurants and  
22 eating is also part of our identity. And so I  
23 think to artificially cap the number of new  
24 restaurants that can come in, without facing huge  
25 restrictions, is just sort of -- I just think we

1       should let market forces address that, address it.  
2       I just think we're messing too much with market  
3       forces, and it's going to have an anti-competitive  
4       and sort of keep the status quo with certain  
5       businesses of certain sizes.

6               The other thing I want to say, someone else  
7       might get up here and say the same thing, but in  
8       terms of now restaurants and parking, I think  
9       it's -- we have a tendency, or the code has a  
10      tendency to read like restaurants and hotels are  
11      the issue of our parking problem, and I actually  
12      think it's our waterfront. I think it's Mitchell  
13      Marina Park, I think it's the water, I think it's  
14      the Carousel, in a good way, of course. That is  
15      the reason that we have a parking problem here. It  
16      is not restaurants and it is not retail shops.  
17      In fact, I think if you took away the waterfront,  
18      and you took away Mitchell Marina Park and the  
19      Carousel, I don't think we'd be talking about  
20      parking.

21              I mean, Greenport would be an interesting  
22      place, but people are really coming here because  
23      it's the water and the restaurants. And that is  
24      why we have a parking problem, and that is why the  
25      parking is never going to go away, because our

1 waterfront is never going to go away. So I just  
2 think we have to think a bit more outside the box  
3 about parking, and maybe it isn't totally solvable,  
4 and maybe less parking in our downtown district is  
5 not a bad thing.

6 And the last thing I'll touch on is this idea  
7 that -- the current code, I understand it, did give  
8 a heavy burden to the Planning Board, and I  
9 understand that the -- some of the code revisions  
10 are definitely trying to help in some ways the  
11 Planning Board to have more tools to, you know,  
12 look at a site plan and make decisions, but I think  
13 that we have a responsibility to make sure that the  
14 diversity of our community is reflected on our  
15 Boards. And right now, I feel that our -- the  
16 people that make up our Planning and Zoning Boards  
17 are certainly thoughtful people who are very well  
18 intentioned, and have the ability to think  
19 objectively. But I also think, if you're -- we are  
20 going to be honest with ourselves, they're -- a lot  
21 of them are coming at it from the same vantage  
22 point. And that isn't -- that isn't an attack on  
23 they're character or ability, again, but I think  
24 that we -- you know, when you look at the Planning  
25 Board, everyone is within about five, eight years

1 of each other, everyone is Caucasian. You know, I  
2 just feel that we could use a little bit more  
3 diversity on that Board if so much of the  
4 decision-making is going to with them. Thanks.

5 MAYOR STUESSI: Thank you. Would somebody  
6 else like to speak? I thought she was coming up.  
7 Yes, please. State your name and address for the  
8 record, please.

9 JOHN GRILLI: Yep. So my name is John Grilli,  
10 and I'm talking about the address 104 Third Street  
11 in Greenport. I am one of the owners of that  
12 property.

13 And, first, I'd like to echo the comments  
14 that were made by people in this room, our fellow  
15 business owners, and all the residents that live  
16 here. Our Attorney has submitted a letter to the  
17 Village earlier today that raised many of the same  
18 concerns that we hear here, we've all heard here  
19 tonight. So I would just respectfully ask the  
20 BID -- ask the Board to refrain from enacting any  
21 of the zoning ordinance amendments just for a brief  
22 time, so that we have enough time to continue to  
23 address what's been cited here tonight and in some  
24 of the letters that I've been able to review.

25 The Village described the proposed

1 amendments, which I understand is a living  
2 document, and I'm not -- I'm not so sure that I  
3 would agree with that as being an accurate  
4 description. If passed, these amendments, they  
5 become law, and that law will govern our property  
6 rights for the foreseeable future, or until such  
7 time as they had changed again by the passage of  
8 another law. But once enacted, the Village will  
9 have substantially diminished our property rights  
10 to some of the property owners and to some of the  
11 businesses, rendering long-time restaurant  
12 businesses located in the heart of the downtown as  
13 being now completely nonconforming uses, no longer  
14 a -- they may never have been a permitted use, but  
15 they were a use that was conditional and conditions  
16 had to be met.

17 A lot of the businesses worked very hard over  
18 the years to make sure that they met the conditions  
19 to get Planning Board approval. They spent lots of  
20 money to get that Planning Board approval, and  
21 they've been operating under such for a long time,  
22 and they are some of the biggest businesses in --  
23 in the Village, you know, one of them being  
24 Claudio's.

25 Looking at this code, one fire, flood or



1 storm can render those big businesses into  
2 extinction. The amendments essentially destroy the  
3 ability for those businesses to rebuild. Not only  
4 will we not be able to expand, but we would be  
5 unable to rebuild even what we have there now. One  
6 storm, one fire. I just think that's fundamentally  
7 unfair. It's also a gigantic financial loss for  
8 the owners of the properties, the businesses that  
9 operate there, and all the people that work there.

10 With all that being said, I would just ask  
11 again for you to adjourn the vote on the zoning  
12 amendments and meet with everyone and continue for  
13 a short period of time. We believe that this is  
14 all being done with good intentions, but can have  
15 real negative consequences. And we can resolve  
16 these concerns about the amendments and the zoning  
17 regulations so that everyone believes that they're  
18 fair and beneficial to the Village, the residents,  
19 the property owners, and the people that work here.  
20 I think it's very important that we don't move  
21 ahead until these are addressed, and it shouldn't  
22 take a very long time to address them. You might  
23 even be able to do it by the deadlines that exist  
24 today.

25 I appreciate it. Thank you very much. And

1           thank you for all of the hard work that you guys  
2           have put in with us, especially in the tail end of  
3           this, it's much appreciated. Thank you very much.

4           MAYOR STUESSI: Thank you for your thoughtful  
5           comments, John.

6           JOHN GRILLI: Thank you.

7                                 (Applause)

8           MAYOR STUESSI: Is there anybody else that  
9           would like to speak? Yes, Eric.

10          ERIC ELKIN: All right. Eric Elkin, 135 Bay  
11          Avenue. I'm not much for public speaking, so I  
12          just jotted something down that I wanted to share.  
13          I was writing it during the course of this meeting  
14          and it is kind of a departure from what I'd come in  
15          here thinking I would want to articulate. But I  
16          think a number of people have expressed or touched  
17          on things that are important to me, and, therefore,  
18          I'm going to kind of skip those and just read from  
19          them.

20          For months we've been told that the community  
21          has spoken loudly and clearly in support of the  
22          proposals reflected in these code changes. There  
23          is no doubt that the efforts undertaken by the  
24          Code Committee were done with the best intentions,  
25          and represent a considerable amount of donated time

1 by capable, thoughtful community members. My  
2 concern is that this meeting, the position of the  
3 BID, and many others in our community, have  
4 reinforced the anecdotal experiences I have  
5 chatting with fellow residents. A lot of this  
6 stuff sounds really great, but some of it feels  
7 counterproductive, the process feels rushed and  
8 flawed, and, most importantly, there are glaring  
9 omissions.

10           Given the scale of the proposed change, it  
11 seems odd that meaningful, progressive policies  
12 addressing affordable housing and parking are not  
13 front and center. There are pieces of it, but  
14 they're certainly an afterthought relative to the  
15 attention paid to curbing certain types of big  
16 business.

17           There are real anxieties and real optimism  
18 that exists regarding the future of our Village,  
19 but I would just encourage everyone involved in  
20 shaping the future of our Village to delineate  
21 between an echo chamber and overwhelming support.  
22 And I appreciate your time.

23           MAYOR STUESSI: Thank you, Eric. Is there  
24 anybody else that would like to speak? Yes,  
25 please.

1           SAMANTHA MONTORSI: Samantha Montorsi from  
2 First Street.

3           MAYOR STUESSI: If you wouldn't mind doing  
4 that into the mic for the Stenographer.

5           SAMANTHA MONTORSI: Samantha Montorsi from  
6 First Street in Greenport. Just like Eric, I just  
7 jotted down some notes since I've been sitting  
8 here, and it's some things I've been thinking about  
9 as time has gone on over the past couple of weeks  
10 that I personally learned about the code changes  
11 happening.

12           There was a mention in there about 1500  
13 square feet for a new business coming in. I just  
14 want to know where that number came from. I never  
15 got the answer at the informational session, and  
16 shame on me for not asking the question.

17           New businesses that are coming in are going  
18 to be limited to the spaces that are available in  
19 our Village. They can't choose to pick a smaller  
20 space because they don't want to be affected by  
21 parking changes, so I kind of feel that's unfair  
22 for some people coming in. Same thing about --  
23 someone mentioned the employee spaces. They almost  
24 seem to hinder business and make them want to  
25 create smaller staff, so that they are not burdened

1 by the additional parking spaces they may have to  
2 pay for.

3 I think in the entertainment permit  
4 provisions there was a mention about three noise  
5 code violations to have your permit taken away. I  
6 think that's kind of low, honestly. Over the  
7 course of two years you're going through six major  
8 holiday weekends for us. So that's businesses  
9 praying that they don't get a call on Memorial Day  
10 weekend, or Fourth of July, or Labor Day weekend  
11 for a noise code violation. I feel like if we do  
12 go through with the entertainment permit as a  
13 whole, we might want to reconsider how many -- how  
14 many noise code violations would be -- would  
15 institute a revocation of that.

16 Communication issues that I just think the  
17 Village has that I think can be corrected very  
18 easily. Trustees have admitted that the residents  
19 say that they didn't hear about a meeting or a  
20 public hearing year after year after year, yet  
21 nothing has been done by the previous Board or this  
22 one to correct those changes and those problems  
23 that we've had. I myself, and I've spoken at the  
24 information session about just going around and  
25 speaking to community members and business owners

1 about the code changes, and I did say at least half  
2 of the people that I had spoke to over the course  
3 of two days didn't know that the code changes were  
4 occurring. Many of them have told me that they  
5 just found out over the past couple of days, and I  
6 don't think it should have to come down to that, I  
7 don't think there's a reason for it. I think the  
8 Board and the community want everyone to work  
9 together as much as possible and hand in hand in  
10 making these changes work for all of us.

11 There was a mention also in one of the  
12 informational sessions when I had asked how the  
13 Board was going to inform residents and community  
14 members about these changes, and they said --  
15 sorry. The response was that the building owners  
16 were informed. I'm sure the business owners were  
17 vis-a-vis the BID. But I just want to mention the  
18 moratorium was signed by residents, and the  
19 residents were not informed, because it was said  
20 the residents were not directly affected by these  
21 changes. So I just want to know, if the residents  
22 were encouraged to sign the moratorium, I feel like  
23 we should all be included in the code changes that  
24 are happening. I don't think that's fair.

25 I agree with what almost everyone has said up

1 here. I think more time is just needed for the  
2 businesses and the residents to be informed of what  
3 the changes are, and, hopefully, work together to  
4 come to a resolution. Thank you so much.

5 MAYOR STUESSI: Thank you for your comments.  
6 Just a couple of points on that. We could always  
7 do a better job communicating. There has been a  
8 significant amount of meetings, they've all been  
9 posted on the Village website. We had the Vision  
10 for Greenport meetings, where thousands of cards  
11 were passed out at local businesses, banners up.

12 One of the things that we're going to be  
13 doing is launching a Village newsletter, that's  
14 going to be happening very quickly. Candace, who  
15 is our new Clerk as of just less -- less than two  
16 weeks now, is here now. We've been running with  
17 one Deputy Clerk, and that's something the Village  
18 is launching for the first time. I'll be very  
19 excited to get that out here shortly, and  
20 appreciate your comments.

21 Is there anybody else who would like to  
22 speak? No? Nobody else? Yes.

23 RYAN: Hello. Hi. My name is Ryan, I live  
24 at 417 Main Street. Some of you might recognize  
25 me, I work at 300 Main Street. I just want to echo

1 a lot of the sentiment made by my neighbors and  
2 fellow industry members. Once again, you guys have  
3 put it wonderfully, you can make brilliant points,  
4 I appreciate it enormously. Minds greater than  
5 mine have put a lot more thought and energy into  
6 it, but just speaking as a young person that lives  
7 and works in town, and has done so for quite some  
8 time, there's a lot of anxiety, at least among my  
9 cohort and people in my generation. A lot of us  
10 cannot afford to live and work out here unless the  
11 businesses are doing well. So any threat to small  
12 business is alarming to us, which is why like you  
13 get Instagram Live going off about entertainment  
14 permission, and just what it might mean for someone  
15 in hospitality or food and beverage.

16 Our margins are not always great. People  
17 sometimes look at the explosion of business we do  
18 in the summer and think, "Well, they could afford  
19 paying for extra parking, they could afford to pay  
20 for all this, look at the business they're doing."  
21 But to be a year-round operation, and to do what  
22 you can to keep your staff and employ your staff,  
23 many of whom like me live and work locally, they  
24 can't budget in that kind of additional parking,  
25 which, you know, I know that a parking lot would



1 cost astronomically more. So, actually, 50 to  
2 150,000 might be more reasonable on paper, but the  
3 actual practical application of it is somewhat  
4 detrimental.

5 But like I said, I know greater minds than  
6 mine have gone into it, so -- sorry, I really don't  
7 like public speaking. But, yeah, and I think a lot  
8 of people my age -- I tried to show some of the  
9 zoning to people I work with. There was little to  
10 no interest, because they just -- they got maybe a  
11 third of the way through, I think it was like  
12 140 pages, but they were just like, "Uh, just tell  
13 me what happens." And it's like -- and if you look  
14 around, like a lot of my age group is not here,  
15 especially younger kids don't have an interest.

16 So I actually want to applaud -- I believe  
17 the BID said that they were going to do a clarified  
18 version of events, and try to make it more readable  
19 and more legible. And I think part of that  
20 communication would really help the understanding  
21 amongst town of what it actually will mean and when  
22 things are passed. Because I think a lot of the  
23 misconceptions, as they cleared up, you could  
24 garner a lot more support, or at least ease a lot  
25 of the anxieties that are pervasive amongst town.



1 really have to stand on tiptoes here to do this.

2 AUDIENCE MEMBER: Just pull it down.

3 GARY SCHARFMAN: So just two, two points.

4 One is I know that, you know, we talk about the  
5 code and we talk about code enforcement, and my  
6 understanding is we've had a challenge in hiring an  
7 additional Code Enforcement Officer to date, and  
8 I'm not sure what the reason for that has been.

