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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
August 17, 2023
6:00 p.m.

- B E F O R E:
- KEVIN STUESSI - MAYOR
 - MARY BESS PHILLIPS - DEPUTY MAYOR/TRUSTEE
 - PATRICK BRENNAN - TRUSTEE
 - LILY DOUGHERTY-JOHNSON - TRUSTEE
 - JULIA ROBINS - TRUSTEE

 - BRIAN STOLAR - VILLAGE ATTORNEY
 - PAUL PALLAS - VILLAGE ADMINISTRATOR
 - JEANMARIE ODDON - VILLAGE DEPUTY CLERK
 - STEPHEN GAFFGA - VILLAGE TREASURER

1 (The Meeting was Called to order at 6:02 p.m.)

2 MAYOR STUESSI: Good evening. Welcome to the
3 Thursday, August 17th, 2023 public hearings, and
4 also tonight's work session. For this evening, we
5 are going to be starting with the public hearings
6 regarding the moratorium and the proposed code
7 changes. First, we will be reviewing a *Local Law*
8 *amending Chapter 150, entitled "Zoning", and*
9 *repealing Chapter 42, entitled "Arts District" of*
10 *the Code of the Village of Greenport, together with*
11 *a Local Law to amend the zoning map of Greenport to*
12 *reclassify certain property from WC Waterfront*
13 *Commercial District to the CR Retail Commercial*
14 *District, and property from R-2 One- and Two-Family*
15 *Residents District to the Park District, and*
16 *property from CR Retail Commercial District to the*
17 *WC Waterfront Commercial District.*

18 I'd like to make a motion to open the public
19 hearing on the two of those items.

20 TRUSTEE ROBINS: I'll second that.

21 MAYOR STUESSI: All in favor?

22 TRUSTEE ROBINS: Aye.

23 TRUSTEE BRENNAN: Aye.

24 TRUSTEE PHILLIPS: Aye.

25 TRUSTEE DOUGHERTY-JOHNSON: Aye.

1 MAYOR STUESSI: Aye.

2 The motion carries please.

3 Please, stand for the Pledge of Allegiance.

4 (Pledge of Allegiance)

5 MAYOR STUESSI: Please be seated. Thank you.

6 Before we get into the agenda and the public
7 hearing on these two items, I first want to take a
8 moment to thank everybody in the community who has
9 participated in what's been a very large turnout of
10 community members speaking in regards to the goal
11 of preserving our historic working waterfront,
12 together with our business community in the
13 Commercial and Business District.

14 I also want to give a special thanks to those
15 that have served on the Code Committee, including
16 Patrick Brennan, our current Trustee, when he was a
17 member of the public.

18 TRUSTEE BRENNAN: Planning Board. Planning
19 Board member.

20 MAYOR STUESSI: Planning Board, yes. And
21 together with that, Randy Wade, who I believe might
22 be here this evening, who is on the committee, in
23 addition to our two current members, John Saladino,
24 who is up at the dais this evening, as Chairman of
25 the Zoning Board of Appeals and Tricia Hammes, who

1 is Chair of the Planning Board, in addition to
2 Mary Bess Phillips, Trustee and Deputy Mayor, who
3 has chaired this subcommittee.

4 As I said, there have been numerous meetings,
5 and we're excited to be here this evening and
6 address any questions that the public may have. We
7 have had a lot of thought, a lot of hard work that
8 has gone into it. I think one of the things that's
9 important to consider is it's all been done in the
10 spirit of working together with what our residents
11 are looking for, as well as what's important to the
12 business community, and to continue to have a
13 flourishing, vibrant Greenport, while looking after
14 all the things that are important to us.

15 Together with that, I just want to say a
16 special thanks to everybody that's participated in
17 the process, and also looking at all the new
18 businesses that we've had arrive in Greenport over
19 the past many months since we've been in the
20 moratorium. Together with the new yoga studio, and
21 then the expansion of Harbor Pets, which will both
22 be opening in the next few months, we'll be at a
23 total of 10 new businesses that are part of what's,
24 you know, happening in Greenport, including the
25 recent sale of Aldo's to a group of folks who tell

1 us that they want to very much keep the spirit of
2 Aldo's.

3 We've had a number of different places,
4 including VSOP Gallery, which opened in the old
5 candy store. We had Salt Water Long Island,
6 Sea + Salt, Common Ground move from one location to
7 another. Salumeria Sarto came in and took over
8 Kate's Cheeses; Silver Things. The Greenporter
9 Restaurant is preparing to get reopened. And then
10 together with it, as I mentioned, the new yoga
11 studio, which is behind Mr. Roberts, and the
12 Harbor Pets' expansion just a couple of doors down.

13 With that, I will open up the public hearing,
14 and if there is anybody who would like to speak or
15 ask any questions of the Board, together with those
16 who are on the Code Committee, we would welcome
17 you. Please --

18 TRUSTEE PHILLIPS: Mayor, may I, just for
19 clarification. The first public hearing you're
20 doing is dealing with the repealing of --

21 MAYOR STUESSI: Yeah, we're --

22 TRUSTEE PHILLIPS: -- Chapter 42?

23 MAYOR STUESSI: They're combined.

24 TRUSTEE PHILLIPS: Oh, okay.

25 MAYOR STUESSI: So we are doing both of them

1 at the same time.

2 TRUSTEE PHILLIPS: Okay.

3 MAYOR STUESSI: That way the public can speak
4 on both of them.

5 TRUSTEE PHILLIPS: Okay, just checking.

6 MAYOR STUESSI: Yes, sir, please. If you
7 could state your name and address at the podium.

8 GENE AVELLA: Good evening, Your Honor,
9 members of the Board, audience. My name is Gene
10 Avella, Eugene Avella on the deed to the property
11 of 27 Front Street in Greenport. Everyone here
12 knows the Frisky Oyster Restaurant.

13 Well, 43 years ago the name on the marquis
14 was Gene's Dockside Inn, which I am yours truly,
15 okay? And I have an application for a second story
16 addition in late 2022, okay? And I know we're
17 under the administrative moratorium, and it was
18 spoken that by the end of this summer we'll have
19 some answers as of the application that I have put
20 before the moratorium.

21 Now my question is I'm here to work with you
22 on this. I was granted this permit, the same
23 permit, by the Village Board of Appeals December 2nd
24 of 1987. Unfortunately, there was family issues
25 with a divorce and I could not proceed at the

1 present time.

2 My lifelong goal is to live here permanently
3 now in the Village of Greenport, okay? I'm coming
4 up on the retirement age. As you know, we're -- my
5 situation with Greenport, my property is, there's
6 second story additions on each side of me, which I
7 know -- I have the approved application that was
8 done in 1987 with my name. I have the pictures to
9 show my neighbors on both sides have it.

10 My question is, can -- if you could give me
11 guidance of where this application is going since
12 December of '22.

13 MAYOR STUESSI: Well, the one item I would
14 speak to is that our current code does not allow
15 residential within the Waterfront Commercial
16 District, except for artist lofts. The revised
17 code, which has been published on the website, will
18 allow residences on the second floor on that side
19 of the street. All of the buildings that run along
20 the south side of Front Street have been proposed,
21 and immediately above the sidewalk, have been
22 proposed to be moved within the Commercial
23 District, and residential uses will be approved on
24 the second floor.

25 GENE AVELLA: Oh.

1 MAYOR STUESSI: So I would encourage you to
2 immediately reapply the moment that the moratorium
3 is lifted, and this Board's goal is to have that
4 done, you know, within the next several weeks.

5 GENE AVELLA: Several weeks I can expect it.
6 Unfortunately, my attorney could not be here, he's
7 on vacation, you know, family first, but I will
8 relay the message to him and follow up at a later
9 date, all right?

10 No further questions. Thank you for your
11 time. God bless you and your family always. Have
12 a great night and a better tomorrow. Thank you.

13 MAYOR STUESSI: Thank you. Would anybody
14 else like to speak? Randy, why don't you go first,
15 and --

16 BRENDAN SPIRO: Sure.

17 MAYOR STUESSI: -- Brendan, we'll grab you
18 afterwards.

19 RANDY WADE: I don't want to break it
20 (referring to microphone). Randy Wade, Sixth
21 Street. Thank you so much. I totally support the
22 code changes and what you're doing. It's been a
23 huge amount of work, that there's no way we can
24 thank you all enough for doing it.

25 There are two tiny things I think that could

1 be done without having to reschedule a public
2 hearing. Of course, you'd want to talk to the
3 Lawyer about that.

4 It's wonderful that you'll be protecting
5 apartments from being converted into hotel rooms.
6 But it just says simply no apartment dwellings will
7 be displaced by such motel or hotel. I would add,
8 "No existing apartment dwelling units within the
9 prior five years," so that they don't just sell it
10 and quickly turn it over, because, you know, as
11 soon as you make it empty, then you could still
12 make it a hotel room without the -- except for, you
13 know, unless it was the previous five years
14 operating as an apartment. Do you want to speak to
15 that little topic, anybody?

16 TRUSTEE PHILLIPS: No.

17 PATRICIA HAMMES: I mean, it was not my
18 attention to -- I don't think it was our intention
19 to respond to things --

20 TRUSTEE PHILLIPS: No, we're just listening
21 Randy, so --

22 PATRICIA HAMMES: -- other than clarifications.

23 RANDY WADE: That's fine. I'm sure by saying
24 this, you will do what you can, if you can do it.

25 And then the other thing that worries me is

1 under the Commercial Retail, small letter "i"
2 bullet, "Such dining areas shall provide for an
3 unobstructed sidewalk width of no less than
4 36 inches as measured between the outdoor seating
5 and the edge of the sidewalk or any physical
6 obstruction." This is really way too narrow. You
7 can't have seating on the sidewalk and have only
8 three feet.

9 And it says to the edge of the sidewalk.
10 When you're planning for sidewalks, there is the
11 building clearance or chairs, and then there's the
12 clear path, and then there's the furniture zone by
13 the curb, the curb zone, and that has street poles,
14 hydrants, trees, you know, uneven cobblestones in
15 our case. And so it has to be a clear path from
16 where it's not walkable, really, to the chairs.
17 And the chairs can easily be swung out, which is
18 another problem, but -- so I would highly recommend
19 a change -- be changed to 6 feet, or just remove
20 the bullet until you can deal with it again more
21 carefully. And I'm giving you some references for
22 what national organizations would recommend.

23 And so, really, that's only -- my only
24 comments, and I'm going to -- I had other things
25 for your -- for you to think about for the next

1 iterations. And I so appreciate your work. Thank
2 you very much.

3 MAYOR STUESSI: Thank you, Randy. Brendan,
4 if you'd like to go next.

5 BRENDAN SPIRO: Sure. Good evening, Mayor,
6 Board of Trustees, thank you so much. My name is
7 Brendan Spiro. I'm the Vice President of the
8 Business Improvement District in Greenport Village.
9 And I just wanted to formally --

10 MAYOR STUESSI: Would you mind just stating
11 your address for the record, too, please?

12 BRENDAN SPIRO: Personalized address now?

13 MAYOR STUESSI: Yes, please.

14 BRENDAN SPIRO: 151 Bay Avenue.

15 MAYOR STUESSI: Thank you.

16 BRENDAN SPIRO: Yeah. So it's our strong
17 opinion that we would like to request a second
18 public hearing after this one, and the reasons for
19 that is we feel that the redline version has come
20 out a little too premature for us to allow our
21 membership to gain either a pro opinion or even a
22 detracting opinion, or a con, for any of the
23 proposed amendments. And we think it's very
24 important, considering it is a waterfront Business
25 District that is being affected.

1 And we would like to just announce that that
2 is our intention, to work for the membership as
3 best we can. And we've heard that they haven't had
4 enough time to digest this, when we were moving
5 around and trying to build some form of consensus
6 amongst ourselves, if we're doing the right thing
7 by them. So we feel, please, a second public
8 opinion would be in the best interest of our
9 community of business owners and operators.
10 Thank you.

11 MAYOR STUESSI: Great. Thank you so much.
12 Would anybody else like to speak?

13 MICHAEL OSINSKI: (Raised Hand).

14 MAYOR STUESSI: Mr. Osinski.

15 MICHAEL OSINSKI: Hi. I'm Michael Osinski,
16 307 Flint Street in Greenport. I'm here to ask a
17 question or two about the change for the zoning for
18 the parcel at the end of -- the north end of -- at
19 the south end of Widow's Hole, where it's going
20 from Parkland -- from Commercial Residential to
21 Parkland.

22 So I looked at the zoning, and the two things
23 I noticed, one is every -- well, everything else
24 that's Parkland is owned by the Village, there's
25 designated Parklands owned by the Village. And

1 then I tried to search for what is the definition
2 of Parkland, and maybe it's I don't know how to use
3 eCode. I couldn't find a definition of that. What
4 is -- usually, you know, there's -- the code
5 defines terms. So can I get a definition of what
6 the term, the definition of the term Parkland?

7 MAYOR STUESSI: That's posted on the website now.

8 MICHAEL OSINSKI: And what is -- and what is
9 the definition?

10 MAYOR STUESSI: With a -- I don't have it in
11 front of me at the moment

12 PATRICIA HAMMES: I don't think that it's
13 defined. I think Parkland is, if you're -- I think
14 that the concept is, which has always been the case
15 in the code, is that if it's designated a park,
16 whatever property that is, it's subject to the
17 conditions that apply to parks in the code.

18 MAYOR STUESSI: Yeah. So the recommendation
19 from the committee was to change it from
20 Residential to Park, seeing that it is now a park.

21 MICHAEL OSINSKI: Right.

22 MAYOR STUESSI: And the intent was important
23 to become Residential.

24 MICHAEL OSINSKI: Does that mean it's open to
25 the public?

1 MAYOR STUESSI: It's limited open to the
2 public based upon the Land Trust and the work that
3 they're doing there.

4 MICHAEL OSINSKI: Limited means no one can
5 walk on it. When can people walk in the park?

6 MAYOR STUESSI: My understanding from the
7 Land Trust, and I would encourage you to speak
8 directly with them, is that the beach is considered
9 open to the public, but the uplands area is
10 technically closed while they look at further
11 restoration.

12 MICHAEL OSINSKI: So why call it a park if no
13 one could get to it?

14 ATTORNEY STOLAR: Just to be clear, we're not
15 calling it a park. It's being assigned a use
16 district called a Park District.

17 MICHAEL OSINSKI: Okay.

18 ATTORNEY STOLAR: That's it, but it's not as
19 a park. There are specific uses that are permitted
20 within the Park District.

21 MICHAEL OSINSKI: Yes, there are, but it's
22 not a -- it's not a park like any -- everybody
23 thinks is a park. Park means to me I can go there,
24 public park. This is a privately owned --

25 ATTORNEY STOLAR: Yeah, no. All -- by

1 assigning it a use district as a Park District --

2 MICHAEL OSINSKI: Yeah.

3 ATTORNEY STOLAR: -- it is only permitted to
4 be used for those uses within the Park District
5 use, not that it is a park. There's nothing that's
6 in our amendments that references park.

7 MICHAEL OSINSKI: And the motivation behind
8 that change?

9 MAYOR STUESSI: Is that it's not residential.

10 MICHAEL OSINSKI: It's not, yeah, okay.

11 MAYOR STUESSI: Yeah.

12 MICHAEL OSINSKI: I mean --

13 MAYOR STUESSI: As simple as that.

14 MICHAEL OSINSKI: Hey, look, I agree with
15 the -- what you guys are doing on -- you know, on
16 the street and opening apartments, I think you're
17 doing a good job. I'm just trying to get some
18 clarification. And the reason I want clarification,
19 because that parcel is treated much differently
20 than every other parcel. About two years ago they
21 built a bulkhead on that parcel, a stone bulkhead,
22 and everybody -- I'm sure Mary Bess is probably the
23 only person here that remembers. Those were
24 massive oil tanks on that parcel Mobil Oil owned.

25 TRUSTEE PHILLIPS: Yeah.

1 MICHAEL OSINSKI: When they built a bulkhead,
2 there was no mandate that they test the soil, was
3 there?

4 JOHN SALADINO: The soil was tested by -- by
5 the Land Trust. They had 112 or 115 test wells on
6 that site.

7 TRUSTEE PHILLIPS: But I believe it also went
8 back to the Mobil property when they donated it
9 to -- if you remember, Mike, you were on the Board
10 at the same time, I believe that when the Mobil
11 property was looking to originally donate it to the
12 Village, and it ended up going to the Peconic Land
13 Trust with an easement from the Town of Southold
14 for -- on the beach front, I believe. But, in the
15 meantime, the Mobil property is the one that did
16 the cleanup on that property, because they tested
17 it for years before they donated it, as you
18 remember.

19 MICHAEL OSINSKI: Again, so my point is that
20 I know that there was some scraping done in the 25
21 years I've lived here, and I don't know Mobil has
22 done.

23 TRUSTEE PHILLIPS: The Mobil property -- the
24 Mobil, the Mobil Company is the one over the years
25 that did the testing on there before they donated it.

1 MICHAEL OSINSKI: And do we have those? And
2 does the Village have the results of that testing?

3 TRUSTEE PHILLIPS: I'm sure that if we go
4 back in the minutes from years ago, when we -- when
5 this was being discussed, I'm sure it's there.

6 MICHAEL OSINSKI: I don't recall any such
7 discussion. Like you said, I was on the Board, I
8 don't recall such discussion.

9 JOHN SALADINO: Mike, I would think that
10 since the Mobil Company did the testing, that they
11 did the test wells, provided the results to the
12 Peconic Land Trust. I don't think the Village was
13 in the loop. We ceded our authority to Southold
14 Town, if you remember, with that property.

15 MICHAEL OSINSKI: Well, that -- so my point
16 is they built a bulkhead and there was no testing
17 ordered by the Conservation Committee. Not only
18 was there no testing ordered, but that same
19 committee put a codicil on their -- whatever, their
20 application to build that bulkhead that they must
21 dredge the entrance to Widow's Hole abutting this
22 known polluting -- well polluted place that had
23 potential pollution. The Conservation Committee
24 insisted or mandated that the Peconic Land Trust
25 dredge that area.

1 Now here's -- my point is here's an area that
2 historically we've known is polluted. They want to
3 put a bulkhead. We don't ask for any testing, and
4 then we insist that that area be dredged. And the
5 former Board, the former Board here wrote a letter
6 in support of that dredging.

7 Now it seems to me that an area that's
8 massively polluted, or potentially massively
9 polluted, why is the Village -- and why is the
10 Conservation Committee, of all committees,
11 insisting that dredging be done? And the dredging
12 that's being asked for, I've seen the permit to the
13 Army Corps, is massive. It's 400 feet by 20 feet
14 by 4 feet deep. It's a massive amount of dredging
15 that's being asked for.

16 And the Conservation Committee doesn't seem
17 to be concerned about dredging right alongside a
18 polluted, a potentially polluted body of water.
19 But when another neighbor wants to seal off an area
20 that's polluted, or potentially polluted, the
21 Conservation Committee demands, you know, more --

22 MAYOR STUESSI: Mike, if I could interrupt
23 for just a moment. I'd appreciate if we could just
24 focus on the zoning changes, because that's --

25 MICHAEL OSINSKI: Well, this is a zoning

1 change that I'm talking about.

2 MAYOR STUESSI: Yeah, but --

3 MICHAEL OSINSKI: This parcel has been
4 treated historically much different than other
5 parcels, and I'm wondering why.

6 MAYOR STUESSI: Well --

7 JOHN SALADINO: Mr. Mayor, could I, could I
8 respond? I believe the boulders that you're
9 talking about, the revetment, I think they put them
10 down. The Village Administrator is here, maybe he
11 can confirm it. I don't think -- I don't think
12 they applied for that, they did that on their own.
13 They had no permit to put those boulders there.

14 MICHAEL OSINSKI: And they were allowed to do
15 that?

16 MAYOR STUESSI: But, again, let's --

17 JOHN SALADINO: Wait a second, Mike.

18 MAYOR STUESSI: John.

19 JOHN SALADINO: We're not enforcement.

20 TRUSTEE PHILLIPS: John. John.

21 JOHN SALADINO: We don't -- we don't enforce it.

22 MAYOR STUESSI: John, let's discuss this in
23 the work session in the next part of the public
24 hearing. This is specifically about zoning
25 changes.

1 And to answer your earlier question, the
2 decision was made to convert it from Residential to
3 Park as a zoning map change, because that's more
4 appropriate than residential --

5 MICHAEL OSINSKI: Okay. But, you know, since
6 the --

7 MAYOR STUESSI: -- for that space. But I
8 would welcome you to come back up.

9 MICHAEL OSINSKI: Since the parcel is under
10 discussion for a public hearing, and I'm a member
11 of the public and I have concern about what's being
12 done over there, I don't understand why it's not
13 germane, I really don't. I think I have adequate
14 standing to raise the question.

15 I just want to point out that the -- not --
16 the very inconsistent stance about work on the
17 waterfront concerning one parcel and another one
18 that I read about last week in the paper where, you
19 know, it's just a whole different -- treated in a
20 whole different manner. That's my point.

21 MAYOR STUESSI: Thank you. We'll be talking
22 about those in the latter part of the meeting.
23 Does anybody else have anything? Yes.