9 But earlier this evening someone had  
10 mentioned, one of the speakers, that, you know,  
11 where funds might be directed, and I'm justify  
12 wondering if it's -- if it's something to think  
13 about when we think about Code Enforcement and what  
14 revenues might be generated by that. If there  
15 could be a dedicated line item to support the Code  
16 Enforcement staff, because as this Village  
17 continues to grow -- right now we have one who's  
18 chief cook and bottle-washer, I believe, and we're  
19 going to hopefully have a second person on staff  
20 soon, but we may end up needing three or four down  
21 the road, and it just seems where's that, where's  
22 that income coming from to support that.

23 And I was just wondering if there was some  
24 thought about maybe creating some sort of line item  
25 in the budget that says when we have Code

1 Enforcement fees, or fines, or whatever they might  
2 be, that that goes to support that particular line  
3 item to better the Village, and make sure it can  
4 enforce things that, you know, need to be enforced.

5 And the other thing is that I don't have -- I  
6 don't have -- I don't think, you know, what is it,  
7 a horse in this race or a dog in this race, but  
8 when hearing the BID speak tonight, it was really  
9 enlightening to hear a lot of this, and I'm sure  
10 everyone has the best intentions. But the one --  
11 the one thing that stayed in my mind from an  
12 earlier meeting, and I wasn't sure if I understood  
13 the reason or how the rationale was, I believe that  
14 if a footprint of a business went up by more than  
15 10%, that would be the trigger for increasing the,  
16 you know, parking burden or cost to the business.  
17 So I wasn't clear where that 10% came from or if  
18 that's the best percentage, and so maybe that's  
19 something that I just missed. But if that could be  
20 elaborated on at some point, whether tonight or  
21 another time, greatly appreciate that, too.

22 Thank you.

23 MAYOR STUESSI: It's actually 30, but there's  
24 going to be a fact sheet, and we're glad to share  
25 it with you, it's going to be on the website.

1 GARY SCHARFMAN: Thank you. That's great.

2 MAYOR STUESSI: You're welcome.

3 GARY SCHARFMAN: Thank you.

4 MAYOR STUESSI: Anybody else want to speak?

5 You want to speak? You have something else you'd  
6 like to say, Andy?

7 ANDY AURICHIO: I would, yes.

8 MAYOR STUESSI: Please.

9 ANDY AURICHIO: You need my name again?

10 (Laughter)

11 ANDY AURICHIO: Okay. You know, I'm sitting  
12 there thinking about the parking.

13 MAYOR STUESSI: For the Stenographer.

14 ANDY AURICHIO: Oh.

15 MAYOR STUESSI: Andy Aurichio.

16 ANDY AURICHIO: You got me?

17 COURT REPORTER: Yes.

18 (Laughter)

19 ANDY AURICHIO: I lost my train of thought.  
20 Listen, I'm thinking about the parking, and I want  
21 to reiterate what Bridget said. The problem is the  
22 Carousel and that Skating Rink, more so than  
23 restaurants. Now I don't know. Have you ever done  
24 studies about where all the -- I mean, I'm right on  
25 Main Street, I could see the people walking with

1 kids, and I'm like where the hell are they going?  
2 Then I realize they're going to -- they're going to  
3 the Carousel and they're parking all over the  
4 place, so they're taking up all your spots. So  
5 that's a thought. So if you -- if you moved the  
6 Carousel and the Skating Rink somewhere else --

7 MAYOR STUESSI: Behind the theater?

8 ANDY AURICHIO: Yeah, put it there. Knock  
9 the theater down, put it there.

10 (Laughter)

11 ANDY AURICHIO: No. You'd have to go further  
12 at the high school, somewhere where the -- where  
13 the -- you know, where you have the -- over there,  
14 Moore's Woods there, over there. And then you  
15 got -- if you remember when Mitchell's was there,  
16 right, it had its open parking space right on the  
17 waterfront, and there -- and you had the marina  
18 going there and the restaurant. Ideal, more so  
19 than the -- I think, than a -- than the Carousel,  
20 as far as whatever, you know. And there would --  
21 and there's your parking spaces.

22 And then the other spot is the -- it used to  
23 be Bohack's right next to it, they had their own  
24 parking spaces, too, so -- but the main thing is  
25 the Carousel and the -- and the -- that's where

1       you're problem is. Just to reiterate, just to  
2       reiterate was Bridget was saying, your problem is  
3       not in the restaurants, so to penalize restaurants  
4       and new people with this exorbitant fee for parking  
5       doesn't make any sense. I rest my case.

6               MAYOR STUESSI: Thank you. Watch out for  
7       Bridget's daughters, because if they know you want  
8       to move the Carousel, it's going to be hell.

9               ANDY AURICHIO: Well, you know, it's not  
10       going -- a couple --

11              MAYOR STUESSI: And they're tough little girls.

12              ANDY AURICHIO: A couple of blocks.

13              MAYOR STUESSI: Anybody else this evening?

14       Hi, Matt.

15              MATT MICHEL: Can I say one more thing?

16              MAYOR STUESSI: Yes, please.

17              MATT MICHEL: Yeah, please.

18              MAYOR STUESSI: You have a Carousel rider, right?

19              MATT MICHEL: I do. Matt Michel, 400 Main  
20       Street. Two quick things, just to go back a  
21       little. Actually, this is one thing we didn't talk  
22       about yet. But the 200-foot rule, I just want to  
23       mention on the record that I just feel like it's  
24       completely arbitrary. Nothing's written in the  
25       code about it, it's just, I think, mainly there to

1 block one or two locations from being developed. I  
2 think more thought has to go into it.

3 I am probably the one location left in town,  
4 my property, that would actually be good for a  
5 hotel. And as it stands, there's a hotel across  
6 the street, I wouldn't be able to do it. Not my  
7 intention anyway, but it affects my resale value.  
8 It's something to consider. I think there should  
9 be code for hotels, but I don't think that does it.

10 The other thing I want to say is just I  
11 encourage everyone to walk through Claudio's  
12 parking lot and look at all the parking spaces.  
13 That's what's -- that's what Greenport's going to  
14 look like if we pass this code, because there's  
15 just going to be parking and asphalt everywhere,  
16 and I don't think that's a good look for the  
17 Village. So that was the last thing I wanted to  
18 say. Thank you.

19 MAYOR STUESSI: Thank you. Anybody else this  
20 evening? Yes, sir.

21 DAVID BAUER: David Bauer, 213 South Street.  
22 I wasn't going to speak, but hearing what everybody  
23 is talking about, I'm just -- I think we don't need  
24 more parking, we need more pedestrian. And the  
25 times where we turn Front Street into pedestrian,



1 it's like the biggest winners all year long. So  
2 less parking, and keep Greenport unique. And we  
3 don't need more chain stores or anything like that.  
4 And, yeah, less parking and more pedestrian. I  
5 think that's about it.

6 MAYOR STUESSI: Thank you.

7 (Applause)

8 MAYOR STUESSI: Anybody else?

9 (No Response)

10 MAYOR STUESSI: Okay. With that, in light of  
11 Trustee Lily not being here this evening, and  
12 requests for additional time, I'd like to make a  
13 motion to keep the public hearing open through next  
14 Thursday. May I have a second, please?

15 TRUSTEE PHILLIPS: Second.

16 MAYOR STUESSI: All in favor?

17 TRUSTEE ROBINS: Aye.

18 TRUSTEE BRENNAN: Aye.

19 TRUSTEE PHILLIPS: Aye.

20 MAYOR STUESSI: Aye.

21 The motion closes.

22 (Applause)

23 MAYOR STUESSI: Before we get into the work  
24 session, one more thing I just wanted to say is, as  
25 everybody obviously felt, we were doing a lot of

1 listening tonight. We'll reflect on that. We'll  
2 be meeting again next Thursday on it.

3 There was some additional things that were  
4 shared this evening, some incorrect information.  
5 As somebody had mentioned earlier, I forget who  
6 it -- oh, it was Randy, our former Mayor sent a  
7 letter to the newspaper today, which included a lot  
8 of incorrect information.

9 You know, there were a number of things that  
10 have been done by the Code Committee, and the Board  
11 has adopted into these proposed changes, which  
12 encourage small business. The parking fees are  
13 actually eliminated for the variety of new -- most  
14 of the new business coming into the Village.  
15 They're only in larger restaurants and in hotels.  
16 Any other new business coming in, there are no  
17 parking fees for it. So a small business person  
18 coming in of any, any retail space or moderately  
19 sized restaurant, no problems with that, no parking  
20 fees. Everybody sees me on my bicycle, I'd love to  
21 have everybody on bicycles.

22 As it relates to chain stores, they are now a  
23 conditional use. Today, a chain store can open  
24 tomorrow very easily, once they get through  
25 Planning. This is something we took a real hard

1 look at.

2 There's been a lot of focus on this.  
3 Appreciate all of the comments on it. We are  
4 finalizing a fact sheet. We wanted to have this  
5 evening's meeting to hear some additional comments  
6 to understand if there were any things that we  
7 could help clarify. So we're working very closely  
8 with new Counsel to the Village, and we will have  
9 that finished and up by Monday, so you'll have it  
10 in plenty of time for next week's meeting.

11 And with that, thank you, everybody, for  
12 being here. We are going to go into our regular  
13 session, our work session. And I would like to  
14 make a motion to go into the work session meeting.  
15 May I have a second, please?

16 TRUSTEE ROBINS: Second.

17 MAYOR STUESSI: All in favor?

18 TRUSTEE ROBINS: Aye.

19 TRUSTEE BRENNAN: Aye.

20 TRUSTEE PHILLIPS: Aye.

21 MAYOR STUESSI: Aye.

22 All right. First item on the agenda is a  
23 notification next week of a public hearing for  
24 Lobby Bar --

25 (Audience Members Were Exiting the Meeting)

1           MAYOR STUESSI: You want to take a two minute  
2 break?

3           COURT REPORTER: Sure.

4           MAYOR STUESSI: Yeah, go ahead.

5           (The Meeting was Recessed at 7:19 p.m. and  
6 Resumed at 7:24 p.m.)

7           MAYOR STUESSI: All right. Are you ready to  
8 get started? So I'll make a motion to open the  
9 work session. May I have a second, please?

10          TRUSTEE ROBINS: Second.

11          MAYOR STUESSI: All in favor?

12          TRUSTEE ROBINS: Aye.

13          TRUSTEE BRENNAN: Aye.

14          TRUSTEE PHILLIPS: Aye.

15          MAYOR STUESSI: Aye.

16          All right. Number 1 is the notification of a  
17 public hearing for Lobby Bar LLC, 30 Front Street,  
18 Greenport, doing business as the Whiskey Wind.  
19 This will be held Thursday, September 28th, 2023,  
20 at 6 p.m., that is next week.

21          TRUSTEE BRENNAN: What's the nature of the  
22 public hearing?

23          MAYOR STUESSI: This is for a new liquor  
24 license for new owners.

25          TRUSTEE BRENNAN: Thank you.

1           MAYOR STUESSI: Is Wayde here?

2           TRUSTEE PHILLIPS: Wayde sent me a text that  
3 he had to leave. So there's a resolution for a new  
4 membership that they need to put onto the agenda  
5 for next week. You'll get the paperwork tomorrow  
6 morning with it, with the name and the information.

7           They also, at the Wardens meeting last night,  
8 the Festival of Lights Parade has been scheduled.  
9 That's a combination between the Fire Department  
10 and the Village of Greenport, is December 2nd. And  
11 I will have to get you more information to put the  
12 resolution on the agenda for next week. And that's  
13 pretty much it.

14          MAYOR STUESSI: Okay. Mr. Pallas?

15          ADMINISTRATOR PALLAS: Thank you, Mr. Mayor  
16 and Board. I have a couple of add-on discussions.  
17 I apologize, I couldn't get -- get it on the  
18 agenda. One I had sent you information on and one  
19 I did not.

20          The first one, I had sent an email to you  
21 regarding the Verizon potential repairs to the  
22 cables at the end of Fifth Street, in conjunction  
23 with a request to allow test holes to occur at the  
24 end of Fifth to -- I'm sorry, at the end of Sixth,  
25 for investigation for their potential design of a

1 crossing of the fiberoptic cable for -- to replace  
2 the cables that are at the end of -- end of Fifth.  
3 I'll get this right.

4 So the idea was that they are going to do  
5 some repairs, they've outlined the repairs that  
6 they want to do. They would need, of course, to  
7 go -- to get a wetlands permit to do that, both  
8 from the DEC, the Army Corps and us. What they're  
9 asking for at this point is they want to know if  
10 they should proceed with that. Does this seem like  
11 a good idea to at least get this process started,  
12 because I think -- otherwise, we're just going to  
13 be at a standstill for a while, because it's a lot  
14 of money for them to repair it. They're willing to  
15 do it, but they want to at least understand that  
16 this has, you know, some legs to get -- to move  
17 forward. So I just want to make sure that the  
18 Board was comfortable with that.

19 I did speak about this in July, and I do  
20 apologize, I thought I had sent this out and I  
21 didn't, so you have it now. I just want to make  
22 sure that it's okay for me to tell them, them,  
23 Verizon, through their consultant that they can  
24 proceed with the application process for the  
25 wetlands permit and to perform the test holes.

1           MAYOR STUESSI: And, again, this is very  
2 simply to take the existing cables and get them  
3 buried further underground, because they're now  
4 exposed to the --

5           ADMINISTRATOR PALLAS: Correct.

6           MAYOR STUESSI: -- continued erosion --

7           ADMINISTRATOR PALLAS: Correct, to the extent  
8 that they --

9           MAYOR STUESSI: -- off of Fifth Street Beach.

10          ADMINISTRATOR PALLAS: Yes, to the extent  
11 that they can. It will at least buy some time  
12 while they investigate the -- the replacement cable  
13 that would eliminate the need for those cables  
14 altogether.

15          The other component over there is what  
16 they're calling a pill box, essentially a manhole  
17 that has been completely exposed above grade,  
18 they'll sink that down as well.

19          So I just wanted to make sure that I --  
20 it's -- that you're all comfortable with me giving  
21 them a green light to at least get that process  
22 started.

23          TRUSTEE PHILLIPS: Paul, I'm comfortable, but  
24 the only thing is the pill box is -- as you and I  
25 discussed earlier today, the location, if you look,

1 is over going east on the other side of the red --

2 ADMINISTRATOR PALLAS: Correct.

3 TRUSTEE PHILLIPS: -- red building.

4 ADMINISTRATOR PALLAS: It's almost as far as  
5 the -- it's literally almost at the end of the  
6 beach front, beyond anything that is generally used  
7 by the public.

8 TRUSTEE PHILLIPS: I just wanted to --  
9 because if you were to look at the picture, you  
10 would think that it was actually smack on the  
11 beach --

12 ADMINISTRATOR PALLAS: Correct.

13 TRUSTEE PHILLIPS: -- and it's not. And I  
14 think the public needs to know that it's not in  
15 that area, all right?