24 ISABEL OSINSKI: Isabel Osinski, 307 Flint
25 Street. The zoning for the parkland on the Mobil

1 property, or now the Peconic Land Trust, we have an
2 oyster farm that's very, very close to that park,
3 the proposed parkland, so it's a concern to us
4 whatever they do over there to us. And it
5 doesn't -- it seems like they're allowed to do
6 whatever they do, because they say, you know,
7 they're not part of the Village. Like they could
8 put boulders in and they can dredge, apply for
9 dredge permits.

10 And this really does impact our farm. Like
11 the amount of silt that they're going to dig up
12 is -- like I saw a basement they were digging on --
13 to build a house on Fourth Street, and the amount
14 of dirt from that is nothing compared to what
15 they're going to dig up for a huge trench,
16 basically. Plus, they have a -- they have -- they
17 want to be able to maintain this unrestricted. So
18 I'm just wondering, if it's parkland, does that
19 mean that the Village can have more -- no?

20 PATRICIA HAMMES: Well, I mean, it's subject
21 to the parking -- the zoning -- the conditions of a
22 private parkland. But I guess I'm just confused
23 about what you and your husband are getting at.

24 ISABEL OSKINSKI: What is a private parkland?

25 PATRICIA HAMMES: Do you want us to leave it

1 in residential?

2 ISABEL OSKINSKI: No, I'm just asking.

3 PATRICIA HAMMES: That's what we're talking
4 about here. Is it treated as residential property,
5 or is treated as park property?

6 ISABEL OSKINSKI: Well, I'm just -- I'm just
7 wondering who is in -- who, you know --

8 MAYOR STUESSI: There's nothing in front of
9 the Village now to be considered to do anything
10 there.

11 ISABEL OSKINSKI: But who is in charge of
12 this, quote, parkland? I mean, usually, you have
13 like, you know, United States Historical Park.

14 PATRICIA HAMMES: The property is in -- is
15 run by the people that own it, which I believe is
16 the Peconic Land Trust.

17 ISABEL OSKINSKI: But if it's in --

18 PATRICIA HAMMES: This is just a question of
19 what conditions, as Brian said, it's subject to
20 under the zoning chapter.

21 ISABEL OSKINSKI: Well --

22 PATRICIA HAMMES: If your preference would be
23 to leave it in Residential, you can make that
24 point --

25 ISABEL OSKINSKI: I just --

1 PATRICIA HAMMES: -- and the Code Committee
2 would consider it. But that's really the only
3 question, is would you like it to be treated as
4 parkland under our code, or would you like it to be
5 treated as residential --

6 ISABEL OSKINSKI: I would like it to be
7 treated --

8 PATRICIA HAMMES: -- and be able to be built
9 on under our code?

10 ISABEL OSINSKI: Okay, I understand, and I
11 appreciate your explanation. And my particular
12 question is who -- how can the Village, you know,
13 control the situation for the, you know, local
14 oyster farmer, whether it's R-2, whether it's
15 Parkland, whether it's -- you know, and which way
16 should I approach the Village for assistance in
17 this Peconic Land Trust parkland?

18 PATRICIA HAMMES: Well, if you think they're
19 doing something that's not allowed under the code,
20 you file a complaint.

21 ISABEL OSINSKI: It's not that they're not
22 allowed to do it. Obviously, they've been allowed
23 to do it, because they did it and nobody stopped
24 them. And, you know, they're continuing with the
25 massive dredging and --

1 MAYOR STUESSI: Well, there's nothing,
2 there's nothing currently in front of the Village
3 to be considered for any work to be done. Paul,
4 you haven't received anything new?

5 ADMINISTRATOR PALLAS: I have not, no.

6 MAYOR STUESSI: Okay.

7 ISABEL OSINSKI: Okay. It's just, you know,
8 you can under -- I hope you could understand.

9 MAYOR STUESSI: Of course I could understand.

10 ISABEL OSKINSKI: It's like --

11 MAYOR STUESSI: I live down there and I swim
12 there, and I see what you guys do.

13 ISABEL OSKINSKI: I mean, if it was a
14 farmland --

15 MAYOR STUESSI: I have a great appreciation
16 for what you guys do.

17 ISABEL OSKINSKI: If it was a farmland and
18 they were going to throw tons of dirt on top of it,
19 people would be -- and just because it's
20 underwater, you can't see it.

21 Anyway, thank you for your concern. I hope
22 this kind of -- my question is parkland,
23 residential, the Village needs to take care.

24 MAYOR STUESSI: Understood. The committee,
25 as I said, felt that it belonged under Park as a

1 zoning change, rather than in Residential, which
2 could mean a lot of different things --

3 ISABEL OSKINSKI: Okay.

4 MAYOR STUESSI: -- if it were every sold.

5 ISABEL OSINSKI: As far as taxes go, do you
6 get more money for being residential or parkland,
7 as the Village?

8 TRUSTEE PHILLIPS: We don't get any tax money --

9 MAYOR STUESSI: Yes.

10 TRUSTEE PHILLIPS: -- out of that at the
11 moment, do you we, Paul? No. That was way back.
12 That was taken -- that was way back. That was way
13 back when that all went down.

14 ISABEL OSINSKI: Can you un--

15 MAYOR STUESSI: We can't go backwards on it.

16 It was --

17 ISABEL OSINSKI: Can you get money?

18 TRUSTEE PHILLIPS: You can't go backwards on it.

19 MAYOR STUESSI: Mobil --

20 ISABEL OSKINSKI: All right.

21 MAYOR STUESSI: -- gave it to them years ago.

22 ISABEL OSINSKI: Okay.

23 MAYOR STUESSI: Thank you.

24 ISABEL OSKINSKI: Thank you.

25 MAYOR STUESSI: Would anybody else like to be

1 heard? Yes, please.

2 SOFIA ANTONIADIS: Good evening. Sofia
3 Antoniadis, 12500 Main Road, East Marion. I'm the
4 owner of 308 Front Street, the Greenport Pilates
5 Yoga and Wellness.

6 And first, I want to thank everyone who
7 participated on this zoning change. I know it was
8 a lot of work. I've only sat at one meeting, and I
9 really felt they were very dedicated, and there's a
10 lot of work that went into this. So I do thank you
11 for your time, but I have several questions.

12 If the Village is so interested in preserving
13 the Waterfront Commercial, then why are we
14 up-zoning it to Commercial Retail? It seems that
15 20 properties, if you go by the map, are going to
16 be changed from WC to CR District. And the only
17 benefit I see is that the WC District, like the
18 gentleman who owned Frisky Oyster, would be able to
19 put an apartment above that. But, for myself, who
20 I invested in Greenport millions of dollars in this
21 Village, you are down-zoning and liquidating my
22 property.

23 My property is a CR District, and there are
24 many others, and we have a laundry list of uses
25 that we are entitled to become, whether it's a

1 personal service or -- there's just many uses that
2 the CR District can participate in, but the WC is
3 not. So you're going to be up-zoning Aldo's and
4 all these other places that are on the south side
5 of Front Street, and I don't see why I'm going to
6 be penalized, and everyone else who has a CR
7 property will be penalized also, our value. You're
8 taking our value away by spreading out. So another
9 yoga studio can go and open up on Front Street, and
10 there's nothing -- you know, I don't think that is
11 fair or in the interest of commercial, you know,
12 just -- just fair business practices.

13 The other issue I had was on Page 28, in
14 Conditional Uses, I found that there was a
15 restriction about hotels, how they should be
16 200 feet distance between them. I'm not for the
17 hotels or against them, but why the hotels? Why is
18 that arbitrary a hotel? Why not put a yoga studio?
19 I wouldn't want a yoga studio within 200 feet of my
20 yoga studio. Why not a restaurant? A restaurant
21 seems to have more foot traffic than a hotel, and
22 we see them lined up three, four, five at a time,
23 they're not distanced apart. So I feel that's an
24 arbitrary conditional use language for the hotel.
25 If you want to restrict hotels, put other language.

1 So my recommendation is that the WC remain
2 the way it is on the map, go back to the original
3 map, and just change the code to allow the WC
4 properties to have housing above. If somebody
5 would like to build housing above the WC property,
6 go right ahead, but limit the WC to marine, marine
7 uses.

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

10 ANDY AURICHIO: My name is Andy Aurichio, I
11 own the Greenport Auditorium. I got a million
12 questions. And I see you guys are responding, so I
13 can ask questions and get a response, I assume,
14 because I got a couple.

15 There's one issue, I was reading over the --
16 your draft, and I was reading the paper, you guys
17 have a vision, and my building was mentioned in
18 this vision, I believe. I was just wondering what
19 the vision, what your vision is for my -- for that
20 building, because it's important to know,
21 because --

22 MAYOR STUESSI: I think that the community
23 has spoken and very much appreciates the historic
24 character of your building and would love to see
25 the historic character preserved.

1 ANDY AURICHIO: Can you be more specific?

2 MAYOR STUESSI: Nothing more specific than
3 that.

4 ANDY AURICHIO: The historic character? What
5 does that mean, just a paint job and a new roof
6 or -- I mean, I don't understand. What about uses?
7 That's what I want to know. Do you have any vision
8 for uses of that place, or you're just talking?

9 MAYOR STUESSI: Do we have any change in
10 the use?

11 TRUSTEE PHILLIPS: There's no change in the use.

12 MAYOR STUESSI: There's no change in the use
13 there.

14 ANDY AURICHIO: Okay. Because historically,
15 it was built in 1894, a woman named Sarah Adams,
16 and the idea was to bring culture to Greenport.

17 TRUSTEE PHILLIPS: Correct.

18 ANDY AURICHIO: So that might be, you know --

19 TRUSTEE PHILLIPS: Well, theater is still
20 left in the CR.

21 PATRICIA HAMMES: That's still permitted.

22 That hasn't been --

23 TRUSTEE PHILLIPS: Theater is still
24 permitted.

25 ANDY AURICHIO: Well, I hope so, because that

1 the original intent, so it hasn't -- you know, and
2 it's still a theater, it hasn't been changed at
3 all. So, I mean, I just need to know.

4 And then there was another thing, I read
5 about parking. You know, years ago I tried to put
6 a building in the back and I had a lot of flack,
7 interference, let's say, from the previous Board
8 and Mayor to do a parking. And then we had a new
9 Mayor, when Dave Kapell came in, he changed the
10 parking requirements that excluded buildings built
11 before '91, I believe, and now you guys want to
12 change that. I mean, I got a question.

13 PATRICIA HAMMES: We are changing --

14 ANDY AURICHIO: I got a question.

15 PATRICIA HAMMES: Just so you -- to answer
16 that question, it is being changed, the
17 grandfathering is being eliminated. But any
18 existing business and any permitted use is not
19 required to provide parking going forward. So
20 anything that is permitted in your building doesn't
21 have to provide parking.

22 ANDY AURICHIO: What do you mean by permitted
23 now, historically permitted or --

24 PATRICIA HAMMES: You have to look at the
25 permitted uses. There's about 15 uses that are

1 permitted in the Commercial Retail District.

2 ANDY AURICHIO: Oh, okay, so we go by that.

3 And that's in this new code that you guys are
4 doing?

5 PATRICIA HAMMES: Well, it was in the old
6 code.

7 JOHN SALADINO: Old code.

8 TRUSTEE PHILLIPS: It was in the old code,
9 too, Andy.

10 ANDY AURICHIO: It's in the old code? I
11 didn't read the whole damn thing, it's a long code,
12 I'm sure you know that.

13 (Laughter)

14 ANDY AURICHIO: You know, and I just picked
15 out a few things that had -- you know, like the
16 parking. I mean --

17 TRUSTEE PHILLIPS: If you look at the
18 parking --

19 PATRICIA HAMMES: Legally, this is an
20 improvement for everybody and clarifies the
21 situation.

22 ANDY AURICHIO: I can't hear you.

23 MAYOR STUESSI: It's an improvement.

24 PATRICIA HAMMES: We believe it's an
25 improvement and clarifies the situation.

1 ANDY AURICHIO: What, the new code?

2 MAYOR STUESSI: In regards to parking.

3 PATRICIA HAMMES: Parking.

4 TRUSTEE PHILLIPS: Parking.

5 ANDY AURICHIO: What are you going to do?

6 PATRICIA HAMMES: Because before, you --

7 before, when you wanted to --

8 ANDY AURICHIO: You said you're going to

9 eliminate that.

10 PATRICIA HAMMES: To go to your point --

11 ANDY AURICHIO: Yes.

12 PATRICIA HAMMES: -- before, when you wanted

13 to put another structure up on your property, you

14 would have been required to provide parking for

15 that under the current code.

16 ANDY AURICHIO: I did get a variance to do it.

17 PATRICIA HAMMES: Okay, well you could. And

18 that, that is the other -- that is a good point

19 that you're making. You can always get a variance

20 for anything that's in the code, if it's granted by

21 the ZBA, so there's always relief available. But,

22 to be clear, from your perspective going forward,

23 if you put another building on your property, if it

24 is being used for something that is a permitted use

25 under the code, you will not be subject to parking

1 requirements, and you will not have to go to the
2 Zoning Board, whereas under the current code you
3 would. That's an improvement for you.

4 ANDY AURICHIO: Good, glad to hear that.

5 (Laughter)

6 ANDY AURICHIO: That's a good thing. Yay.

7 TRUSTEE PHILLIPS: Andy. Andy, just to
8 answer your question, I think that the committee,
9 when we looked at each of the properties, and we
10 looked at each of the properties in the zone, we
11 looked at what it could be used for under either WC
12 or CR compared to the old code, codes -- I mean,
13 uses, and to the new uses, because our goal was not
14 try to hurt anybody. It was trying to make it
15 easier for people to have their businesses
16 continue, and not feel that the pressure of having
17 to go to the Planning Board or the ZBA to go under
18 the old code, which was causing a lot of issues.
19 And when you have to go to zoning all the time for
20 the same issue, then you need to look at the code,
21 to look at it and change it. So that was the goal.
22 We tried very hard, and I think that's something we
23 need to get across, that we all worked from day one
24 towards that.

25 ANDY AURICHIO: That's good, I'm glad to hear

1 that.

2 TRUSTEE PHILLIPS: Okay.

3 ANDY AURICHIO: But, you know, that building
4 has been there for a long time, it's a very
5 historic building, it's got significance to this
6 Village.

7 TRUSTEE PHILLIPS: Andy, you know --

8 ANDY AURICHIO: Do you guys realize all that?
9 I mean, you should make it easy to do whatever
10 anybody wants to do with that building, I would say.

11 TRUSTEE PHILLIPS: Well, you're in CR and you
12 have a lot of permitted uses.

13 ANDY AURICHIO: Oh, yeah.

14 TRUSTEE PHILLIPS: Okay?

15 ANDY AURICHIO: It always was in CR, I think,
16 and now it's in historical CR, which I don't know
17 what that means. Probably means you can't do
18 certain things.

19 TRUSTEE PHILLIPS: Well, you're already in
20 the -- you're in the Historic District.

21 TRUSTEE DOUGHERTY-JOHNSON: You're already in
22 Historic.

23 ANDY AURICHIO: Yeah. Well, yeah, it's
24 historical.

25 TRUSTEE PHILLIPS: All right, okay.

1 ANDY AURICHIO: It's an historical building,
2 too.

3 TRUSTEE PHILLIPS: Right, no.

4 MAYOR STUESSI: To your point, the historic
5 designation helps protect the character of that
6 building.

7 ANDY AURICHIO: Yeah. I don't want to knock
8 it down. I'm not looking to knock it down, I just
9 want to know what we can do with it. I mean, I'm
10 reading, you said there's prohibited uses, too, and
11 one of them is a nightclub; is that right?

12 PATRICIA HAMMES: That's correct.

13 TRUSTEE PHILLIPS: That's correct.

14 TRUSTEE BRENNAN: That's proposed, yes.

15 PATRICIA HAMMES: But that was never -- that
16 was never -- to be clear, that was never a
17 permitted use.

18 ANDY AURICHIO: Well, we already have
19 nightclubs in Greenport, Claudio's.

20 PATRICIA HAMMES: They'll be nonconforming.
21 They'll be preexisting nonconforming uses, but
22 there won't be anymore of them.

23 ANDY AURICHIO: You can't go more. Why?
24 What's the reason? I'm just curious. I mean --

25 PATRICIA HAMMES: I think the view, as the

1 community feedback, was that was not something they
2 wanted to see more of in the Downtown District.

3 ANDY AURICHIO: Yeah, you know --

4 PATRICIA HAMMES: If you feel differently,
5 you're welcome to express your support for that.

6 ANDY AURICHIO: Well, I mean, you know, I've
7 been there 50 years, I get a lot of feedback, oh,
8 we should see this, we should see that, and we
9 don't want to see this, we don't want to see that.
10 They don't want to hear -- they don't want
11 nightclubs, and that's mostly the neighbors, so
12 you're talking maybe a couple of dozen people. I
13 mean, you know, majority rules, right? I mean --

14 PATRICIA HAMMES: Well, I think if you look
15 at most codes that are in communities like this,
16 they ban nightclubs, so -- and I don't believe it
17 was a permitted use before in any event.

18 ANDY AURICHIO: What community? Name one.
19 Which one? Name one.

20 PATRICIA HAMMES: I can tell you that almost
21 every coastal community that's similar to this has
22 a provision that prohibits nightclubs.

23 ANDY AURICHIO: Name one. I want you to name
24 one so I can look it up. Do you know one, or
25 you're just thinking?

1 PATRICIA HAMMES: Well, all of the Hamptons do.

2 TRUSTEE PHILLIPS: Let's -- let's be
3 realists.

4 ANDY AURICHIO: Hamptons?

5 TRUSTEE PHILLIPS: Let's put this -- let's
6 put this to the table, Andy. How many noise
7 complaints have we gotten? And it's not just been
8 from those around the site. It's been from a
9 variety of sections in the Village, and that's --
10 that's -- you know, some people perceive that as
11 being a nightclub at 1 o'clock in the morning.

12 ANDY AURICHIO: You know, this Village, you
13 know, in the 50 years, I remember when I first
14 started, you know, the Village was full of
15 year-round businesses. You had -- you had clothing
16 stores, you had Grant's Shoe Store. I mean, you
17 had the pharmacy, you had Grant's, you even had a
18 Grant's down there 50 years ago. Now it's --

19 MAYOR STUESSI: So that's one of the things
20 this new code helps with is the next small business
21 person that wants to come in and open something,
22 like when One Love Beach was open, that they're not
23 going to be held to some new standard to be
24 required to have parking for a use that is a
25 permitted use.

1 ANDY AURICHIO: Well --

2 MAYOR STUESSI: We're looking to try and
3 encourage small business --

4 ANDY AURICHIO: Yeah.

5 MAYOR STUESSI: -- and great small business,
6 not formulaic places, so that we end up like
7 East Hampton and find out that at Labor Day it
8 says, "We're Closed For the Winter and We'll See
9 You on Memorial Day." We want to make sure that
10 small business people are able to be in business in
11 Downtown Greenport.

12 ANDY AURICHIO: Well, what do you consider a
13 small business? What's a small -- a year-round
14 business or --

15 MAYOR STUESSI: Absolutely.

16 ANDY AURICHIO: Yeah, all right. Well, my
17 point is 50 years ago there was a lot of them, and
18 now there isn't. So, I mean, the town's going
19 towards tourism, I mean, unless I'm missing
20 something.

21 MAYOR STUESSI: But a culmination of Amazon
22 and Target all play into that as well, so --

23 ANDY AURICHIO: I'm sorry?

24 MAYOR STUESSI: Amazon and Target and all of
25 those play into where people shop these days, due

1 to --

2 ANDY AURICHIO: Well, yeah, that's another
3 story. That's another --

4 MAYOR STUESSI: We're still pretty lucky that
5 we have a small hardware store in Ace Hardware in
6 Southold.

7 ANDY AURICHIO: All right, I said enough.
8 All right. Thank you.

9 TRUSTEE BRENNAN: Thank you.

10 MAYOR STUESSI: You're welcome. Yes,
11 Roselle, please.

12 ROSELLE BORRELLI: Roselle Borrelli,
13 519 First Street. I don't know if I'm in the right
14 section of the meeting, so I don't know if my
15 questions are -- if you have to --

16 MAYOR STUESSI: Is this regarding zoning
17 changes in the Commercial --

18 ROSELLE BORRELLI: I think so.

19 MAYOR STUESSI: -- Waterfront District?

20 ROSELLE BORRELLI: It's regarding what I was
21 reading and the concerns I have on the different
22 sections.

23 MAYOR STUESSI: Please.

24 ROSELLE BORRELLI: Okay. So -- and I
25 apologize. I mean, I'm thrilled that there's a --

1 you know, that so much work has been done. I just
2 think that maybe we could have done some sort of
3 synopsis and said to the people these are the
4 changes, as who is -- who it's going to affect, as
5 opposed to having to sort of print this whole thing
6 and then kind of try to understand it myself. So I
7 apologize for any ignorance and stuff that I don't
8 get to the level of what we're trying to accomplish.

9 But I'm concerned about Section 150-11, WC
10 Waterfront Commercial District. "The objective of
11 this district is to preserve, maintain and
12 encourage water-dependent uses that have
13 traditionally been associated with the Village
14 waterfront, and to accommodate water-enhanced
15 commercial-uses that are compatible with water
16 dependent uses. Blah, blah, blah, blah, blah,
17 blah, blah "for any use except those listed below."