16 ADMINISTRATOR PALLAS: Okay.

17 TRUSTEE BRENNAN: Paul, does this include  
18 burying all four cables and the pill box?

19 ADMINISTRATOR PALLAS: Three -- I'd have  
20 to -- I'll see.

21 MAYOR STUESSI: No. One of them is Cablevision.

22 TRUSTEE PHILLIPS: One of them is  
23 Cablevision. I think all of the Verizon cables,  
24 yes, to the extent that they --

25 TRUSTEE ROBINS: Would they all be installed



1 in one conduit? In other words, when they do the  
2 HDD drilling, would it all be one conduit for all  
3 four drills?

4 ADMINISTRATOR PALLAS: I don't know what  
5 their -- well, they haven't -- there's no design yet.

6 TRUSTEE ROBINS: Okay.

7 ADMINISTRATOR PALLAS: That's what the test  
8 holes are for.

9 TRUSTEE BRENNAN: So the approval that  
10 they're looking for on the go-ahead is to lower the  
11 pill box, bury three of the cables, three of the  
12 four cables?

13 ADMINISTRATOR PALLAS: Yes

14 TRUSTEE BRENNAN: And do exploratory work at  
15 the end of the Sixth Street.

16 ADMINISTRATOR PALLAS: Correct. And the  
17 exploratory is just test holes at this stage, which  
18 all they would need from us is just a road opening  
19 permit, which is routine.

20 TRUSTEE BRENNAN: The test holes will be in  
21 the road?

22 ADMINISTRATOR PALLAS: Yes.

23 TRUSTEE BRENNAN: That's where they are?

24 ADMINISTRATOR PALLAS: Yes.

25 TRUSTEE BRENNAN: Okay. Thank you.

1 ADMINISTRATOR PALLAS: And they're small,  
2 because it's -- I think they're only four inches at  
3 the most. They're very small.

4 MAYOR STUESSI: Any other questions?

5 TRUSTEE ROBINS: No.

6 TRUSTEE PHILLIPS: No.

7 MAYOR STUESSI: I'm obviously supportive. I  
8 was the person who brought this up as being an  
9 issue down on the beach and asked that Verizon get  
10 it corrected. Next item?

11 ADMINISTRATOR PALLAS: So next item that I  
12 didn't -- haven't provided any paper on, there  
13 really isn't any paper to provide, we have gotten  
14 several requests for sewer hookups for residential  
15 use, not commercial. We haven't -- we've told any  
16 commercial entity that applies right now that we're  
17 not really looking at those at all, but we have  
18 some residential customers that have failing septic  
19 systems that need to get a sewer connection.  
20 They're within -- you know, they can reach our  
21 main. They're within the area that our main  
22 serves. They are outside the Village, and last we  
23 spoke, that they're -- that weren't -- it wasn't  
24 clear to me whether I could go forward with  
25 residential. So I've held off on that, but

1       there -- these folks are really anxious to see this  
2       happen.

3               Our code does provide for a simple  
4       straightforward \$15,000 fee, there's no contract  
5       required. We've done many of these in the past. I  
6       wouldn't say many. We've done -- we've done them  
7       in the past and it's a straightforward process.  
8       It's the gallons per day by Suffolk County. The  
9       chart is only 300 gallons per day. We have plenty  
10      of capacity for that in both the mains and the  
11      plant. I just want to make sure that you're  
12      comfortable for residential only, it would not do  
13      commercial, that we can move forward with those  
14      applications.

15             TRUSTEE PHILLIPS: But, Paul, just to  
16      clarify, one of the applications is on Bailey  
17      Avenue, that is close to the wetlands, that we had  
18      the outfall pipe that goes under Champlin that goes  
19      into Stirling Creek. So their sewer system, their  
20      sewer, you know, their sewer system, the inground  
21      sewer system is failing.

22             TRUSTEE BRENNAN: Their septic system.

23             TRUSTEE ROBINS: Septic.

24             TRUSTEE PHILLIPS: The septic system, I'm  
25      sorry, cesspool. And they're one, they're one --

1 they're one of the hookups, correct?

2 ADMINISTRATOR PALLAS: They're one of them.

3 I do need to clarify, I apologize, they're not  
4 both -- one of them is a new house. One's a new  
5 house, one is an existing house.

6 TRUSTEE PHILLIPS: Okay, all right. But the  
7 one on Bailey Avenue is the existing house.

8 ADMINISTRATOR PALLAS: The existing, correct.

9 TRUSTEE PHILLIPS: Okay.

10 MAYOR STUESSI: So, I mean, I would only  
11 remind all that we did have a discussion when we  
12 enacted the moratorium about taking a look at the  
13 overall infrastructure and sewage needs potentially  
14 for the Commercial District, and then maybe taking  
15 a look at prioritizing places where there would be  
16 more potential, how should I say, impact, or  
17 solving potential issues that could go into the  
18 bay. I don't know that I'm comfortable approving  
19 moving forward without a more substantive  
20 conversation in regards to where we think we should  
21 be extending sewer to and how we should prioritize  
22 in the Village.

23 ADMINISTRATOR PALLAS: If I may, Mr. Mayor,  
24 there's no main extension involved in this. We're  
25 not extending any infrastructure of our own that

1 would ultimately go in, these are just service  
2 pipes only.

3 MAYOR STUESSI: And then don't we have a rate  
4 study that's coming in on --

5 ADMINISTRATOR PALLAS: Yes.

6 MAYOR STUESSI: -- fees? And when is that due?

7 ADMINISTRATOR PALLAS: It wouldn't be -- it  
8 would not include a connection fee, that's a policy  
9 question.

10 MAYOR STUESSI: Uh-huh.

11 ADMINISTRATOR PALLAS: We're still gathering  
12 data. There's -- we've had a few calls. With the  
13 transition from the Treasurer, it's been a little  
14 bit of a struggle to keep up with the data  
15 requests, but we're working through it. But they  
16 wouldn't -- they wouldn't opine on the connection  
17 fee, I don't believe. That wouldn't be part of  
18 their scope, no.

19 MAYOR STUESSI: Okay. I know I also received  
20 today, I don't believe you were copied on, a  
21 request from Pheasant Run about exploring sewage  
22 connections in that neighborhood. And then we also  
23 have the issue with Sandy Beach and Stirling Harbor  
24 that we're taking a look at, too.

25 ADMINISTRATOR PALLAS: Right. The

1 difference, as I mentioned, the difference there,  
2 again, is that those would all require fairly  
3 substantial main extensions, whereas the two  
4 requests we currently have are just a service pipe.  
5 We don't do any of the work. Their contractor does  
6 the work, they get connected, and there's no impact  
7 on us at all.

8 MAYOR STUESSI: The one property is an  
9 existing home that's near the water on Bailey?

10 ADMINISTRATOR PALLAS: Near the wetlands on  
11 Bailey, yes.

12 TRUSTEE PHILLIPS: Yeah, yeah.

13 MAYOR STUESSI: And then the other one is a  
14 new development?

15 ADMINISTRATOR PALLAS: Construction. There's  
16 one house, single house on Ninth?

17 DEPUTY TREASURER BRAUTIGAM: Correct.

18 ADMINISTRATOR PALLAS: On Ninth.

19 MAYOR STUESSI: What does the Board feel?

20 TRUSTEE BRENNAN: Well, do these individual  
21 residential hookups typically require Board  
22 approval?

23 ADMINISTRATOR PALLAS: No.

24 TRUSTEE PHILLIPS: No, because it's in the  
25 code already.

1 TRUSTEE BRENNAN: I recall that we had a  
2 conversation about some challenges with hooking up  
3 customers that were in the district outside of the  
4 Village, because we were not able to put a tax lien  
5 on their property when we need to recover --

6 MAYOR STUESSI: Yes.

7 TRUSTEE BRENNAN: -- fees. And I know we  
8 spoke about this with prior Counsel. We were  
9 looking to put some kind of mechanism in place when  
10 we hooked up a customer outside of the Village, so  
11 that in the event that they stopped paying, that we  
12 had -- we had a mechanism to recover those fees.

13 MAYOR STUESSI: That's a very good point.

14 TRUSTEE BRENNAN: I'd like to do something  
15 about that.

16 MAYOR STUESSI: Was that done, are you aware,  
17 by Joe?

18 ADMINISTRATOR PALLAS: Not -- no, it was not.

19 TRUSTEE BRENNAN: You do recall the conversation?

20 ADMINISTRATOR PALLAS: Yeah, of course, yes.

21 TRUSTEE BRENNAN: Yeah.

22 ADMINISTRATOR PALLAS: Yeah, it is -- it  
23 is -- it can be problematic. The dollar value can  
24 get rather large. The volume of customers that  
25 that has happened with, it's one or two since I've

1           been here. Right?

2                   DEPUTY TREASURER BRAUTIGAM: (Nodded Yes).

3                   ADMINISTRATOR PALLAS: Yeah, it's one or two.

4                   TRUSTEE ROBINS: So we had precedent for  
5 this, we have other customers that have already had  
6 this hookup, correct?

7                   ADMINISTRATOR PALLAS: We have many outside  
8 Village residential customers --

9                   TRUSTEE ROBINS: We do.

10                  ADMINISTRATOR PALLAS: -- as well as  
11 commercial, but this specifically is residential.

12                  TRUSTEE ROBINS: And at this point, this is  
13 strictly a case-by-case basis, correct, it's not  
14 like policy?

15                  ADMINISTRATOR PALLAS: Yeah. Well, these are  
16 one-time applications.

17                  TRUSTEE ROBINS: Right.

18                  ADMINISTRATOR PALLAS: They, you know,  
19 approach us, "Can we have sewer," it's in our code,  
20 we move forward. That's how we've always done it, yes.

21                  TRUSTEE BRENNAN: I have a question for  
22 Counsel. How difficult would it be to put  
23 something in place to --

24                  NANCY KOURIS: Is that my phone?

25                  TRUSTEE ROBINS: Your phone's here.



1 (Laughter)

2 TRUSTEE ROBINS: John Saladino got it.

3 NANCY KOURIS: I got to the car and I went,  
4 "Uh-oh".

5 TRUSTEE BRENNAN: Is this an Inter-Municipality  
6 Agreement that we would need to reach with Southold?

7 ATTORNEY KASSCHAU: While this would be with  
8 the potential individual homeowner, I assume you  
9 could enter into a contractual relationship. It's  
10 something I'd like to explore. What you did point  
11 out is, in fact, an issue in terms of the ability  
12 to lien on the -- on the property, tax liens.

13 MAYOR STUESSI: So our -- yeah, our prior  
14 conversation with prior Counsel was that we would  
15 likely need an Inter-Municipality Agreement, so  
16 that the fees could be collected by the Tax  
17 Assessor and then transferred to us. But yes, if  
18 you could look into it right away, that would be  
19 great.

20 ATTORNEY KASSCHAU: Sure.

21 TRUSTEE BRENNAN: I have another question.  
22 Paul, what is the process when a new customer is  
23 hooked up? Is there some sort of pro forma like  
24 impact assessment done? You've heard over the  
25 years people say, you know, "How much capacity do

1 we have," "Are we saving enough capac" -- "excess  
2 capacity for Village needs?" What is the -- is  
3 there any analysis, analysis that's done when  
4 there's a new hookup made?

5 ADMINISTRATOR PALLAS: For large commercial  
6 sites, we -- depending on where they are, we  
7 request -- require them to TV the line to see the  
8 condition of the line. If the condition of the  
9 line is sound, there's no other impediment, other  
10 than the plant itself, and the plant has a  
11 significant amount of excess capacity.

12 For -- to keep it in perspective, these two  
13 residential customers had roughly 300 gallons  
14 apiece. The plant is currently permitted for  
15 650,000 gallons per day. And so this would be, you  
16 know, .1%; am I correct? Yeah, .01% additional  
17 impact on the plant itself. Very, very minimal  
18 impact on the plant itself. And given the flow of  
19 300 gallons her day, it wouldn't impact with the  
20 mains that are there, 600 or 800 gallons.

21 TRUSTEE BRENNAN: Thank you.

22 MAYOR STUESSI: Everybody comfortable moving  
23 forward with those two, even though we don't have  
24 an agreement in place with Southold?

25 TRUSTEE BRENNAN: Yeah, I'm comfortable.

1 TRUSTEE PHILLIPS: I'm comfortable.

2 TRUSTEE ROBINS: I am.

3 MAYOR STUESSI: Okay. Please proceed.

4 ADMINISTRATOR PALLAS: Thank you. The next  
5 item, the microgrid, I'm not going to talk too much  
6 about the status itself, other than nothing has  
7 changed since my last report.

8 We do have a resolution that I've sent you  
9 information on regarding what's known as a Citizen  
10 Participation Plan. That was a plan that is  
11 delineated in our Subrecipient Agreement buried on,  
12 I don't know, about halfway through the 50 or  
13 60-page document that they never focused on with us.  
14 We are in the process of doing a closeout. They  
15 looked -- they're looking for that particular  
16 document. We've done everything that's in the  
17 plan. We just never had a formal resolution for  
18 the plan, so that's -- that's all that is.

19 With regard to the ferry queue project,  
20 the -- we have a resolution that I've requested to  
21 be passed tonight for a budget modification for  
22 \$20,000 for a -- what's known as a Highway Work  
23 Permit from the New York State Department of  
24 Transportation. We need the budget mod amendment  
25 tonight, so that we can add it to the abstract for

1 approval next week, so we can get a check out to  
2 them as soon as possible. That is one of the few  
3 remaining items to keep this project moving  
4 forward.

5 There is also another resolution that I --  
6 that I haven't sent out. We received a package  
7 from them about a week or two ago. I've been  
8 trying to figure out what it -- what it is. I have  
9 a call into them, and I'm -- it has to do with the  
10 overall funding of the project. It appears that it  
11 allocates the full project estimate, project cost  
12 estimate, which would, I -- it's a good thing, I  
13 think, but I just need to confirm it with them.  
14 I'm not sure if I have to do it this month. If I  
15 do, I'll get something out either tomorrow or first  
16 thing Monday, so that you all have it, and I'll  
17 have the resolution added to the agenda. Those are  
18 the two items on the -- on the ferry queue project.

19 TRUSTEE BRENNAN: I have a question on that.

20 ADMINISTRATOR PALLAS: Sure.

21 TRUSTEE BRENNAN: I was not clear. What --  
22 who are we paying the permit to, and what is it for?

23 ADMINISTRATOR PALLAS: It's to the New York  
24 State Department of Transportation for the highway  
25 work permit that will -- that whatever contractor

1 we pick will -- that will be the permit they will  
2 work under on Third. Third Street is actually  
3 Route 114, a State highway, so there's some very  
4 minimal work that's being done within that State  
5 right-of-way that they require a permit for.