18 So now my question becomes everything that I
19 have, and I don't know if my printer printed the
20 right color ink, but everything that is in blue and
21 crossed out was in the old code that we are no
22 longer going to use, and everything that printed
23 out in black is the way the new code is going to
24 read, is that --

25 PATRICIA HAMMES: That's correct.

1 ROSELLE BORRELLI: Correct? Okay. So

2 then --

3 TRUSTEE BRENNAN: That's not correct.

4 TRUSTEE PHILLIPS: No.

5 ROSELLE BORRELLI: That's not correct?

6 TRUSTEE BRENNAN: No. What's printed --

7 PATRICIA HAMMES: What's in black --

8 TRUSTEE BRENNAN: What's printed in black is

9 what exists in the old code that is unchanged.

10 PATRICIA HAMMES: That's right, sorry.

11 Sorry, yes.

12 TRUSTEE BRENNAN: That is unchanged.

13 TRUSTEE PHILLIPS: Right, it's unchanged.

14 ROSELLE BORRELLI: That is unchanged.

15 TRUSTEE BRENNAN: Right.

16 ROSELLE BORRELLI: But everything that was in

17 blue and crossed out --

18 PATRICIA HAMMES: Is being struck, that's

19 correct.

20 TRUSTEE BRENNAN: Being struck.

21 ROSELLE BORRELLI: Is being struck from the

22 code, the present -- the future code?

23 PATRICIA HAMMES: Correct.

24 TRUSTEE BRENNAN: That's what's proposed.

25 PATRICIA HAMMES: Correct, but you need to --

1 ROSELLE BORRELLI: That's why I'm worried.

2 PATRICIA HAMMES: But before you get worked
3 up about it --

4 ROSELLE BORRELLI: Okay.

5 PATRICIA HAMMES: -- you need to look at the
6 definition of Marine Industry, okay?

7 ROSELLE BORRELLI: Okay.

8 PATRICIA HAMMES: Because, if you look,
9 Clause 5 of permitted uses is basically any
10 business that's principally involved in the marine
11 industry or in manufacturing or engagement of
12 marine related properties. Marine Industry has
13 been drafted to capture many of the -- all of the
14 things, frankly, that were struck from the draft.

15 ROSELLE BORRELLI: Right.

16 PATRICIA HAMMES: And to be more -- to be
17 broader for things that may be coming in and being
18 considered marine, as technology and other things
19 change.

20 ROSELLE BORRELLI: Okay. So when they
21 specifically strike -- for instance, excursion
22 boats are accepted, but commercial charter, party
23 fishing boats is scratched.

24 PATRICIA HAMMES: Excursion boats include
25 those.

1 ROSELLE BORRELLI: Include that.

2 PATRICIA HAMMES: That's the definition.

3 ROSELLE BORRELLI: Okay.

4 PATRICIA HAMMES: You need to look at the
5 definitions.

6 ROSELLE BORRELLI: Okay. And then when you
7 scratch "Ship building yards including facilities
8 for building, repairing and maintaining," that's
9 all included?

10 PATRICIA HAMMES: That's all under Marine
11 Industry.

12 ROSELLE BORRELLI: Okay.

13 PATRICIA HAMMES: And it's specifically
14 mentioned in the definition.

15 ROSELLE BORRELLI: Manufacture of items
16 related or incidentals to operations, like, for
17 instance, STIDD Systems and all of those, you're
18 not scratching out STIDD Systems?

19 PATRICIA HAMMES: No.

20 TRUSTEE PHILLIPS: No.

21 ROSELLE BORRELLI: You're not eliminating --

22 PATRICIA HAMMES: They're all captured in
23 the --

24 ROSELLE BORRELLI: -- anything that the
25 boatyard -- the shipyard does presently is not

1 getting axed?

2 MAYOR STUESSI: No. The goal is --

3 PATRICIA HAMMES: Nothing --

4 MAYOR STUESSI: The goal is --

5 PATRICIA HAMMES: Nothing was made more
6 restrictive in here. In fact, it was made broader
7 by folding it into Marine Industry.

8 ROSELLE BORRELLI: Okay.

9 TRUSTEE BRENNAN: It had been consolidated
10 into one definition that captures --

11 ROSELLE BORRELLI: Okay. And where is the
12 definition of Marinas?

13 PATRICIA HAMMES: In the beginning.

14 TRUSTEE BRENNAN: In the beginning.

15 PATRICIA HAMMES: In 150-1, if you look at
16 the definition of Marina --

17 TRUSTEE PHILLIPS: Here it is, it says, the
18 Marine Industry, "The industry that focuses on
19 products and services to understand and work in, or
20 use, the ocean, the bays, and other marine bodies
21 of water, including, without limitation, boat and
22 yacht dealerships, boat rental businesses, boat
23 storage facilities, boating and sailing instruction
24 schools, and other marine related education
25 facilities, boat and yacht building and repair

1 facilities, marine construction and salvage
2 operations, facilities for marine pollution
3 control, oil spill clean-up and servicing of marine
4 sanitation devices, ships and marine chand" -- oh,
5 I can never say that, ST Prestons. "Marine
6 surveyors, naval architects, businesses engaged in
7 the retail sale of equipment, goods, including bait
8 and tackle supplies, material, tools and parts used
9 in connection with boating and fishing, oceanic and
10 marine biology research and other than ocean
11 related renewable energy research."

12 ROSELLE BORRELLI: Perfect.

13 TRUSTEE PHILLIPS: Which is what the whole
14 goal was, instead of having specific --

15 PATRICIA HAMMES: That were, because --

16 TRUSTEE PHILLIPS: -- permitted uses --

17 PATRICIA HAMMES: Right.

18 ROSELLE BORRELLI: Right.

19 TRUSTEE PHILLIPS: -- this gives the
20 opportunity within this definition for any future
21 marine operated fishing business, or boating
22 business, or any marine related on the ocean, the
23 bays, or whatever, to not be caught in being able
24 to do anything because the code doesn't allow it.

25 PATRICIA HAMMES: Because the code is --

1 ROSELLE BORRELLI: Perfect

2 PATRICIA HAMMES: The permitted uses are only
3 what is specified. So if it's not specified, you
4 can't do it.

5 ROSELLE BORRELLI: Right. So reiterating
6 back to my original statement, if we could have had
7 just like some sort of synopsis.

8 PATRICIA HAMMES: There was in the --

9 TRUSTEE BRENNAN: There was.

10 PATRICIA HAMMES: If you go back to --

11 ROSELLE BORRELLI: I missed that.

12 PATRICIA HAMMES: Well, it wasn't easily --

13 TRUSTEE PHILLIPS: It was in a work session.

14 PATRICIA HAMMES: If you went back to the
15 July work session report --

16 MAYOR STUESSI: The July 20th work session,
17 there's a really nice chart that's attached to
18 it --

19 PATRICIA HAMMES: There's a chart in the back
20 of it that summarizes everything.

21 MAYOR STUESSI: -- that lists everything in a
22 format that may be a bit easier to read than --
23 this is the actual proposed law, which includes a
24 lot more language, of course.

25 ROSELLE BORRELLI: Great. Well, then I

1 congratulate you all, because I had so many
2 concerns, I thought you'd all lost your minds.

3 MAYOR STUESSI: Absolutely not.

4 (Laughter)

5 TRUSTEE PHILLIPS: Roselle.

6 ROSELLE BORRELLI: Wonderful.

7 TRUSTEE PHILLIPS: Roselle.

8 MAYOR STUESSI: Hotels will not be built
9 in --

10 ROSELLE BORRELLI: Thank you.

11 MAYOR STUESSI: -- in the Waterfront
12 Commercial.

13 ROSELLE BORRELLI: Perfect.

14 MAYOR STUESSI: Nor can somebody build --

15 ROSELLE BORRELLI: Perfect.

16 MAYOR STUESSI: -- an Amazon warehouse
17 attached to a small marina.

18 ROSELLE BORRELLI: Perfect.

19 MAYOR STUESSI: And they can do both of them
20 today.

21 ROSELLE BORRELLI: Wonderful. Thank you very
22 much, and for all the hard work as well.

23 TRUSTEE PHILLIPS: Okay, thanks.

24 MAYOR STUESSI: All right. Is there --
25 before the two of you speak again, do we have

1 anybody else new that would like to speak?

2 IAN WILE: (Raised Hand).

3 MAYOR STUESSI: Yes, Ian.

4 IAN WILE: Thanks, everybody. I'll keep my
5 comments mostly to questions. I'm still digesting.
6 I would echo what a lot of people have said, is
7 that --

8 MAYOR STUESSI: Would you mind --

9 IAN WILE: Oh, yeah, Ian --

10 MAYOR STUESSI: -- just state your name and
11 address, please.

12 IAN WILE: Ian Wile, 234 Fifth Avenue, also a
13 business owner in town at Little Creek Oysters.

14 For a long time I've been asking to
15 re-examine a lot of the code and working processes.
16 I know that we'll break some eggs in making any of
17 these omelets, so I respect the incredible amount
18 of work. All those blue cross-outs are a lot of
19 information, and for me, I've been digesting it a
20 bit too late, so I'm playing catch-up.

21 I came to ask maybe a couple of questions for
22 clarification, because I'm totally willing to admit
23 I misunderstood a couple of these pieces, or to
24 find to piece -- I'm thinking, obviously, as we do
25 about the little bubble we exist in, and then the

1 bigger bubbles and bigger bubbles.

2 So Little Creek is isolated, and White's Bait
3 and Tackle Shop still in the WC in this map. And I
4 for one am somewhat grateful for that, because I --
5 I have a different, maybe, perspective on the --
6 for me, what is a concern about up-zoning in that
7 one of the only ways that some of these properties
8 have remained appealing or remained available for
9 us to wedge into how we started was kind of
10 suppressing some of the uses that added value by
11 opening. When we opened, we opened as -- you know,
12 to handle a lot of shellfish processing, wholesale,
13 retail, which was part of the permitted use.

14 I've been very grateful to start that
15 business with no nickels and build it into
16 something that I think is important. So with an
17 eye to longevity, I take a look at some of this.
18 One of my concerns is, forward-looking, I see that,
19 you know, the general idea for eliminating over the
20 course of time either conforming uses on
21 nonconforming buildings, right? That was a whole
22 section of nonconforming buildings with conforming
23 use, or nonconforming uses on lots. If, and we all
24 know this is entirely possible, that building get
25 blown off the planet, or flooded off the planet in

1 a solid hurricane, according to this, it could not
2 be rebuilt for the uses we're using it.

3 So I am -- what I'd love to see is some idea
4 that if you wanted to rebuild, right, should there
5 be a disaster, that there be some methodology for
6 continuity of use, even if that building, let's
7 say, sort of, like for example, there's a
8 prohibition against moving it. It's not my
9 building. I probably will never get to touch it,
10 but if I would, I would lift it up three feet to
11 save it for the next hundred years. That would, if
12 I read this correctly, eliminate my opportunity to
13 continue operating there. I find that that's
14 probably not the intention. So I just wanted to
15 know if there's a way to maybe put a finer point on
16 continuity of use, or perceived continuity of use,
17 for affected buildings that are -- that are in use,
18 not change of use.

19 And then my one other question, my broader
20 question, and it's -- you know, everybody, I think,
21 is -- I'm well on the record about not wanting to
22 fight the parking, fight as much as anybody else on
23 the planet does. I'd really love to understand a
24 little bit. I think maybe I've misunderstood the
25 parking fees, the parking taxes for new businesses.

1 I've always felt that the grandfathering in was a
2 wise move, and led to the prosperity of what we
3 have here.

4 It sounded like from -- Trish, from your
5 comment a minute ago, that permitted use are
6 not required.

7 PATRICIA HAMMES: Permitted uses are --
8 permitted uses, there's a -- there's a definition
9 of exempted uses. And if you look at the parking
10 schedule, exempted uses are not required to provide
11 parking. Exempted uses are defined as currently
12 existing businesses --

13 IAN WILE: Right.

14 PATRICIA HAMMES: -- as long as they don't
15 increase by a certain percentage.

16 IAN WILE: Right, that I understand.

17 PATRICIA HAMMES: And if -- then it's just
18 the incremental value. And then that's the first
19 clause. And then the second clause is, and it's
20 any permitted -- any other permitted business at
21 any time in the future in the Commercial Retail
22 District.

23 IAN WILE: Okay. I think that that's
24 where -- and I think some other people were
25 concerned about that or confused about that, too,

1 in that there's a section that says, "Required
2 parking space," then a list of bulk parking uses.

3 PATRICIA HAMMES: You have to --

4 IAN WILE: And I was applying that, presuming
5 that nobody is going to, for example, build an
6 elementary school in a nonpermitted space or -- you
7 know, the whole point is you're not going to allow
8 nonconforming uses, so we don't actually need to
9 know what you're going to -- what requirements are
10 for nonconforming uses, right? The goal of this
11 was general elimination of nonconforming uses. So
12 we actually never -- if that's true, we never have
13 to discuss what is required of a nonconforming use.

14 PATRICIA HAMMES: Well, to be clear,
15 conditional uses, conditional uses --

16 IAN WILE: Yeah.

17 PATRICIA HAMMES: -- are required to provide
18 parking.

19 IAN WILE: Okay. So I guess I'm even
20 thinking about one of the questions Andrew said, is
21 a theater in here would require one space for every
22 five seats.

23 PATRICIA HAMMES: It's an exempted use.

24 IAN WILE: That's an exempted use in that
25 building. So another building that's not been a

1 theater or that would --

2 PATRICIA HAMMES: No. So a theater --

3 IAN WILE: Anything in CR could have a
4 theater in it.

5 PATRICIA HAMMES: Theater -- anybody that has
6 a theater in the CR as a permitted use does not
7 have to provide parking.

8 IAN WILE: All right. So I think that that's
9 where that confusion is, because the way I read it,
10 and a number of people read it, was that, you know,
11 a retail business in the -- in the CR even, or in
12 the -- or in the WC, certainly in WC, would
13 potentially trigger it.

14 PATRICIA HAMMES: The WC is not exempted.

15 IAN WILE: Right.

16 PATRICIA HAMMES: And so I would say that's
17 true. But in the CR, if it's a permitted use,
18 which is, you know, retail, theaters, I mean,
19 there's a whole litany.

20 IAN WILE: So --

21 PATRICIA HAMMES: I don't want to sit here
22 and read through all of them.

23 IAN WILE: No, no, no. So, actually, the
24 bullet point, all I need to know, if we were
25 getting down to that summary, is permitted use has

1 no parking requirement, no matter what size
2 business it is?

3 PATRICIA HAMMES: Correct. For permitted
4 use, that's correct.

5 IAN WILE: For permitted use. And the CR
6 permits -- is fairly permissive.

7 PATRICIA HAMMES: Yes.

8 IAN WILE: So --

9 TRUSTEE BRENNAN: There are 15 uses permitted.

10 PATRICIA HAMMES: Yeah.

11 TRUSTEE PHILLIPS: Yeah.

12 IAN WILE: Right. So the -- anything, any of
13 those WC properties do become up-zoned to have a
14 much wider use, and no parking requirement.

15 PATRICIA HAMMES: Correct.

16 IAN WILE: Got it. And then my last thing,
17 and I'll leave, just it's really a question, that
18 changes or growth, you know, one of the things, and
19 it's just the way I'm wired, is I look for
20 opportunities, and we've tried to do that, you
21 know, I think with an eye on the community, and one
22 of the -- you know, there are empty docks all over
23 the place. We try and figure out, you know, how
24 to -- how to best use the waterfront in front of us
25 to the best of what we could do. If a business

1 like myself were able to put a charter boat, that's
2 a permitted use, on the dock in front of us, does
3 that expand my current use and now trigger parking
4 fees --

5 TRUSTEE PHILLIPS: No.

6 IAN WILE: -- for the existing?

7 TRUSTEE PHILLIPS: No.

8 IAN WILE: So I'm already operating --

9 PATRICIA HAMMES: I don't --

10 IAN WILE -- right, and I go, "Okay, but I
11 could put two charter boats on the" -- "on the
12 water."

13 TRUSTEE PHILLIPS: They're both permitted.

14 IAN WILE: I know they're --

15 TRUSTEE PHILLIPS: They're both permitted
16 uses.

17 IAN WILE: Right, but -- but the other one is
18 now I'm changing mine.

19 PATRICIA HAMMES: But the point is the WC is
20 not carved out, and we didn't carve parking out.

21 IAN WILE: And then WC is included. So any
22 expanded use on the waterfront actually potentially
23 triggers --

24 TRUSTEE BRENNAN: Yes.

25 IAN WILE: -- the thing.

1 TRUSTEE BRENNAN: That's correct.

2 IAN WILE: So it's best to keep them -- the
3 docks empty.

4 (Laughter)

5 PATRICIA HAMMES: Well --

6 TRUSTEE BRENNAN: No.

7 TRUSTEE PHILLIPS: No, no.

8 TRUSTEE BRENNAN: The intent is to --

9 IAN WILE: I know that's not the intent.

10 TRUSTEE BRENNAN: -- protect the -- protect
11 the WC uses, it's not to make it intentionally more
12 difficult.

13 PATRICIA HAMMES: I think there, the one
14 space where it would be very difficult to provide
15 parking, and I would suspect you would have to go
16 for a variance, and I don't want to speak for the
17 Zoning Board --

18 IAN WILE: Just to clarify, almost nobody
19 here can provide parking.

20 PATRICIA HAMMES: No, but there's very
21 little --

22 IAN WILE: We can just provide taxes.

23 PATRICIA HAMMES: I think the properties over
24 on the shipyard and STIDD's have plenty of property
25 for him to provide parking, right?

1 IAN WILE: For sure, which I think comes
2 back, comes back to that. I know, I know that --

3 MAYOR STUESSI: And then back to your
4 question regarding if at some point you needed to
5 raise your building, I mean, I would see that as a
6 maintenance issue. Is there any issues with that?

7 IAN WILE: It currently says it cannot be
8 moved, it cannot be altered, and it cannot be
9 rebuilt.

10 PATRICIA HAMMES: That's -- we can change
11 that. And to be clear, we didn't change that in
12 the code, that's what it says today.

13 MAYOR STUESSI: But that's not moving it,
14 that's maintaining it.

15 IAN WILE: Right. If it got blown over in a
16 hurricane, it cannot be rebuilt.

17 PATRICIA HAMMES: And that generally, just so
18 everybody understands, is what the code says today,
19 and generally is what codes say about nonconforming
20 uses. I understand your point.

21 TRUSTEE BRENNAN: Nonconforming building.

22 PATRICIA HAMMES: But, generally, when it's
23 things --

24 IAN WILE: Nonconforming building. This
25 is -- it's more like a nonconforming building that

1 I'm concerned about. If you want to preserve the
2 historic waterfront, a lot of our historic
3 buildings are nonconforming, that's how they got
4 that way.

5 JOHN SALADINO: There's a different --
6 there's a difference in the code between
7 nonconforming uses and nonconforming --

8 IAN WILE: No. I'm talking about
9 nonconforming building.

10 JOHN SALADINO: -- with a non -- with a
11 conforming building. Your building, if it was
12 permitted at some time, would be considered
13 conforming. If you -- if you had permission, if
14 by --

15 IAN WILE: Well, in 1932.

16 (Laughter)

17 JOHN SALADINO: My point exactly. If -- when
18 that property was developed, whatever year it was
19 when Mrs. Inzerillo or White's Bait Shop came into
20 existence at that time, and that was allowed by the
21 Village, a nonconforming use that's permitted by
22 the Village becomes a conforming use in that
23 district. So that building right now, if you look
24 at nonconforming uses for a conforming -- a
25 conforming building with a nonconforming use, you

1 can do that. The only time you won't be able to --

2 IAN WILE: Right. I'm talking about
3 nonconforming building with a conforming use, which
4 is what I'm looking at.

5 JOHN SALADINO: The only -- the only time
6 that you would not be able to do anything, if you
7 lose more than 50% of the value of the building.

8 IAN WILE: Right, which is highly likely,
9 right? We just lost most of Maui.

10 JOHN SALADINO: Okay, yeah.

11 IAN WILE: Right?

12 PATRICIA HAMMES: I mean, I hear you, but
13 clearly, we did not change that.

14 IAN WILE: I know it's specific, but I think
15 if you're trying to preserve the nature of the
16 waterfront, you also need to carve out how you
17 allow people who have established some time
18 recovery space. That's --

19 MAYOR STUESSI: Thank you.

20 IAN WILE: -- you know, continuity of use
21 more than -- not at -- not about change, but about
22 not change, right?

23 PATRICIA HAMMES: But, yeah, and you do
24 recognize that we're not changing that provision,
25 it is what it says today.

1 IAN WILE: I understand. I just see that if
2 I tried to rebuild it, got the variance, I would
3 need a million dollars worth of parking taxes to
4 move forward.

5 JOHN SALADINO: Or relief.

6 PATRICIA HAMMES: Or relief.

7 IAN WILE: Right, or another town. Anyway,
8 no, I appreciate the hard work. It's more
9 questions. I didn't come up to argue, I actually
10 came up to ask questions.

11 JOHN SALADINO: No, no, I understand that.
12 And I don't want to comment on any future
13 application or anything, but from my experience on
14 the Zoning Board, I don't think those are tough
15 asks.