6 TRUSTEE BRENNAN: It strikes me as odd that  
7 we would pay the State permit, a \$20,000 fee.

8 ADMINISTRATOR PALLAS: It's -- I  
9 mischaracterized it. It's not a fee, it's a --  
10 it's a deposit that we would get back. It's  
11 similar to the things we -- yes, I apologize, I was  
12 not clear. The -- it's --

13 TRUSTEE BRENNAN: It's like a bond.

14 ADMINISTRATOR PALLAS: Correct. We could  
15 have gotten a bond, a surety bond for it. The  
16 process to get the surety bond would have taken us  
17 three or four months. Strangely, this is a lot  
18 easier, so it's not -- no cost, ultimately, no cost  
19 impact.

20 TRUSTEE BRENNAN: And this is a deposit for  
21 performance?

22 ADMINISTRATOR PALLAS: They -- they didn't  
23 really characterize it well, but I assume that's  
24 what it is.

25 TRUSTEE BRENNAN: You feel confident we would

1 get it back?

2 ADMINISTRATOR PALLAS: Yeah. I don't see any  
3 reason -- we will just -- if there's an issue, we  
4 would get it, get it from the contractor. One way  
5 or the other we'll get the money back.

6 TRUSTEE BRENNAN: Okay. So we would need to  
7 build that into our contract with the contractor,  
8 that they're responsible for -- to the Village for  
9 this --

10 ADMINISTRATOR PALLAS: Yes.

11 TRUSTEE BRENNAN: -- fee.

12 ADMINISTRATOR PALLAS: Yes. That's easy to  
13 do at this stage. The -- I tried to -- I didn't  
14 quite understand, and I still don't, why the DOT is  
15 requiring us to get a permit when it's the  
16 contractor doing the work that we haven't even  
17 selected. As I've reported multiple times, they  
18 just said that's the rule. Okay.

19 TRUSTEE BRENNAN: Thank you for clarifying.

20 ADMINISTRATOR PALLAS: Yeah, no problem.

21 TRUSTEE PHILLIPS: So, Paul, you need this  
22 resolution read in tonight and approved?

23 ADMINISTRATOR PALLAS: Yeah, it's on --

24 MAYOR STUESSI: It's on here.

25 TRUSTEE PHILLIPS: Yeah, okay.

1 ADMINISTRATOR PALLAS: It's on the added  
2 agenda, so yes, when that time comes.

3 TRUSTEE PHILLIPS: Oh, okay.

4 ADMINISTRATOR PALLAS: On my resolutions, I  
5 have a proposal you all have from our former  
6 Treasurer, Robert Brandt, to assist the Deputy  
7 Treasurer with -- on an as-needed basis, up to  
8 10 hours a week, at a rate of \$135. I think it's  
9 well worth it to provide the support that the  
10 Deputy Treasurer needs. It would be, again, as  
11 needed and as requested by the Deputy Treasurer,  
12 they would work directly together. They worked  
13 together for as long as Adam's been here, so  
14 they're familiar with each other, and they -- I  
15 think it was a -- it's a very good idea to move  
16 forward on that. So just, unless there's any  
17 questions, that will also be on the agenda next week.

18 TRUSTEE BRENNAN: I think it's a great idea.  
19 I recall it has a sunset of like six months.

20 ADMINISTRATOR PALLAS: As a -- as a starting  
21 point, it would -- it could be renewed, if  
22 necessary. The hope is that we would have a  
23 Treasurer in place by then.

24 TRUSTEE BRENNAN: And it also has a maximum  
25 hours per week or month?

1 ADMINISTRATOR PALLAS: Ten, 10 hours per week.

2 TRUSTEE BRENNAN: And you feel like that's  
3 sufficient?

4 ADMINISTRATOR PALLAS: I think so. I mean,  
5 you know, it would -- we could look at that on an  
6 average. There may be a week where there's a lot  
7 more need, and then following week, nothing. So it  
8 would be even more, we'd kind of average it out.

9 TRUSTEE BRENNAN: Okay. Thank you.

10 ADMINISTRATOR PALLAS: The last item I have  
11 is the October -- first week of October, the New  
12 York State -- New York Association of Public Power  
13 meeting, Fall meeting, and I'm just asking for it,  
14 to go. It's two nights. It's in Cooperstown, and  
15 the attendance fee is 300. The room rate is also  
16 300. I'll put that on the agenda for next week.

17 Other than that, if anybody has any questions.

18 MAYOR STUESSI: Anybody have any questions  
19 for Paul?

20 TRUSTEE PHILLIPS: I do. How about the  
21 online billing program?

22 ADMINISTRATOR PALLAS: To be honest, I  
23 haven't looked at that since Stephen left.

24 TRUSTEE PHILLIPS: Okay. And the --

25 ADMINISTRATOR PALLAS: I'm not sure of the



1 status. I know it's moving. I think they have --  
2 do you have that?

3 DEPUTY TREASURER BRAUTIGAM: Yeah, we were  
4 presented with the final agreement. It needs to be  
5 reviewed and signed and then returned to them.

6 TRUSTEE PHILLIPS: Okay, the agreement?  
7 Okay. So the Village Attorney has the agreement to  
8 review?

9 DEPUTY TREASURER BRAUTIGAM: I believe he  
10 does, but I could double-check that.

11 TRUSTEE PHILLIPS: Okay. And then we have  
12 the purchase, the program that we purchased for the  
13 short-term rentals. That contract's finally done  
14 and signed?

15 ADMINISTRATOR PALLAS: That contract's done,  
16 but that there's a -- there's a --

17 TRUSTEE PHILLIPS: No, no, I'm just asking if  
18 the contract's done.

19 ADMINISTRATOR PALLAS: Yes. Okay, yes.

20 TRUSTEE PHILLIPS: Because there was a lot of  
21 back and forth on it.

22 MAYOR STUESSI: Yeah, Alex has already  
23 started uploading.

24 TRUSTEE PHILLIPS: Has he? Okay.

25 MAYOR STUESSI: We have our intern working on

1 it, too.

2 TRUSTEE PHILLIPS: Oh, okay. All right.

3 MAYOR STUESSI: I know before he left was  
4 spending a good amount of time on it.

5 TRUSTEE PHILLIPS: Okay.

6 TRUSTEE BRENNAN: Adam, do you feel like  
7 they're up to speed on the online payment contract  
8 we were just talking about?

9 DEPUTY TREASURER BRAUTIGAM: It's something I  
10 would want to -- would like to review further.

11 TRUSTEE BRENNAN: Okay. So we'll need to do  
12 that before we finalize this agreement, then.

13 DEPUTY TREASURER BRAUTIGAM: Sure.

14 MAYOR STUESSI: Anything else?

15 ADMINISTRATOR PALLAS: That's it for me.

16 MAYOR STUESSI: Okay. Adam?

17 DEPUTY TREASURER BRAUTIGAM: Thank you,  
18 Mr. Mayor. I have two resolutions today. My first  
19 resolution is to add Mayor Stuessi to the RBC  
20 Wealth Management agreement, which pertains to the  
21 Greenport Fire Department. The documents are  
22 enclosed within.

23 MAYOR STUESSI: This is going to be on next  
24 week's agenda, correct?

25 DEPUTY TREASURER BRAUTIGAM: Correct.

1           MAYOR STUESSI: Yeah.

2           TRUSTEE PHILLIPS: Adam, do we need to -- is  
3 there a -- blah, blah, blah -- a second, a second  
4 communication in case the Mayor is not -- you know,  
5 in case the Mayor is not here, or documents get  
6 lost, for checks and balances? I noticed it has a  
7 couple of lines for --

8           DEPUTY TREASURER BRAUTIGAM: So previously, I  
9 believe, the last year's contract included the  
10 Treasurer, the Mayor and the Clerk. So if you  
11 would wish, we can -- we can do that again.

12          TRUSTEE PHILLIPS: I think it would behoove  
13 us to have more than one person on it.

14          DEPUTY TREASURER BRAUTIGAM: Sure.

15          TRUSTEE PHILLIPS: Just because sometimes  
16 correspondence gets misplaced.

17          DEPUTY TREASURER BRAUTIGAM: Uh-huh.

18          TRUSTEE PHILLIPS: That's me. I don't know  
19 how anybody else feels about that.

20          MAYOR STUESSI: No, there should definitely.  
21 So, historically, it's been the Treasurer, the  
22 Mayor and the Clerk?

23          DEPUTY TREASURER BRAUTIGAM: To my  
24 understanding, yes.

25          MAYOR STUESSI: Okay.

1 DEPUTY TREASURER BRAUTIGAM: Okay.

2 MAYOR STUESSI: We should go with this, then.

3 DEPUTY TREASURER BRAUTIGAM: Sure.

4 TRUSTEE PHILLIPS: Mr. Mayor, I have asked  
5 this before, but I think at some point I would like  
6 to see RBC Wealth Management come out and give us a  
7 presentation, or, you know, give us an update on  
8 the money, because we invest in that.

9 MAYOR STUESSI: Yeah. Adam, why don't you  
10 schedule that, see if they're able to do it for our  
11 October work session.

12 DEPUTY TREASURER BRAUTIGAM: Sure.

13 TRUSTEE PHILLIPS: Okay. I also would like  
14 to invite any of the Fire Department members to  
15 come, because I think over the years they had new  
16 members who might not understand --

17 MAYOR STUESSI: Yeah.

18 TRUSTEE PHILLIPS: -- the whole system.

19 MAYOR STUESSI: Please.

20 TRUSTEE PHILLIPS: Okay.

21 MAYOR STUESSI: Anything else, Adam?

22 DEPUTY TREASURER BRAUTIGAM: Yes. My second  
23 resolution is scheduling the annual public hearing  
24 for the Community Development Block Grant to  
25 provide the Board and the residents an opportunity

1 to present any ideas for funding possibilities.

2 MAYOR STUESSI: Great.

3 TRUSTEE BRENNAN: So the public hearing would  
4 be on the 26th. What kind of -- what kind of  
5 guidance can we put out to the community before  
6 then, so that they are primed for this public  
7 hearing? So what could we tell the public? What  
8 are the parameters of the grant?

9 ADMINISTRATOR PALLAS: So the CDBG is the  
10 Community Development Block Grant. This particular  
11 prompt of money looks at handicapped accessibility  
12 primarily. That's their handicapped accessible  
13 sidewalks, bathrooms, those kinds of things.

14 TRUSTEE BRENNAN: Is that something we could  
15 get on our website, maybe?

16 MAYOR STUESSI: I think we could include that  
17 in the newsletter.

18 TRUSTEE BRENNAN: The newsletter?

19 MAYOR STUESSI: Because it will be out -- it  
20 will be out before then.

21 TRUSTEE BRENNAN: Okay, good.

22 ADMINISTRATOR PALLAS: Yeah, and it's -- you  
23 know, the process, as I understand it, and actually  
24 Trustee Phillips will -- please correct me, because  
25 you know this one better than me. The concept of

1 the hearing is to get ideas.

2 TRUSTEE PHILLIPS: From the community.

3 TRUSTEE PHILLIPS: Literally, that's all it  
4 is. There's no requirement to use one or any or  
5 all. What we ultimately decide to put forth to  
6 the -- for the request is how it goes. It's a --  
7 they call it a hearing, but it's more of an  
8 information gathering, but it is -- a hearing is  
9 required by the way the description of the law.

10 TRUSTEE BRENNAN: Okay. Well, I understand  
11 that. But I think to take -- it would be in the  
12 best interest of the public if they come to the  
13 hearing prepared.

14 ADMINISTRATOR PALLAS: Sure, of course.

15 TRUSTEE PHILLIPS: I think perhaps we could  
16 pull out some of the criteria that they had funded  
17 in the past. We have received, since the first  
18 push on my part, what, four of them so far?

19 ADMINISTRATOR PALLAS: I think it's four. I  
20 think the first one was still with the -- when we  
21 were joint with Southold?

22 TRUSTEE PHILLIPS: Yes, with Southold,  
23 because we weren't in the Consortium at that point.  
24 The second one, the further ones we've actually --  
25 we are actually a member of the Suffolk County

1 Consortium, which goes to the Federal Government  
2 and gets a huge pot of money as being an advantage  
3 for us, because they could get more money than we  
4 each can individually get. And then they go  
5 through a process where we apply, and then they try  
6 to fairly divvy it up with projects. We've gotten  
7 two playground -- we got playground equipment for  
8 disabled children.

9 ADMINISTRATOR PALLAS: For here and for --

10 TRUSTEE PHILLIPS: Fifth Street.

11 ADMINISTRATOR PALLAS: Fifth Street, and the  
12 sidewalks here.

13 TRUSTEE PHILLIPS: And the sidewalks that  
14 went around --

15 ADMINISTRATOR PALLAS: Around this building.

16 TRUSTEE PHILLIPS: -- the firehouse here.

17 There was another -- oh, over on Sixth Avenue, we  
18 did the sidewalks there for the children.

19 Remember, for the tree, there was a controversy  
20 with the tree we had to cut down?

21 ADMINISTRATOR PALLAS: Oh, yes, yes, yes.

22 TRUSTEE PHILLIPS: We did the sidewalks  
23 there, because the kids were coming out from school  
24 and they didn't have a sidewalk to walk on, they  
25 were walking in the road. So we were able to take

1 that and continue it to the ADA ramp that the State  
2 had put in, so there's a sidewalk there. So that  
3 was additional money that we were able to get to  
4 take care of some of the sidewalk situations.

5 MAYOR STUESSI: Anything else?

6 DEPUTY TREASURER BRAUTIGAM: Yeah. To  
7 continue to the utility billing, the utility  
8 billing is current and on time as of right now.

9 Significant collections, property taxes  
10 collected through August totaled just over  
11 \$1.3 million.

12 Those are highlights, and closes the rest of  
13 my report. And let me know if you require any  
14 further clarification on anything.

15 TRUSTEE PHILLIPS: I have a question about  
16 the account that the former Treasurer Gaffga did  
17 for the General Investment Savings. Who's the  
18 signatory on that?

19 DEPUTY TREASURER BRAUTIGAM: On the General  
20 Investment Savings?

21 TRUSTEE PHILLIPS: Yeah, who's --

22 DEPUTY TREASURER BRAUTIGAM: Myself, myself.

23 TRUSTEE PHILLIPS: Oh, you changed the  
24 signatory on that?

25 DEPUTY TREASURER BRAUTIGAM: Yes.



1 TRUSTEE PHILLIPS: Okay, all right. So  
2 you're -- you're watching that?

3 DEPUTY TREASURER BRAUTIGAM: Yes.

4 TRUSTEE PHILLIPS: Okay.

5 TRUSTEE BRENNAN: Adam, what makes up the --  
6 what is included in the rents received number?

7 DEPUTY TREASURER BRAUTIGAM: The rents  
8 received, a lot of it has to come from our  
9 telephone -- I'm sorry, I can't think of the right  
10 word. For antennas that we have on top of the --  
11 on top of the water tower, as well as miscellaneous  
12 rents coming from the Housing Authority, if I'm not  
13 mistaken.