16 IAN WILE: Well, I think that that's part of
17 what the nature of this code revision is, that it's
18 trying to cut out Zoning Board appearances for
19 every --

20 JOHN SALADINO: As long as -- as long as you
21 have a zoning code --

22 IAN WILE: -- package, right? That was part
23 of the -- you know, we've sat through public
24 hearings for WC that don't -- that are just --

25 JOHN SALADINO: As long as you have a Zoning

1 Code you have to have a Zoning Board. And there's
2 never --

3 IAN WILE: We're talking in circles. I
4 really just came up to ask you a couple of
5 questions about intention, and, you know, I'm
6 looking forward to dive deeper.

7 I think what I would -- my one request is I
8 would echo, just not for me, but I would echo the
9 BID request for -- for one more meeting, so that
10 there's time to take this, listen, react, ask one
11 more round of questions before -- before a vote. I
12 think it's a remarkable piece of work, and it's
13 clearly about the long-term focus. There's good
14 and big stuff in there, and I just would love a
15 minute, not to fight it, but to understand it.

16 TRUSTEE PHILLIPS: Ian, if you want --

17 MAYOR STUESSI: Thank you.

18 TRUSTEE PHILLIPS: -- Ian, since you've
19 brought up some points, we will be meeting, the
20 zoning code meet -- you know, the Code Committee
21 will be meeting next Wednesday at the Schoolhouse
22 at 4 o'clock, and we're going to be discussing the
23 comments, and, you know, reviewing things. So if
24 you -- it's open to everybody.

25 IAN WILE: I will absolutely do my best.

1 This is, as most of you know --

2 TRUSTEE PHILLIPS: No, we all -- well, yeah,
3 I know just as well.

4 IAN WILE: We're about to -- everybody loses
5 their staff, so every business in here is at risk
6 showing up. You know it, every -- you know, we all
7 know.

8 MAYOR STUESSI: Feel free to email anything
9 else to the Board as well.

10 IAN WILE: Yes, I appreciate it, and I
11 appreciate the time and the work.

12 MAYOR STUESSI: Yeah. Yes, sir, Tony.

13 TONY SPIRIDAKIS: Tony Spiridakis,
14 178 Sterling Street, Greenport, New York. First, I
15 just want to -- I'm just liking to say I don't have
16 any questions, but I was going to say that I felt
17 that I wanted to thank you guys for just a great
18 job you've done in listening to the public. I've
19 been part of a lot of these meetings, and the Town
20 Hall that you did, and reading the stuff you put
21 online, and it seems to be -- I don't know how much
22 time, really, people -- you know, I understand,
23 it's a very big, big thing, and it's great that you
24 continue to answer questions and have more
25 opportunities to have these things discussed. So I

1 want to thank you for that, because I have seen a
2 lot of -- I've been here a long time, too, and I
3 feel like this is a very great process where people
4 are being heard, so I thank you for that.

5 I am not a business owner here, although I
6 have been, and now I'm trying to be one again with
7 the North Fork Arts Center at the Greenport
8 Theater. And I just want to say to the public,
9 thank you, because that's going well, and,
10 hopefully, we'll be closing and having an art
11 center in our Village.

12 I think the thing that I really appreciate
13 and want to say, I applaud, is this idea of trying
14 to make this community work all year-round. I
15 mean, the idea that you're taking in tourism
16 considerations, the residents' considerations, and
17 small business consideration is a -- is a huge
18 task.

19 And when I looked over the code, I support
20 it. I just want to say that NFAC supports the
21 code, and what you guys are planning I think is
22 really exciting. I think it's going to take --
23 like, you know, when you write -- I'm a writer, so
24 when you write a script, you do this
25 (demonstrating), and that means you have a good

1 story, but you got to like hone it, you got to keep
2 honing it. So all the questions are great, and I
3 think with a little more honing, everything's going
4 to -- it's not going to make everybody happy, but
5 it's really in the right direction, considering
6 what I've lived through, you know, being here a
7 really long time. So I thank you, and I support --
8 I support the Board and the code.

9 MAYOR STUESSI: Thank you.

10 TRUSTEE PHILLIPS: Thank you.

11 MAYOR STUESSI: And we're very excited to see
12 this theater preserved and brought back with movies
13 this winter, and live music, and much more.

14 Is there anybody else who hasn't spoken who
15 would like to speak?

16 NICHOLAS MAZZAFERRO: (Raise Hand).

17 MAYOR STUESSI: Yes, sir, please.

18 NICHOLAS MAZZAFERRO: Nick Mazzaferro,
19 565 Inlet Lane, Greenport, New York. I, too, would
20 like to compliment the people who have worked on
21 this on the clarification of the language of the
22 code. I've been working with the code like for the
23 last four years and that effort really paid off.
24 It's easier to work with, easier to understand, and
25 it's more straightforward. So I got one comment,

1 and then maybe question.

2 I was -- in the definition section under
3 "Substantial Expansion", the threshold for the
4 trigger for an expansion, and also for use, is 10%
5 of the floor area, or 10% of the market value.
6 That number just struck me as being a little low.
7 I deal with New York State Codes, the Southold Town
8 Codes, Suffolk County Department of Health Codes,
9 and they have similar thresholds and similar
10 triggers, but they're all up at 50%.

11 TRUSTEE PHILLIPS: At what, Nick? What did
12 you just --

13 NICHOLAS MAZZAFERRO: What's that?

14 TRUSTEE PHILLIPS: What was the percentage?

15 NICHOLAS MAZZAFERRO: Fifty.

16 TRUSTEE PHILLIPS: Fifty?

17 NICHOLAS MAZZAFERRO: Fifty is the standard
18 percentage, yeah. Even FEMA has a 50% threshold.

19 TRUSTEE PHILLIPS: Okay.

20 NICHOLAS MAZZAFERRO: I just didn't -- I was
21 kind of shocked to see 10%. I didn't know the
22 background behind that, because it -- if it
23 triggers a substantial expansion, then that
24 triggers other things within the code. So I don't
25 know where the 10% came from.

1 Just I don't know. Maybe you could take a
2 second to look at it, because if you think about
3 it -- I grew up on 7th Street in a house that had
4 750 square feet. According to that code, if I put
5 a closet on the back of my house that was 8-by-10,
6 that would have to be considered a substantial
7 expansion. But if I put a separate 8-by-10 shed in
8 the backyard, I wouldn't even need a permit.

9 PATRICIA HAMMES: Yeah, so this doesn't apply
10 to the residential, this doesn't feed into the
11 residential areas at all, it only really hits with
12 respect to existing uses that are now going to
13 become conditional uses in the CR, and when they
14 have to start going for conditional use approval
15 and/or for parking issues.

16 NICHOLAS MAZZAFERRO: Okay, because I did see
17 it, I did see it in the general definitions first,
18 it came out quick.

19 PATRICIA HAMMES: Yeah. If you look -- I
20 ran -- I mean, obviously, there's a lot here, so
21 it -- but if you did a search for where substantial
22 expansion is used, you would only find it, that
23 it's relevant to certain types of businesses --

24 NICHOLAS MAZZAFERRO: Expansions. Okay, that
25 clarifies it, then.

1 PATRICIA HAMMES: -- that increase, and
2 certain consequences of those added uses.

3 NICHOLAS MAZZAFERRO: Okay. And then on --
4 just a question on the parking, because I get it, I
5 understand that there is just no physical space
6 within the Village to provide like 10 parking
7 spaces if you had to. And I always thought it was
8 weird that I could buy half of them, but I couldn't
9 buy them all, technically, but -- so from what I
10 understood, if I have an existing building that's
11 got a permitted use and I change it to a different
12 permitted use, I still don't fall under the parking
13 regulations?

14 PATRICIA HAMMES: That's correct.

15 NICHOLAS MAZZAFERRO: Okay, that answers it.
16 Okay. Thank you much.

17 MAYOR STUESSI: Thank you, sir. Is there
18 anybody else who hasn't spoken yet that would like
19 to speak? Charlie?

20 CHARLIE KULSZISKI: Charlie Kulsziski,
21 433 Main Street. Did I hear that a hotel can't be
22 within 200 feet of another hotel?

23 PATRICIA HAMMES: That is one of the conditions
24 that's in the proposed code.

25 CHARLIE KULSZISKI: My building is an inn and

1 the building next door is a hotel, which is 9 feet
2 away at one point.

3 PATRICIA HAMMES: Anything that's there now
4 this does not affect, it would affect things going
5 forward in the future.

6 CHARLIE KULSZISKI: Okay. And then I have
7 been approached by two hotels to purchase my place,
8 which would mean I have five rooms to expand to six
9 or above that. I have no intention of doing
10 anything like that. But just hearing that, I think
11 it's a big property value change to my place.
12 So -- yeah, so that's what would happen. There
13 would be no --

14 PATRICIA HAMMES: Well, there's always --
15 there's always the opportunity to request for
16 relief as well from that provision that it stays in.

17 CHARLIE KULSZISKI: Is there any reason why
18 200 feet is the --

19 PATRICIA HAMMES: That was actually less. I
20 wrote it. That was further than we had talked
21 about. I think that the original idea, from
22 looking at some other codes that had been
23 overdeveloped, was that you never allowed hotels to
24 be next door to each other.

25 CHARLIE KULSZISKI: Okay.

1 PATRICIA HAMMES: And the compromise was
2 the 200.

3 CHARLIE KULSZISKI: Okay. I would just
4 disagree with that, and I don't like that it's
5 suddenly a big consideration for people who have
6 talked to me and all.

7 MAYOR STUESSI: Keep in mind, too, there are
8 different definitions for both hotels and bed and
9 breakfasts.

10 CHARLIE KULSZISKI: Yeah. Bed and breakfast
11 is five rooms or below. Hotel is -- starts at six
12 rooms and goes above that. There's a lot of other
13 things with hotel, but, basically, the amount of
14 rooms in a place.

15 MAYOR STUESSI: Thank you. Yes, please.

16 CHRIS DOWLING: Chris Dowling, 617 First Street,
17 And also a business owner at 211 Main Street. I've
18 had some questions from some friends about some of
19 the small, little marinas dotting Stirling Harbor.
20 Biggest question is if they do maintenance, if they
21 replace a bulkhead, things like that, will that
22 trigger parking, to having to suddenly provide
23 parking? Second is if --

24 PATRICIA HAMMES: If they're not increasing
25 their size.

1 TRUSTEE PHILLIPS: They're not -- they're not
2 increasing the --

3 CHRIS DOWLING: Correct, just maintenance.

4 TRUSTEE PHILLIPS: They're just putting --
5 they're just putting a bulkhead back in the same
6 spot.

7 CHRIS DOWLING: So what if they have -- want
8 to reconfigure their docks to allow for bigger
9 slips? They're not increasing the spot, their land
10 use, conforming to what they already own, but
11 giving them the chance to actually make more money,
12 is that going to trigger parking?