14 TRUSTEE BRENNAN: Thank you.

15 DEPUTY TREASURER BRAUTIGAM: Oh, and Haugland  
16 as well.

17 TRUSTEE BRENNAN: What was the last one?

18 DEPUTY TREASURER BRAUTIGAM: Haugland Energy  
19 as well.

20 TRUSTEE BRENNAN: Haugland Energy, right.

21 TRUSTEE PHILLIPS: Haugland, yeah.

22 ADMINISTRATOR PALLAS: That's the large --

23 TRUSTEE BRENNAN: Yeah.

24 ADMINISTRATOR PALLAS: -- receipt.

25 TRUSTEE BRENNAN: Okay. Thank you.

1           MAYOR STUESSI: Any other questions from  
2 anyone?

3           TRUSTEE ROBINS: No.

4           MAYOR STUESSI: Okay. Thank you. Great to  
5 have you here this evening.

6           DEPUTY TREASURER BRAUTIGAM: Thank you.

7           MAYOR STUESSI: Candace, welcome.

8           CLERK HALL: Thank you. Good evening,  
9 everyone. Okay. So there is an amended resolution  
10 listed on my work session report. Greenport Fire  
11 Department Relief Hose, the car show, there was a  
12 resolution passed for a different date. Their new  
13 date or their new requested date is October 8th.

14           And then on to the Public Assembly Permit  
15 Applications that we've received.

16           MAYOR STUESSI: Can I interject for a just a  
17 second?

18           CLERK HALL: Sure.

19           MAYOR STUESSI: Paul, how was that resolved  
20 with the train on the same day, are they spread far  
21 apart?

22           ADMINISTRATOR PALLAS: Yeah, there's an hour  
23 gap between the two events. The -- so, yes, it  
24 took a little doing, but we got all the -- everybody  
25 on the right page.

1           MAYOR STUESSI: But physically separated  
2 as well?

3           ADMINISTRATOR PALLAS: They're -- since  
4 there's an hour gap between them, the -- where the  
5 Rotary event is will not interfere with that. It  
6 should be way up against the -- where the train is now.

7           MAYOR STUESSI: Okay.

8           ADMINISTRATOR PALLAS: It's a small footprint.

9           MAYOR STUESSI: Okay.

10          ADMINISTRATOR PALLAS: Only 20 by --

11          MAYOR STUESSI: So everybody's happy?

12          ADMINISTRATOR PALLAS: Everybody, everybody  
13 was quite happy about it, yes.

14          MAYOR STUESSI: Great. Sorry for the  
15 interruption.

16          CLERK HALL: It's okay.

17          MAYOR STUESSI: Thank you.

18          CLERK HALL: So the Public Assembly Permit  
19 Applications that we received, the first one noted  
20 on the report is from the Greenport Rotary Club.  
21 The event will be held on October 8th from 3 to  
22 5 p.m. at the Polo Grounds. There was a request  
23 for the Village to waive the \$50 application fee  
24 and the \$500 security fee. There is an additional  
25 request to waive the Village no-alcohol policy, as

1 they'd like to celebrate with a champagne toast.

2 The next Public Assembly Application was  
3 received from Greenport Union Free School District,  
4 excuse me, for the Homecoming Parade to be held on  
5 October 20th, from 4:30 to 6:30 p.m. Greenport  
6 Union Free School District has requested that the  
7 Village waive the \$50 application fee and the \$500  
8 security fee.

9 There is a road closure requested for this  
10 one. The route, the route has been included with  
11 the notification email that was distributed to the  
12 Mayor and the Board.

13 The third that is listed on here is the  
14 Greenport Fire Department Relief Hose Car Show,  
15 which is, as mentioned previously, is going to be  
16 now held on October 8th, from 9 a.m. to 1 p.m.  
17 They have also requested that the Village waive the  
18 \$50 application fee and the \$500 security fee.

19 And then there is a walk-on Mass Assembly  
20 Application from the North Fork Kid Connect, Inc.,  
21 which is an organization that I am a part of. I  
22 just want to put that information out there. They  
23 are requesting -- the organization is requesting --  
24 they would like to host a Trunk or Treat, which has  
25 been previously done. We've done two of them, or

1 I've been a part of organizing two of them. This  
2 organization is request that the Village waive the  
3 \$50 application fee, but we do have a check from  
4 this organization for the security fee. Are there  
5 any questions for the Public Assembly --

6 TRUSTEE PHILLIPS: Candace, do we have a copy  
7 of that Mass Assembly Permit?

8 CLERK HALL: You guys do not have a copy of  
9 this yet. I do apologize. This one came in, I  
10 believe, yesterday.

11 TRUSTEE PHILLIPS: Okay. And what day are  
12 they planning on doing it?

13 CLERK HALL: This is going to be held the  
14 same day as the Greenport Village Parade. So this  
15 is going to be on October 28th, with a rain date of  
16 October 29th. The setup, or the hours of the  
17 event, which includes the setup, is from 2 to 8 p.m.

18 TRUSTEE ROBINS: 8 p.m.?

19 CLERK HALL: Including setup and --

20 TRUSTEE ROBINS: Oh, okay.

21 CLERK HALL: -- take-down

22 TRUSTEE ROBINS: And that's the Polo Grounds,  
23 correct?

24 CLERK HALL: Yes, at the Polo Grounds, which  
25 is where it was held most recently.

1 MAYOR STUESSI: And so where is it being held?

2 CLERK HALL: At the Polo Grounds.

3 MAYOR STUESSI: Is that the same date as the  
4 Skate Park event?

5 CLERK HALL: That is a wonderful question. I  
6 do not have an answer to that.

7 TRUSTEE PHILLIPS: I'm not sure. Are they --

8 MAYOR STUESSI: Okay.

9 TRUSTEE PHILLIPS: Okay.

10 CLERK HALL: Hold on. I may be able to see  
11 it right here.

12 TRUSTEE ROBINS: They do have those dates  
13 here. I don't see anything at the Skate Park.

14 MAYOR STUESSI: Oh, I can look up the Skate  
15 Park event.

16 ADMINISTRATOR PALLAS: It's not.

17 TRUSTEE PHILLIPS: They're not planning  
18 anything for Halloween? October 7th is the one  
19 event that they're having, right?

20 CLERK HALL: Right.

21 MAYOR STUESSI: Yeah.

22 TRUSTEE PHILLIPS: But are they  
23 doing anything? Have they mentioned anything about  
24 Halloween?

25 MAYOR STUESSI: No, they haven't.

1 CLERK HALL: No.

2 MAYOR STUESSI: They haven't scheduled  
3 anything else with us.

4 TRUSTEE PHILLIPS: Okay.

5 MAYOR STUESSI: That's the last event.

6 TRUSTEE PHILLIPS: Okay. I'm just --

7 TRUSTEE BRENNAN: Well, they have one coming  
8 up next week.

9 MAYOR STUESSI: Yeah.

10 TRUSTEE PHILLIPS: Yeah.

11 MAYOR STUESSI: But the October 7th event is  
12 the last one.

13 CLERK HALL: So on the next page, on the  
14 Announcements, I listed upcoming events. So the  
15 Greenport Skate Park, the last Summer Concert  
16 Series was supposed to be on September 26th, and  
17 then the Sound and Skate Festival is October 6th  
18 and October 7th. So I believe the only event that  
19 would be on the same day is the Halloween Parade.

20 TRUSTEE PHILLIPS: You're right, and the  
21 parade starts at 11.

22 CLERK HALL: Yes, ma'am.

23 TRUSTEE PHILLIPS: And is it my  
24 understanding, is there any thought that the -- or  
25 is there going to be finished plans that the Rotary

1 might be doing a special Halloween run?

2 MAYOR STUESSI: They're undetermined at this  
3 point. You haven't heard anything further about  
4 the Rotary wanting to do the Halloween --

5 ADMINISTRATOR PALLAS: No. They've talked  
6 about it, of course, but it has not been finalized.

7 MAYOR STUESSI: And I was at their meeting on  
8 Tuesday, they did not know yet as of then.

9 TRUSTEE PHILLIPS: Okay. So -- okay.

10 KEVIN MCLAUGHLIN: I'm here from the  
11 Greenport Rotary Club.

12 MAYOR STUESSI: Yes.

13 KEVIN MCLAUGHLIN: Kevin McLaughlin. I came  
14 basically in case there were any questions about  
15 our Public Assembly Permit.

16 MAYOR STUESSI: We have no questions on the  
17 one that evening. Is there anything further on  
18 trying to do something for Halloween, like I know  
19 Rich Israel wanted to do?

20 KEVIN MCLAUGHLIN: We're hoping.

21 MAYOR STUESSI: Still working on it? Okay.

22 KEVIN MCLAUGHLIN: We're still, but nothing  
23 concrete.

24 MAYOR STUESSI: Okay. Let us know if you  
25 have a change.



1 TRUSTEE PHILLIPS: So that way we -- Candace,  
2 where would they be wanting to do the Trick or  
3 Trunk?

4 CLERK HALL: So the vehicles will be lined  
5 up, I believe it's called Firemen's Road.

6 TRUSTEE PHILLIPS: Oh, okay. So it's --

7 CLERK HALL: Yeah.

8 TRUSTEE PHILLIPS: It's not actually close to  
9 the Skate Park and to the Mini Railroad, it's going  
10 to be up on the --

11 CLERK HALL: Correct.

12 TRUSTEE PHILLIPS: Okay.

13 CLERK HALL: This is where -- two years ago  
14 it was held in the same place.

15 TRUSTEE PHILLIPS: Right, okay. That's what  
16 I wanted to check, that's all.

17 CLERK HALL: It's our first time working  
18 together on Halloween fun.

19 TRUSTEE PHILLIPS: Yes, I know.

20 (Laughter)

21 TRUSTEE PHILLIPS: All right. What I'd like  
22 to do is if you could get me the information.

23 CLERK HALL: Yes.

24 TRUSTEE PHILLIPS: We have to have a  
25 Halloween meeting, and the BID would probably want

1 to have that information to put along with whatever  
2 they're publicizing for the Halloween Parade.

3 CLERK HALL: Okay.

4 TRUSTEE PHILLIPS: Okay.

5 CLERK HALL: I do apologize, I didn't get  
6 this one to you.

7 MAYOR STUESSI: No problem. Plans aren't  
8 even finalized for the one in the Village yet.

9 CLERK HALL: Okay.

10 MAYOR STUESSI: It's all being worked on.

11 TRUSTEE PHILLIPS: Well, it's finalized. We  
12 just have to have re-meeting, that's all.

13 CLERK HALL: Share the --

14 TRUSTEE PHILLIPS: We have to re-meet again.

15 MAYOR STUESSI: Okay. Thank you for being here.

16 ADMINISTRATOR PALLAS: Just one other item on  
17 the -- on the train. I just want to let the Board  
18 know that the application for the permit for the  
19 ride has been submitted to the Department of Labor, yes.

20 MAYOR STUESSI: For the train ride.

21 ADMINISTRATOR PALLAS: For the train ride, yes.

22 TRUSTEE BRENNAN: What is this?

23 MAYOR STUESSI: The application for train  
24 rides on the train track with the Department of Labor.

25 ADMINISTRATOR PALLAS: The Department of Labor

1 regulates amusement rides with the same process  
2 that we use for the Carousel every year. It's the  
3 exact same application, so now we have two rides we  
4 need permits for.

5 TRUSTEE BRENNAN: Does that include some kind  
6 of periodic inspection or --

7 ADMINISTRATOR PALLAS: Yeah, it's one. It's  
8 an annual inspection. When you submit the  
9 application, they schedule an inspection. It's  
10 routine. The train one will be actually easier  
11 than the Carousel one.

12 MAYOR STUESSI: So for the public who's  
13 possibly watching or here, there's one event that  
14 the Rotary is hosting for the benefactors, which is  
15 sort of an opening celebration of finishing the  
16 building, and then there's the possibility of doing  
17 one thing on Halloween. And then everything would  
18 close down until next year, then we would go into  
19 operational mode next year. So at a future meeting  
20 we'll talk about an operational plan. A budget had  
21 been done by the -- probably by Stephen before, and  
22 we'll bring that forward and take a look at it.

23 CLERK HALL: So there are two contracts that  
24 were executed. GovOS, Inc. was sent out, and the  
25 Cullen & Danowski, LLP contract was sent out.

1           And then just a few announcements to wrap up.  
2           Effective Monday, October 2nd, 2023, Village Hall  
3           will no longer provide Notary services. A list of  
4           local Notaries will be available at the Clerk's  
5           Office.

6           Village Hall is closed on Monday, October 9th,  
7           in observance of Indigenous Peoples Day and  
8           Columbus Day.

9           The Clerk's Office will host an intern from  
10          Peconic Community School for an eight-week session,  
11          which I am thrilled about.

12          And then just a few announcements about  
13          upcoming events. Unfortunately, the first one  
14          listed here we now know has been cancelled, which  
15          is Maritime Festival. Greenport's Skate Park --

16          MAYOR STUESSI: Well, to be -- just to be  
17          clear on Maritime Festival, they are doing the  
18          Friday night events.

19          CLERK HALL: Yes.

20          MAYOR STUESSI: But not the rest of the weekend.

21          CLERK HALL: So the Land & Sea Gala, which is  
22          going to be held tomorrow night, is still on, but  
23          Saturday and Sunday's events have been cancelled.

24          TRUSTEE ROBINS: That's not a free event,  
25          though, you have to have a ticket. I don't know

1 what the cost is, but it's not --

2 MAYOR STUESSI: Correct.

3 CLERK HALL: Correct, yeah, it's a ticketed  
4 event.

5 MAYOR STUESSI: And we have a resolution on  
6 that a little bit later.

7 CLERK HALL: Greenport Skate Park Summer  
8 Concert Series, their last event is September 26th,  
9 2023.

10 Greenport's Skate Park Sound and Skate  
11 Festival will be held on October 6th and 7th, 2023.

12 Greenport Harbor Brewery Annual Oyster  
13 Festival will be held on October 8th, 2023.

14 And then the -- finally, the Village  
15 Halloween Parade will be held on October 28th, with  
16 a rain date of October 29th.

17 Does anybody have any questions for me?

18 TRUSTEE PHILLIPS: Candace, on the Mass  
19 Assembly Permits, once we approve them, is there  
20 some way to put them on the Village calendar, so  
21 that people are aware that the parade is going to  
22 be happening for the Homecoming?

23 CLERK HALL: Yes.

24 TRUSTEE PHILLIPS: Okay.

25 CLERK HALL: Yeah. So I believe the approved

1 events should already be on the calendar. If they  
2 are not, I will double-check that, especially the  
3 ones that are listed here. And then whatever we  
4 approve, I will be sure to add to the calendar.

5 TRUSTEE PHILLIPS: Okay. I think that would  
6 be part of the communication to the community,  
7 that, you know, if they pull up the calendar, they  
8 can see --

9 CLERK HALL: Yeah.

10 TRUSTEE PHILLIPS: -- what's going on with  
11 Mass Assembly Permits as far as advertising, but  
12 also as far as letting the community know that  
13 they're happening.

14 CLERK HALL: Agreed. I do also think that  
15 the placement on the calendar is something we  
16 should think about.

17 TRUSTEE PHILLIPS: You and I have talked have  
18 talked about that.

19 CLERK HALL: Yeah.

20 TRUSTEE PHILLIPS: And I did mention it to  
21 the Mayor, but he was waiting for you to come back,  
22 that you and I discussed that the calendar really  
23 should be on the front page of the website. When  
24 you pull it up, the calendar should actually be  
25 there for them to see.

1 CLERK HALL: Yeah.

2 TRUSTEE PHILLIPS: But that's something that  
3 I'm sure that you'll talk to the Mayor about.

4 CLERK HALL: I sure will.

5 TRUSTEE PHILLIPS: The other thing is, and  
6 you and I discussed it, and we kind of came up with  
7 this, would be coming, both of us bringing it to  
8 the Board.

9 CLERK HALL: Yes.

10 TRUSTEE PHILLIPS: But I'll let you take the  
11 lead, since you all have been dealing with the  
12 paper, accumulation of printing things.

13 CLERK HALL: Yes. So Trustee Phillips and I  
14 have been speaking about the amount of paper that  
15 the Village uses. I have not done a fair  
16 investigation of how we can -- to mitigate this  
17 issue, but I do see it as an issue, especially with  
18 this, the code changes that are going on, and the  
19 meetings that you guys are hosting to keep the  
20 Village informed with what's going on. But it  
21 is -- it is an excessive amount of paper that we  
22 are using to keep you guys up to speed, and so that  
23 you're able to conduct these meetings, then also  
24 keep the public up to speed.

25 There isn't really a way that I can gauge how

1 many people are going to be at the meeting. So if  
2 we're printing agendas for the public, we often  
3 choose a number of 20 or 30, and sometimes  
4 there's -- you know, the numbers range.

5 So moral to the story is I would love to come  
6 up with a way to utilize technology more, so that  
7 we can use paper less for these meetings. I think  
8 it would be really important, and it would set a  
9 good example for our community, being that we are  
10 part of this incredibly fragile community and every  
11 little bit for our environment helps.

12 TRUSTEE PHILLIPS: And I'm also looking from  
13 the institutional history of new members coming to  
14 the Board, having to do so much research and  
15 questioning to see what's gone on in the past, that  
16 I would like to see what other municipalities,  
17 other municipalities and other governments have  
18 done, where each elected official has some unit, a  
19 streaming computer or something where all their  
20 activities are contained on it. And when they  
21 cease to be in that elected position, that document  
22 goes to the next person, so that they have the  
23 e-mails and the data, and everything that we all  
24 keep, either on our own separate computers, or  
25 printout, or whatever. It's just a thought. I



1 don't know what the cost effect would be on that  
2 one, but --

3 CLERK HALL: Yeah.

4 TRUSTEE PHILLIPS: -- I think that it  
5 would -- it would cut down on the amount of  
6 printing and paper and manpower that goes into  
7 producing documents, but it also would provide a  
8 vehicle for institutional history for new people  
9 coming on the Board and new Mayors, to be honest  
10 with you. So that's just a thought.

11 MAYOR STUESSI: Okay. Priorities are  
12 important, and our first priority is making sense  
13 of the storage issues we have. And we have the  
14 State coming down to help us next week and put a  
15 plan in place, and then to look at --

16 CLERK HALL: Two weeks. Excuse me.

17 MAYOR STUESSI: Pardon me, two weeks, yes,  
18 the 4th.

19 TRUSTEE PHILLIPS: Two weeks, yeah.

20 MAYOR STUESSI: And take a look at funding  
21 that as well, because we need to digitize a  
22 significant amount of records, as I know that the  
23 Board is aware. And then also look at what needs  
24 to be retained, and then, frankly, some things that  
25 need to be managed in a manner with historic

1 relevance, too.

2 TRUSTEE PHILLIPS: Well, as I said, this  
3 would kind of combine with that, as long as we  
4 could keep it in the thought process.

5 MAYOR STUESSI: Anything else, Candace?

6 CLERK HALL: Just a note, since you brought  
7 it up. I did meet with Southold Town and Shelter  
8 Island Clerks. The meeting, there was discussion  
9 about how we can -- we can apply for grants  
10 together. But we've realized that where we are  
11 with our records retention, and the cleanup process  
12 that we have to go through first before we can  
13 digitize, we are much more in line with Shelter  
14 Island. So I look forward to working with the  
15 Clerk from Shelter Island to see how we could  
16 possibly apply for grants together.

17 MAYOR STUESSI: Yep, that's a great idea.

18 CLERK HALL: Anymore questions?

19 MAYOR STUESSI: No. The Village Attorney,  
20 Jared, you don't have anything, do you?

21 ATTORNEY KASSCHAU: Nothing from me right now.

22 MAYOR STUESSI: Okay. I'm going to skip over  
23 the resolutions, and out of courtesy, ask Ms. Jane  
24 Ratsey Williams to speak. It's a late night, I  
25 know you've been ill as well, so thank you for

1 being here.

2 The purpose of inviting her over was to have  
3 a conversation in regards to historic preservation  
4 on Front Street, which I know your Board and your  
5 predecessor had brought in front of the prior  
6 Boards. Your predecessor, right?

7 JANE RATSEY-WILLIAMS: Correct.

8 MAYOR STUESSI: Yeah. When, a year-and-a-half  
9 ago, maybe?

10 JANE RATSEY-WILLIAMS: What?

11 MAYOR STUESSI: Was it a year-and-a-half ago,  
12 longer?

13 JANE RATSEY-WILLIAMS: It was in -- well,  
14 I'll let you know.

15 MAYOR STUESSI: Okay.

16 JANE RATSEY-WILLIAMS: I have it here.

17 MAYOR STUESSI: Great. Thank you for being here.

18 JANE RATSEY-WILLIAMS: Good evening. My name  
19 is Jane Ratsey-Williams, I live at 229 Fifth Street.  
20 And as Chair of the Historic Preservation  
21 Committee, I thank you for this opportunity to  
22 speak on behalf of our Board.

23 In 2019, the HPC Chair, who I believe was  
24 Stephen Bull at the time, obtained funding from New  
25 York State Office of Parks and Recreation and

1 Historic Preservation, as well as the Greenport  
2 Village, to conduct a Renaissance -- excuse me --  
3 Reconnaissance-level Historic Resources Survey of  
4 the Village. It was to identify tracts, sites,  
5 buildings, vistas -- and vistas important to  
6 Greenport's history, and for possible consideration  
7 for the State and the National Register of Historic  
8 Places.

9 The survey was developed by Preservation  
10 Studios, a full-service historic preservation  
11 consulting firm with extensive experience in  
12 historic resource surveys. The survey report was  
13 completed and accepted by the State of Parks and  
14 Recreation and Historic Preservation in September  
15 of 2020. The Board received -- our Board received  
16 copies several months later. Since then, the HPC  
17 has been engaged in a lengthy process of review and  
18 deliberation on the extensive preservation  
19 recommendeds -- recommendations contained in this  
20 report. The report was posted, and is still posted  
21 to this day, on the home page of the Greenport  
22 Village website, so it can be accessed by the  
23 public.

24 In November of 2021, our Chair, Karen Doherty,  
25 came before the then Mayor and Board of Trustees

1 with three proposals, two I'd like to discuss again  
2 this evening.

3 Priority No. 1, to designate as a Local  
4 Historic District Front Street, from Main Street to  
5 Third Street, on both sides of Front Street.

6 Priority No. 2, to designate as a Local  
7 Historic District Front Street, from Third Street  
8 to Sixth Street. That goes right up to the  
9 Greenport Village boundary, and that would be,  
10 also, on both sides of Front Street.

11 Instead of going into great detail now, our  
12 Board would like to do a presentation to this Board  
13 in the near future with our research, reasons and  
14 examples of why we believe this inclusion is very,  
15 very important, especially now.

16 The commercial area along Front Street is the  
17 most visible and trafficked section of Greenport  
18 for both visitors, as well as we residents. This,  
19 I believe, can be accomplished by the Greenport  
20 Village Code Section 76-4, quote, Designation of  
21 Landmarks and Historic Districts.

22 Just for some quick facts, where the Blue  
23 Duck Bakery is now at 130 Front Street was once a  
24 single-family home, and it was built approximately  
25 in 1837. 212 Front Street was originally a 1930 --

1 1930s Pullman -- excuse me -- Pullman railroad car,  
2 and it was on the south side of Front Street, and  
3 served as a lunch room. It is approximately where  
4 the Post Office is now. After the hurricane of  
5 1938, this was moved across the street, and a  
6 dining room was added in the late '70s, maybe the  
7 early '80s.

8 The Pullman car is still intact inside what  
9 we call Front Street Station, and I am told that if  
10 a couple of walls were moved, the whole car could  
11 be pulled out in entirety.

12 On September 25th, 1884, the present church  
13 building at Saint Agnes Church was built under the  
14 direction of Father Richard Foley, and was  
15 dedicated by Bishop Loughlin. In 1886, Father Brennan  
16 became the first resident Pastor, and in 1888 he  
17 moved into what is now the present rectory.

18 All this, plus so much more, needs to be  
19 saved, and we look forward to doing a presentation  
20 to show you. Thank you.

21 MAYOR STUESSI: Thank you so much. All  
22 right. With that, we're going to move over to some  
23 resolutions, and then I'll turn it over to the  
24 Board for any items on their --

25 TRUSTEE PHILLIPS: Can I just mention, I'm

1 not -- did everyone receive an email from  
2 Don Fisher about a sign that they're interested in  
3 doing for the Railroad Museum, or did I -- was I  
4 the only one that reads --

5 MAYOR STUESSI: When did it arrive?

6 TRUSTEE BRENNAN: I saw it, I saw it.

7 TRUSTEE ROBINS: I saw it, yeah.

8 TRUSTEE PHILLIPS: Okay. Is that something  
9 we want to talk now, or Don can bring it up after  
10 we do the resolutions?

11 MAYOR STUESSI: No, we can do it now.

12 TRUSTEE PHILLIPS: Don.

13 MAYOR STUESSI: Don, would you like to come  
14 up, please?

15 DON FISHER: Up to you guys.

16 MAYOR STUESSI: Yeah. No, please. We'll  
17 save you some time. I apologize.

18 DON FISHER: I'm going to stay until the end  
19 of the meeting, when I get here, I do.

20 MAYOR STUESSI: We really start having fun at  
21 the end.

22 (Laughter)

23 MAYOR STUESSI: Saladino's up on the table  
24 and --

25 (Laughter)

1           MAYOR STUESSI: Tora's got his shoes off.

2           DON FISHER: There you go.

3           MAYOR STUESSI: Yeah.

4           DON FISHER: Don Fisher, President of the  
5 Railroad Museum of Long Island, 440 Fourth Street.

6           The Pomeroy Foundation is an historic-highlighting  
7 foundation in Syracuse, New York, and they've  
8 broken the state down into regions. And  
9 periodically, region by region, they offer to  
10 historical societies, museums, municipalities, and  
11 others interested in highlighting, as Jane would  
12 probably have been interested in, highlighting some  
13 of your historic buildings, in our case the  
14 historic Greenport Transportation District, by  
15 putting up a beautiful cast sign. And when you do  
16 see the email, you'll see one for the Boynton  
17 Bicycle Railroad that we helped manage to put out  
18 in Hagerman a few years ago.

19           The Railroad Museum of Long Island has for a  
20 number of years wanted to highlight the State and  
21 National registered property, which is the 3.4 acres  
22 of the terminal from the Long Island Railroad when  
23 they first came to town here in 1844. And we first  
24 approached the MTA. I can tell you from my years  
25 of experience, anything that would normally take a



1        few hours of conversation, and a week or two to get  
2        done, turns into a three to four-month process with  
3        them. Unfortunately, that doesn't coincide with  
4        the window of opportunity that the foundation gives  
5        us. They usually let us know we've got four weeks  
6        to get an application in, and then within eight to  
7        ten months you get your sign installed.

8            Anything that we do with the MTA, not so much  
9        Long Island Railroad, they're much better, but with  
10       the MTA property that we're on down there, it has  
11       to be vetted three or four different ways to  
12       Sunday, and we'd fail to comply with Pomeroy's  
13       work.

14           The window opened up in the Spring, about the  
15       time of your elections here. And I said, "Well,  
16       we've got a new Mayor." And when I was meeting  
17       with the Mayor and with Mary Bess over at the  
18       Greenport Express, I said, "Hey, I've got another  
19       railroad related thing. What do you think? Can we  
20       get this in? But I've got to, you know, get it  
21       approved. You have to say yes, and I got a deal in  
22       about two weeks." And, understandably, you folks  
23       have been very, very busy. So I backed off, and I  
24       said to Kevin, I said, "Well, we'll wait until the  
25       Region comes around again."

1           Unknown to any of us, the Pomeroy Foundation  
2 just over the last two weeks offered Special  
3 Transportation District and Transportation Historic  
4 Properties signs. It's something new that they're  
5 doing, and there's a picture of the proposed sign  
6 that we would like to put in.

7           I have to get the application in by October 6th.  
8 Now, if I start with the MTA, they're going to say,  
9 well, I have to come to you anyway, and it's going  
10 to take three or four months and we're not going to  
11 make this window. So what I've suggested in my  
12 email to you is that we not put the sign on MTA  
13 property, we put it on Village property. And by  
14 doing that, then only the Railroad Museum and the  
15 Village are a party to this grant.

16           And I only need for my grant process a letter  
17 stating that you support it, and that you give a  
18 few feet alongside the road on Fourth Street. And  
19 I've suggested that we do it on the west side of  
20 Fourth Street, because I know very well that some  
21 time in the next few months or few years we'll be  
22 tearing up the east side of Fourth Street, Wiggins  
23 Street, and everything with the North Ferry  
24 realignment for the ferry line project.

25           So by placing it across from the museum,

1           between the sidewalk and the curb, we eliminate  
2           having to ask the MTA and the Railroad, and waiting  
3           three or four months for them to respond. We'll  
4           keep it on our property, and we could have the  
5           benefit of having a nice, beautiful cast sign,  
6           which there's no charge to us, erect it to  
7           celebrate the Historic Transportation District that  
8           is Greenport.

9                     And as we say, and as Gail Horton, a past  
10           Trustee, when she applied for State and Federal  
11           Historic Registry for that property down there,  
12           Greenport is the reason for the Long Island  
13           Railroad. So if you would consider that, possibly  
14           over the next 7 days, and we might have a  
15           resolution of support and your permission to erect  
16           the sign on that grass between the sidewalk and  
17           the -- and the street.

18                    I'll go ahead and get started working on the  
19           application. And with your letter after next  
20           Thursday's resolution, if you so desire, I'll  
21           submit it all before the 6th of October, and next  
22           year we can put up a nice sign.

23                    MAYOR STUESSI: I only have one question.

24                    DON FISHER: Go ahead.

25                    MAYOR STUESSI: You know I'm a big supporter

1 of this. If you were to have the ability to have  
2 it over on the property that's leased from the MTA  
3 by the turntable, would that be a better location?  
4 And, Paul, is there any ability to do it there,  
5 because doesn't the Village have authority over it,  
6 where the grass is, next to the --

7 ADMINISTRATOR PALLAS: It's still MTA.  
8 Anything we do on that property --

9 TRUSTEE PHILLIPS: It's MTA.

10 ADMINISTRATOR PALLAS: -- we face the same  
11 issues that --

12 MAYOR STUESSI: Okay.

13 ADMINISTRATOR PALLAS: -- the Railroad Museum  
14 faces. We would need to get approval from -- from  
15 the MTA, even -- even though it's our -- yeah, we  
16 still need approval for this.

17 DON FISHER: What I would suggest, because  
18 maybe when we're done with the realignment of  
19 the --

20 MAYOR STUESSI: Yeah.

21 TRUSTEE PHILLIPS: We can move it.

22 DON FISHER: The whole business of the ferry  
23 line, with the walking space and the things that we  
24 envision for people to be able to move around the  
25 passenger station, the Maritime Museum, back and

1       forth to us, we may want to, when that's done, move  
2       this sign from Fourth Street over to Third Street.

3               MAYOR STUESSI: I'll bring my shovel and  
4       we'll do it together.

5               DON FISHER: Yeah, you and I could do it,  
6       right, seriously.

7                               (Laughter)

8               TRUSTEE PHILLIPS: No, that's a good idea.

9               DON FISHER: The impetus, the important thing  
10       is, because they only give us a small window --

11               MAYOR STUESSI: Yep.

12               DON FISHER: -- we get the application. Once  
13       we've got the sign here, I believe that it would  
14       just be a matter of advising the Pomeroy Foundation  
15       we're going to move it 400 feet to the east, we're  
16       going to move it 200 feet to the south to be near  
17       the turntable. The important thing is to get the  
18       sign, and when it's ours we could move it. And at  
19       that time, we can play games with the MTA Real  
20       Estate Department. As long as we've got the  
21       sign --

22               MAYOR STUESSI: Right.

23               DON FISHER: -- we can wait three or four  
24       months for them to make a decision.

25               MAYOR STUESSI: This should be an easy one.

1 Anybody have any questions, or should we move this  
2 forward for resolution next week and --

3 TRUSTEE BRENNAN: Move it forward.

4 TRUSTEE ROBINS: I think it's great.

5 DON FISHER: All right. Before you -- before  
6 do jump, I would ask with respect to Paul, we do  
7 own, the Village does own that property from the  
8 curb over to the sidewalk?

9 ADMINISTRATOR PALLAS: Correct, yes, typically  
10 10 feet. But what -- my question, though, if I may.

11 MAYOR STUESSI: Please.

12 ADMINISTRATOR PALLAS: Do you have -- when  
13 you apply, do you have to provide a location, you  
14 have to tell them exactly where it's going?

15 DON FISHER: Yes, you do.

16 ADMINISTRATOR PALLAS: I mean, just a  
17 thought. Rather than having to put it in --

18 MAYOR STUESSI: Yeah.

19 ADMINISTRATOR PALLAS: -- and take it back  
20 out, you know, right now, I mean, the plan, we're  
21 hopeful that we're going to get this project  
22 underway in the Fall, like still this Fall. I  
23 imagine that it takes a little time for them to  
24 approve the grant, and then you need to purchase  
25 the sign. Might just say we'll put it there. You

1 don't -- you don't have to show them anything as  
2 far as an agreement with the property owners,  
3 right? So I would assume if you show it, that  
4 you're going to put it on your property, or on the  
5 MTA property, then if something doesn't work out  
6 with the MTA, then move it to the opposite side.  
7 Because then we could -- we could incorporate that  
8 into the project as it's being constructed.

9 DON FISHER: As the applicant, the Railroad  
10 Museum of Long Island has to show that we own the  
11 property that it's going on. If we do not, and in  
12 this case we don't, we have to have a letter from  
13 the landowner --

14 ADMINISTRATOR PALLAS: Okay.

15 DON FISHER: -- that gives permission.  
16 That's where the MTA kicks in.

17 ADMINISTRATOR PALLAS: I understand.

18 MAYOR STUESSI: Do it where you're  
19 suggesting, on --

20 DON FISHER: Yeah, and then we --

21 MAYOR STUESSI: -- the west side of Fourth  
22 Street.

23 DON FISHER: Believe me --

24 MAYOR STUESSI: Get it on order, and then we  
25 can try and figure out how to --

1 DON FISHER: We could move it if we want to.

2 MAYOR STUESSI: Yes, under dark of night.

3 TRUSTEE BRENNAN: I have a question. Do you  
4 write the language, the content for the sign? Who  
5 comes up with the text?

6 DON FISHER: I will, and I would submit it to  
7 you before I sent it in, sure, no problem at all.

8 TRUSTEE BRENNAN: Great. Sounds great.  
9 Thank you.

10 DON FISHER: Any questions?

11 MAYOR STUESSI: No. Thank you. You're a  
12 gift to the community, and appreciate all you've  
13 done --

14 DON FISHER: It's my pleasure.

15 MAYOR STUESSI: -- bringing the Railroad to  
16 life.

17 DON FISHER: I love Greenport, I love  
18 Riverhead, the Railroad. The whole North Fork is a  
19 very, very, very special place, and anything we can  
20 do to maintain it, and anything we can do to  
21 highlight its unique history, it's very important.  
22 Thank you.

23 MAYOR STUESSI: Absolutely. And I also  
24 appreciate all the information you helped me with  
25 when I got into office relative to the radio tower.



1 DON FISHER: I'm a phone call away.

2 MAYOR STUESSI: I got you on speed dial.

3 DON FISHER: Okay.

4 MAYOR STUESSI: All right. So we have a  
5 resolution authorizing Deputy Treasurer Brautigam --  
6 how do you pronounce your last name, so I could be  
7 proper?

8 DEPUTY TREASURER BRAUTIGAM: Brautigam.

9 TRUSTEE PHILLIPS: Brautigam.

10 MAYOR STUESSI: Brautigam, okay.

11 DEPUTY TREASURER BRAUTIGAM: Brautigam.

12 TRUSTEE BRENNAN: What is it?

13 MAYOR STUESSI: *Perform attached Budget*  
14 *Amendment No. 5275, appropriating General Fund*  
15 *reserves to fund permit fee for the North Ferry*  
16 *Terminal project, and requesting that Budget*  
17 *Amendment No. 5275 be included as part of the*  
18 *formal meeting minutes of the September 28th, 2023*  
19 *Regular Meeting of the Board of Trustees. May I*  
20 *have a second, please?*

21 TRUSTEE PHILLIPS: Second.

22 MAYOR STUESSI: Any questions?

23 (No Response)

24 MAYOR STUESSI: All in favor?

25 TRUSTEE ROBINS: Aye.

1 TRUSTEE BRENNAN: Aye.

2 TRUSTEE PHILLIPS: Aye.

3 MAYOR STUESSI: Aye.

4 The motion passes.

5 Our next resolution is for Maritime Festival,  
6 and this is in particular only to the event that is  
7 scheduled to be held tomorrow night, the Land & Sea  
8 Gala.

9 *WHEREAS, as part of the 2023 Maritime*  
10 *Festival, the Land & Sea Gala event, which is a*  
11 *Mardi Gras Maritime celebration, will be held under*  
12 *a tent on the pier at Crabby Jerry's, and*

13 *WHEREAS, the location of the tent, on a*  
14 *temporary basis solely for use as part of the*  
15 *Land & Sea Gala event, will eliminate required*  
16 *parking at Crabby Jerry's premises.*

17 *NOW, THEREFORE, BE IT RESOLVED that the Board*  
18 *of Trustees hereby waives compliance with any*  
19 *parking requirements and any site plan or*  
20 *conditional use permit requirements for the period*  
21 *of time necessary to install a temporary tent,*  
22 *conduct the Land & Sea Gala event, and remove the*  
23 *tent after the event, on the condition that the*  
24 *tent is approved by the Building Department in*  
25 *accordance with applicable health and safety laws*

1        *and regulations.*

2                *BE IT FURTHER RESOLVED, that the tent shall*  
3        *be removed no more than 24 hours after the end of*  
4        *the Maritime Festival.*

5                May I have a second, please?

6                TRUSTEE ROBINS: Second.

7                MAYOR STUESSI: Any questions?

8                                (No Response)

9                MAYOR STUESSI: All in favor?

10               TRUSTEE ROBINS: Aye.

11               TRUSTEE BRENNAN: Aye.

12               TRUSTEE PHILLIPS: Aye.

13               MAYOR STUESSI: Aye.

14               The motion passes. I believe you're going to  
15        try and take it -- they're going to try and take it  
16        down tomorrow night after the event, hopefully,  
17        before the wind and rain arrives.

18               TORA MATSUOKA: We discussed it all day today.

19               MAYOR STUESSI: Yeah. Otherwise, they're  
20        going to be carried up like Mary Poppins.

21               TRUSTEE PHILLIPS: Yeah.

22                                (Laughter)

23               MAYOR STUESSI: With that, I will turn it  
24        over to the Board of Trustees for anything that you  
25        have. Julia?

1 TRUSTEE ROBINS: I really don't have anything  
2 to report. The Carousel Committee, we weren't able  
3 to meet, no members were available. And we're  
4 still working to try and get our Wayfinding  
5 Committee together. Members have been preoccupied  
6 and not showing up

7 MAYOR STUESSI: Yeah, you had a very spirited  
8 conversation in that meeting I attended with you --

9 TRUSTEE ROBINS: No, we did.

10 MAYOR STUESSI: -- and a lot of energy.

11 TRUSTEE ROBINS: I thought we got off to a  
12 good start.

13 MAYOR STUESSI: Yeah.

14 TRUSTEE ROBINS: But then Ellen was  
15 preoccupied with the Maritime Festival, Claire had  
16 some surgery. So we're going to try again probably  
17 the first week in October --

18 MAYOR STUESSI: Great.

19 TRUSTEE ROBINS: -- and really try and get it  
20 together. That's it. Thank you.

21 TRUSTEE BRENNAN: I'll just --

22 MAYOR STUESSI: Trustee Brennan.

23 TRUSTEE BRENNAN: Yeah, I'll just report on  
24 the Harbor Management Committee continues to meet  
25 on Tuesdays, 5 p.m., and we meet at the Old Schoolhouse,

1 and anyone in the public is welcome to attend.

2 As part of our work, we are reaching out to  
3 what we broadly call stakeholders, and we continue  
4 to expand our list of stakeholders. And I see  
5 there's two people in the audience tonight that is  
6 on our list to reach out, so that would be  
7 Claudio's and Little Creek. So we're going to set  
8 aside some time, so you cannot only attend the  
9 meeting, but we'll devote the meeting to you, so we  
10 could use that time to, you know, kind of interview  
11 and have a broad discussion on your -- your  
12 concerns and ideas about the waterfront. So please  
13 be patient and we will definitely have you in. And  
14 you're welcome to attend any meeting, though. So  
15 thank you.

16 So our committee continues to have very good  
17 discussions. We're working on our updates to the  
18 2012, I think it was, is the last update on the  
19 Harbor Management Plan. And we were fortunate to  
20 have a very productive meeting with the LWRP  
21 Committee that Jane Williams is running. And so I  
22 was grateful for that meeting, and that was a  
23 productive use of time.

24 MAYOR STUESSI: Yeah, absolutely.

25 TRUSTEE BRENNAN: And I learned a lot, and I

1 think we coordinated a little bit. For the benefit  
2 of the public, the Harbor Management Plan is an  
3 integral part of the LWRP, and we're working on it  
4 in two separate committees, but, ultimately,  
5 they're coordinated documents. So thank you for  
6 putting that together

7 MAYOR STUESSI: Yeah. And one of the things  
8 that's going to come out of this, Paul, is there's  
9 going to be a list of items, that's going to be  
10 some maps and some other data that we're going to  
11 need to look through and then assign to different  
12 individuals who can get it to us from the County,  
13 etcetera, and Jane and Suzy will get that to us  
14 here in due course.

15 ADMINISTRATOR PALLAS: Great.

16 MAYOR STUESSI: Trustee Phillips, Deputy Mayor.

17 TRUSTEE PHILLIPS: Other than helping the  
18 Village Clerk periodically getting up to speed on  
19 some training, the Code Committee will not be  
20 meeting this coming Wednesday, we're taking a  
21 Wednesday off. We just recently completed the --  
22 which you will be receiving at some point here,  
23 once the Village Attorneys review the Mass Assembly  
24 and the Parks and Recreation chapters.

25 We have completed the discussion on noise.

1 We still would like -- you know, we want to -- we  
2 want to just recheck that one ourselves to make  
3 sure that we're comfortable with it. We did do  
4 that, but, you know, sometimes we need to take a  
5 week. So we will not be meeting the 26th of next  
6 week, but we will be meeting the week after that,  
7 okay?

8 The Halloween Parade is coming up, so we will  
9 be having a Halloween Committee meeting shortly to  
10 tie up the plans that we did do way back in January  
11 and February of this year. We started early with  
12 the Halloween Parade.

13 MAYOR STUESSI: We had a press inquiry asking  
14 for some sort of bullet statement in regards to  
15 what's happening. Do you feel like you're close  
16 that we can put something together?

17 TRUSTEE PHILLIPS: We usually do that through  
18 the BID, we let the BID take care of that.

19 MAYOR STUESSI: Okay.

20 TRUSTEE PHILLIPS: So probably the best thing  
21 to do would be to give that contact person to Nancy.

22 MAYOR STUESSI: Okay.

23 TRUSTEE PHILLIPS: Because Nancy has --

24 MAYOR STUESSI: They had something ready  
25 to -- for that?

1 TRUSTEE PHILLIPS: They -- I'm not sure if  
2 they finished it yet.

3 MAYOR STUESSI: Okay.

4 TRUSTEE PHILLIPS: So that's -- I'll give her  
5 a call tomorrow --

6 MAYOR STUESSI: Okay.

7 TRUSTEE PHILLIPS: -- and see what the story  
8 is. We didn't pressure her because of --

9 MAYOR STUESSI: Yeah.

10 TRUSTEE PHILLIPS: -- circumstances. Other  
11 than that, informational meetings have been taking  
12 up a fair amount of your time and my time. I would  
13 like to say that to the community that has been at  
14 those meetings, that I have felt very energized by  
15 the communication and by the questions, and,  
16 hopefully, that does continue down the road. It is  
17 something that I felt for a long time that I know  
18 Trustee Robins and I both, and past administrations,  
19 have tried to encourage. And I would like to say  
20 thank you, Mayor, for encouraging it, because it's  
21 an important component.

22 I feel that Village government is the most  
23 intimate relationship with its residents. We can  
24 be one on one. We're not a big -- although we are  
25 an active municipality, we are a community, and



1       our busy -- our biggest civic organization is our  
2       residents. So the more we can reach out to them,  
3       the more I think that this community will come  
4       together, and we will make wise decisions by having  
5       the information that they provide in the questions  
6       and answers and whatever documentation we put out  
7       to hear.

8               MAYOR STUESSI: Great.

9               TRUSTEE PHILLIPS: All right. That's pretty  
10       much it.

11              MAYOR STUESSI: Great. We've obviously been  
12       busy with a large number of things. I only have  
13       one item on my list -- pardon me, two items this  
14       evening. One quick update for the community, a few  
15       of you may have heard separately.

16              123 Sterling, which had the five affordable  
17       units for sale, when the new Administration came  
18       into office, we very quickly sent out a legal  
19       letter to them requesting that they immediately  
20       bring them for sale to the community, since they've  
21       been selling market rate units for over a year.  
22       They readily agreed, after meeting in Village Hall.  
23       They we want through an extensive process of  
24       vetting a large number of submissions. I want to  
25       say it was over 150 submissions. They narrowed it

1 down to approximately 45, I'm told, that met the  
2 standards of what was in the original stipulation.

3 Again, as anybody who's read the Village  
4 agreement on this, the Village has a very narrow  
5 authority on what we do, which is really just the  
6 review of the final five selected candidates.

7 The Village Housing Authority did review  
8 them. There were a few questions on a few of them,  
9 and the information was sent. Those five people  
10 were notified by 123 Sterling, and they are in the  
11 process of -- I believe finished showing all of  
12 them the units. They did confirm that, Paul, as I  
13 recall in email.

14 ADMINISTRATOR PALLAS: Yeah.

15 MAYOR STUESSI: There might have been one  
16 individual who hadn't yet seen it.

17 ADMINISTRATOR PALLAS: Yeah.

18 MAYOR STUESSI: They intended to pursue the  
19 purchase, and they're just going through getting  
20 their mortgages. They, of course, had to be  
21 pre-approved.

22 So there have been some questions from the  
23 community. When I've been asked, I've told people  
24 that's where things are, at least as of last week.  
25 There is, of course, the chance that somebody might

1 fall out due to a mortgage issue, even though  
2 they're pre-approved, in which case I'm told, as  
3 Paul is by the developers, that they would go back  
4 to a lottery for the remaining one. So, hopefully,  
5 we will have some people living in there relatively  
6 soon, which would be wonderful thing for the  
7 community.

8 The second item on the -- my agenda is we  
9 still have two roles to appoint to the Business  
10 Improvement District. As you may recall, the  
11 former Treasurer appointed a local resident as part  
12 of membership to the BID Board, which is a  
13 requirement on the BID Board to have a resident  
14 member. That was done several months back. I,  
15 along with a few others, have been having some  
16 conversations with other individuals in the  
17 Village. Lily thought she had somebody that she  
18 wanted to bring forward.

19 One of the other individuals we had earlier  
20 on our list is a wonderful gentleman who is a --  
21 represents a tenant, not an owner. And in talking  
22 with the BID and reviewing all of the BID bylines,  
23 the Village has to appoint one person that  
24 represents a renter, which could be a tenant,  
25 residential, or, you know, retail or restaurant

1 business. The other two have to represent  
2 ownership. This individual cannot represent  
3 ownership.

4 And so what the BID had proposed was they  
5 were hopeful that the Board would agree to appoint  
6 a gentleman by the name of Mario, who is the  
7 General Manager of the Menhaden Hotel. They've had  
8 a number of meetings with him. He's a local  
9 resident, as you saw in the bio that was sent  
10 through the other day, active in the community, has  
11 a young child, spends a lot of time in Mitchell Park,  
12 etcetera. And the BID Board wants to appoint the  
13 other gentleman, if our Board would agree to  
14 appoint Mario.

15 TRUSTEE BRENNAN: You lost me a little bit.  
16 So we're switching our appointees?

17 MAYOR STUESSI: That was the request from --  
18 from the BID Board, yes.

19 TRUSTEE BRENNAN: This is a one-time thing?

20 MAYOR STUESSI: Pardon me?

21 TRUSTEE BRENNAN: This would be a one-time --

22 MAYOR STUESSI: Well, I mean, it would just  
23 be to -- two, two very well qualified candidates.  
24 But in order to adhere to what the bylaws of the  
25 BID states, each one would meet it on the opposite

1 side. And if the Board has any other suggestions  
2 for any other candidates, we're just -- we -- they  
3 really want to get them appointed so they will have  
4 a full Board.

5 TRUSTEE ROBINS: So what does Mario represent?

6 MAYOR STUESSI: He represents ownership of  
7 the Menhaden Hotel.

8 TRUSTEE ROBINS: He does, okay.

9 MAYOR STUESSI: Yes, yeah.

10 TRUSTEE ROBINS: So he's there representing --

11 MAYOR STUESSI: Yes, he's the General Manager  
12 of the hotel --

13 TRUSTEE ROBINS: Okay.

14 MAYOR STUESSI: -- as per the bio I sent  
15 through.

16 TRUSTEE ROBINS: He's an owner, correct?

17 MAYOR STUESSI: Correct.

18 TRUSTEE ROBINS: Not a tenant. And what  
19 was -- who's the other person?

20 MAYOR STUESSI: Pardon me?

21 TRUSTEE ROBINS: You said there's another applicant.

22 MAYOR STUESSI: No, we don't have.

23 TRUSTEE ROBINS: You don't -- you don't know yet.

24 MAYOR STUESSI: We're working on somebody  
25 else to represent ownership.

1 TRUSTEE ROBINS: Okay.

2 MAYOR STUESSI: Yeah. The other person the  
3 BID will put on for one of their empty slots.

4 TRUSTEE ROBINS: Okay. They still have an --  
5 they still have an appointment to make, the BID?

6 MAYOR STUESSI: Yes.

7 TRUSTEE ROBINS: Okay.

8 MAYOR STUESSI: Yeah. There was an  
9 individual who didn't meet the qualifications that  
10 was elected, so they're appointing somebody in that  
11 place.

12 TRUSTEE ROBINS: Yeah, I was wondering about that.

13 MAYOR STUESSI: Yeah.

14 TRUSTEE ROBINS: Okay.

15 TRUSTEE BRENNAN: Is this just a timing  
16 issue? I'm being a little thick here. Why can't  
17 we just appoint -- why do we have to switch  
18 appointees?

19 MAYOR STUESSI: We're not able to appoint the  
20 gentleman who we had on our earlier list --

21 TRUSTEE BRENNAN: Yeah.

22 MAYOR STUESSI: -- because he doesn't  
23 represent ownership of the building that he is in.  
24 He is a local real estate broker.

25 TRUSTEE BRENNAN: Yeah.

1           MAYOR STUESSI: Well qualified individual who  
2 represents tenancy.

3           TRUSTEE BRENNAN: Right.

4           MAYOR STUESSI: And our requirements for the  
5 remaining two positions have to represent ownership  
6 per the BID bylaws.

7           TRUSTEE BRENNAN: And Mario in this case does?

8           MAYOR STUESSI: Correct, yes.

9           TRUSTEE BRENNAN: Okay.

10          TRUSTEE PHILLIPS: I don't have a problem  
11 with it. I mean, you know, he's -- I've met him  
12 quite a few times and impressed with him, and he  
13 does have a -- you know, he has a good, good  
14 compromise between being a resident and being a  
15 business owner.

16          MAYOR STUESSI: Yeah. I think it's helpful  
17 to have somebody that runs a business that deals  
18 with a lot of tourism, plus lives in the  
19 neighborhood just a few blocks away, and somebody  
20 who has a young child. You know, I know you keep  
21 talking about finding some youth for the Carousel.

22          TRUSTEE ROBINS: Yeah. No, I'd love for --

23          MAYOR STUESSI: Dave Abatelli does, too, and  
24 he's a -- they're new customers over there.

25          TRUSTEE ROBINS: Okay.





1           IAN WILE: I want to say thanks, yeah, for --  
2 I look forward to reaching out from Harborfront,  
3 Harbor Management. One of the things we do, I  
4 think, is overlook -- I think you -- you know, a  
5 lot of places in town are seen from an outside  
6 point of view. So just like anything, any job that  
7 anybody has, you take a cursory look and see  
8 what -- what happens.

9           One of the things we do in our position, in  
10 my company since we started, is we keep an ongoing  
11 opportunity assessment and risk assessment for the  
12 waterfront, for our waterfront and for the bay  
13 itself. I've participated in 10 years of County  
14 Planning for the lease program, for the Aquaculture  
15 Lease Program, so I'm -- I keep a map in the shop,  
16 where we tutor a lot of kids who come up to find  
17 how they -- how they might start, and not kids.  
18 But, so we participate not just -- I think the  
19 outward appearance is -- is, you know, food and  
20 beverage piece, but -- but we shuck, pack, smoke,  
21 move, ship an awful lot of product, but, also, you  
22 know, kind of have a constant look at the general  
23 waterview, and also know what's happened to a lot  
24 of the properties. So I look forward to  
25 participating and informing where I can.

1 TRUSTEE BRENNAN: Thank you.

2 IAN WILE: Oh, one last note. The -- I know  
3 that those are -- those meetings are on the  
4 calendar. Just to clarify, I notice they don't  
5 always have an agenda. Is there an agenda for  
6 those meetings, or they're just --

7 TRUSTEE BRENNAN: I bring the agenda to the  
8 meeting.

9 IAN WILE: Okay.

10 TRUSTEE BRENNAN: So it's not published in  
11 advance.

12 IAN WILE: Okay. And is that -- I've been  
13 asked this before. Is this a one-way meeting, or  
14 like it's a listening meeting? Last time I asked  
15 about this in a prior administration, it was a  
16 one-day listening meeting for the public, not a  
17 public, you know, comment.

18 TRUSTEE BRENNAN: In general, it's an  
19 opportunity for the public to listen. In reality,  
20 it's usually a very small audience and it's  
21 friendly, and, you know, if someone wants to speak,  
22 that's not a problem. But we are --

23 IAN WILE: Most --

24 TRUSTEE BRENNAN: But we are trying to  
25 conduct some business, so we have a lot of things

1 to get through.

2 IAN WILE: Sure.

3 TRUSTEE BRENNAN: And that's why I want to  
4 get you set up for a specific time, so we can  
5 dedicate that meeting to you.

6 IAN WILE: Yep. I would appreciate it, and I  
7 would set aside time. And the more time I have to  
8 prep --

9 TRUSTEE BRENNAN: Great.

10 IAN WILE: -- the better, it would great.  
11 And, yeah, the only reason I've not attended those  
12 is it was made pretty clear that it was -- at the  
13 time, there were some foregone conclusions, I  
14 think, being discussed inside those meetings, prior  
15 administration, so --

16 MAYOR STUESSI: It's a new day.

17 IAN WILE: No, I know, it's a new day, so  
18 that's why I'm asking, so I know when to show up.

19 TRUSTEE PHILLIPS: But to be -- to be fair,  
20 okay, we had our first meeting for Code on  
21 January 20th, and from that point on, even though  
22 it was the previous administration, there was  
23 dialogue between -- and I think Randy will attest  
24 to that, there was dialogue between anybody that  
25 entered, that came to the meeting.

1 IAN WILE: Yeah, I had just, when I  
2 inquired --

3 TRUSTEE PHILLIPS: I just want to clarify that.

4 IAN WILE: No. When I inquired, I was  
5 informed, that's the only -- but no, I'm eager to  
6 participate, new day. And I went out in the harbor  
7 today, basically from breakwater to -- into  
8 Little Peconic, so I was touring. I do notice a  
9 lot more buoys out there for the no-wake zone,  
10 which is nice.

11 TRUSTEE BRENNAN: Good. I'll reach out to  
12 you. Thank you.

13 IAN WILE: Thanks.

14 RANDY WADE: Randy Wade. Just listening to  
15 the previous public hearing, there was mention of a  
16 Master Plan. As a planner, it is -- it is not just  
17 that you have a document, this Master Plan, but  
18 that your Master Plan is the public decisions, the  
19 public announcements, the Board decisions, the  
20 Zoning Board, the Planning Board. It's the  
21 accumulation in lieu of having an updated  
22 Master Plan. It's that kind of public will that  
23 has been pretty clearly demonstrated.

24 And then the second thing is, having been a  
25 pedestrian planner, that could be a little bit

1 beefed up as to why the money could potentially be  
2 spent for a jitney, for more creative solutions,  
3 even bike racks. You know, there's a lot of things  
4 that could be done that would support alternative  
5 modes of transportation. It's just the question of  
6 should the business have to pay what other, other  
7 places outside of the Village would have to pay to  
8 address customers arriving. Thanks.

9 MAYOR STUESSI: Thank you very much. Anybody  
10 else?

11 CLERK HALL: Can I just state a comment? Are  
12 you raising any?

13 DEPUTY TREASURER BRAUTIGAM: No.

14 CLERK HALL: I didn't write in my notes, and,  
15 obviously, this is my first one. I just wanted to  
16 thank Trustee Phillips, Deputy Mayor Phillips for  
17 meeting with me almost weekly. Tomorrow marks my  
18 fourth week, actually, as Village Clerk. And,  
19 also, I would like to thank Village Administrator  
20 Pallas, who -- we began meeting before I actually  
21 took my role. So I just wanted to thank the people  
22 who have been really, really digging in to help me  
23 in this new role.

24 TRUSTEE PHILLIPS: Thank you.

25 CLERK HALL: I just wanted to put that out