13 PATRICIA HAMMES: I think it would depend on
14 the specifics, it would have to be looked at.

15 CHRIS DOWLING: Because 10% is pretty small,
16 and that's what -- we all try to get more than 10%
17 each year, so we -- you know, so if suddenly
18 someone with a marina tried to take out one piling,
19 so now one slip that was \$5,000 could be \$10,000 a
20 year, that's a large difference. So just trigger
21 parking?

22 PATRICIA HAMMES: I don't -- I mean, we
23 haven't discussed it. I think it would be an
24 interpretation question at the time based on what
25 was proposed.

1 CHRIS DOWLING: Okay.

2 PATRICIA HAMMES: My guess is if it was the
3 same number of slips, it would not.

4 CHRIS DOWLING: It would -- the slip would
5 change the docks there, it would probably change.

6 PATRICIA HAMMES: If it was increasing the
7 number of slips, then it would be a discussion.

8 CHRIS DOWLING: Okay.

9 TRUSTEE BRENNAN: I didn't hear you. What
10 did you say?

11 CHRIS DOWLING: I think it's -- I mean, to
12 reconfigure would mean you change the size of the
13 slips, not changing -- you know, the property stays
14 the same, but, you know, the bottom use stays the
15 same --

16 TRUSTEE PHILLIPS: So if --

17 CHRIS DOWLING: -- but the docks would be
18 changed to allow for larger boats to come in.
19 Would that -- which -- to give them a chance to get
20 more income. Would that trigger parking?

21 TRUSTEE PHILLIPS: So would you be --

22 PATRICIA HAMMES: I don't see why.

23 JOHN SALADINO: I would think -- I don't see
24 why it would.

25 CHRIS DOWLING: Okay. All right. Thank you.

1 TRUSTEE BRENNAN: I think it's arguable that
2 reconfiguring your slips to have fewer larger
3 slips, as opposed to a greater number of smaller
4 slips, that may not be considered an expansion. I
5 think we'd have to look at the details of that.

6 CHRIS DOWLING: Okay. Yeah, so it -- I mean,
7 technically, not expansion, but just reconfiguring,
8 so -- but to get a higher income. That's what
9 it --

10 MAYOR STUESSI: Somewhat similar to moving
11 seats around in a restaurant, but not increasing
12 the total number of seats.

13 PATRICIA HAMMES: I don't -- that would not.

14 CHRIS DOWLING: Well, if you're putting a
15 bigger table in, it would have more seats, so.

16 (Laughter)

17 TRUSTEE PHILLIPS: So if you're putting --
18 okay. If you're going to reconfigure it, just a
19 hypothetical, okay --

20 CHRIS DOWLING: Sure.

21 TRUSTEE PHILLIPS: -- you'd be decreasing the
22 number of slips within your spot, correct?

23 CHRIS DOWLING: Yes.

24 TRUSTEE PHILLIPS: Okay. That would be
25 decreasing, so that --

1 PATRICIA HAMMES: I would agree.

2 CHRIS DOWLING: But an increases of business,
3 though, because now you're increasing profit.

4 TRUSTEE PHILLIPS: But this is -- that's --

5 CHRIS DOWLING: Okay.

6 TRUSTEE PHILLIPS: That's -- the business is
7 the business.

8 CHRIS DOWLING: All right. That's a clarification.
9 Thank you so much.

10 MAYOR STUESSI: Yes, sir. Sorry, I can't see
11 your face.

12 RONAN GARDINER: Hi, good evening. My name
13 is Ronan, 147 Bay Avenue. Firstly, thank you all
14 very much for everything you do to maintain the
15 essence of this absolutely magical place.

16 One very quick question, and, hopefully, it's
17 a simple one. When a building, or when a business,
18 rather, transitions from Waterfront Commercial to
19 Retail Commercial or Commercial, does that in any
20 way change the permitted hours of operation, or the
21 noise ordinance, or anything that might affect
22 the -- frankly, the quality of life of the
23 residents who live within the vicinity of that
24 business whose jurisdiction is now changed?

25 MAYOR STUESSI: So one of the things that's

1 being done as part of this is to create an
2 entertainment permit. And the intent of the Code
3 Committee, and I'll let them speak to it a bit
4 more, is with this entertainment permit, anybody
5 that is doing live music or D.J. music will be
6 coming in front of the Board every two years, and
7 specifically stating what it is they intend to do,
8 and it will need to be managed appropriately. If
9 somebody runs afoul of that, and has multiple
10 violations and doesn't manage it well, the Village
11 Board would have the ability to remove that
12 entertainment permit.

13 So those properties that are on the south
14 side of Front Street that have been proposed to
15 be -- go from Waterfront Commercial into
16 Commercial, simply, it would be the preexisting use
17 that's there. Restaurant XYZ can stay Restaurant XYZ,
18 but will have this added layer of this new permit
19 that will be required. Anything else you'd like
20 to --

21 PATRICIA HAMMES: No. I mean, the strict
22 answer to your question would be it doesn't change
23 anything.

24 RONAN GARDINER: Okay.

25 PATRICIA HAMMES: But there is an additional

1 new provision in here relating to entertainment
2 permits that will apply to any business in the
3 community that falls within that definition of
4 entertainment or catered affairs that will need to
5 get that permit, and it's a biannual permit that
6 initially has to be issued by the Planning Board.
7 After that, assuming that there's not violations
8 and nothing is changing, it will be a largely
9 ministerial thing that the -- you know, the Clerk
10 or the Building Inspector will do. But the intent
11 of that is to provide a little bit more insight
12 into what's going on and give us a bit more
13 control. And I guess to go to your point, I think
14 one of the next things that the Code Committee is
15 going to be looking at is the noise code itself,
16 Chapter 88.

17 RONAN GARDINER: Got it. I'll give you my
18 personal reason for the question. I live two doors
19 away from the Brewery. They are fantastic
20 neighbors. They don't go late, they never create a
21 noise, their beer is superb. But if that were to
22 ever transition into a restaurant with a D.J. out
23 front, they're 15 feet from my front door, so that
24 would obviously be pretty horrifying.

25 TRUSTEE PHILLIPS: I think from -- one of the

1 points for discussing, that is, is in conjunction
2 with the noise ordinance, we need to have a
3 mechanism to be able to enforce it without just
4 relying on noise.

5 RONAN GARDINER: Right.

6 TRUSTEE PHILLIPS: Okay? So that, that was
7 the goal.

8 RONAN GARDINER: Okay.

9 TRUSTEE PHILLIPS: A lot of this started
10 before COVID and it got waylaid during COVID. But
11 part of our problem is enforcing the noise
12 ordinance as written. So this is a -- this is
13 another vehicle to give us an enforcement tool,
14 which most of the residents in our community have
15 been asking for for a long time. And it's not just
16 your area, okay? There's many over on a lot of the
17 streets that are hearing music at night, because
18 we're on the waterfront and it does -- it does
19 resound down Main Street and it keeps on going
20 towards Atlantic Avenue at times. So that's --
21 that's why we're putting that in there. I hope
22 that answers it.

23 PATRICIA HAMMES: I just --

24 MAYOR STUESSI: But, also, there are many
25 business that operate effectively --

1 TRUSTEE PHILLIPS: Right.

2 MAYOR STUESSI: -- and within reason.

3 RONAN GARDINER: Absolutely.

4 MAYOR STUESSI: And we're not looking to
5 penalize them.

6 TRUSTEE PHILLIPS: No, we're just --

7 MAYOR STUESSI: We're only looking to hold
8 those accountable --

9 RONAN GARDINER: Okay.

10 MAYOR STUESSI: -- who might not otherwise.

11 RONAN GARDINER: Terrific.

12 PATRICIA HAMMES: And to be clear, just one
13 more clarification on that, in granting the permit,
14 there can be conditions put on that permit.

15 TRUSTEE PHILLIPS: Right.

16 RONAN GARDINER: Okay.

17 PATRICIA HAMMES: So something that is much
18 closer to a residential area, hopefully, the
19 Planning Board would take a close look at that and
20 determine whether there were any additional
21 restrictions that needed to be included in the
22 permit because of that.

23 RONAN GARDINER: Awesome,

24 TRUSTEE BRENNAN: And we discussed earlier
25 that there's -- the proposal includes an outright

1 prohibition on nightclubs, which does not exist in
2 the current code.

3 RONAN GARDINER: Okay.

4 TRUSTEE BRENNAN: So that could be one of the
5 more egregious offenders, so.

6 RONAN GARDINER: Sounds great. Thank you.

7 MAYOR STUESSI: Thank you. Oh, I thought you
8 were going up.

9 AUDIENCE MEMBER: Sorry.

10 MAYOR STUESSI: Was there anybody else that
11 would like -- yes, please, Eric.

12 Sorry. You threw us for a loop.

13 (Laughter)

14 ERIC ELKIN: Eric Elkin, 135 Bay Avenue.
15 I'll start by saying, like many others did, that
16 it's impressive the amount of work that's been
17 done, and a lot of it seems quite thoughtful, and
18 I'll say resident first, but really more generally
19 community first, that's inclusive of business and
20 visitors.

21 So my question is really around the parking
22 in general. And because this round of code
23 revisions came before the LWRP has been revised,
24 it's kind of stating the official objectives of
25 our -- of our community, I'm just wondering how

1 much consideration was given towards a -- moving
2 away from the idea that more parking is better,
3 that more parking -- or that creating these parking
4 mandates is the easiest planning and zoning
5 mechanism to limit business. And I bring that up
6 only because we're talking about the -- you know,
7 when we talk about priorities, enhance the
8 appearance of the Village as a whole, preserve the
9 historic character of the Village, reduce traffic
10 congestion, and efficient and safe circulation of
11 vehicles.

12 I just -- a lot of municipalities are trying
13 to reimagine code as a way to eliminate parking
14 mandates, and we don't have the same type of
15 infrastructure to move people around that a lot of
16 big cities do. But I would just encourage anybody
17 involved in these discussions to really use this as
18 an opportunity that's a reset, as an opportunity to
19 say can we eliminate, you know, some meaningful
20 percentage of the pavement in this town. At least
21 going forward, can we really beautify our community
22 by eliminating parking lots that are really being
23 used three, four months of the year, and otherwise
24 sit mostly empty. And I understand that that's a
25 very hard thing to get in the nitty-gritty of, but

1 just conceptually, I would encourage everybody
2 to --

3 PATRICIA HAMMES: Just a -- just a
4 clarification on that.

5 ERIC ELKIN: Yeah.

6 PATRICIA HAMMES: So your point is more --
7 less about requirements for businesses to provide
8 parking, and more about the existing number of
9 lots?

10 ERIC ELKIN: Exactly. So it's just the idea,
11 we have this one square mile, and the opportunity
12 cost of using that land effectively is incredible
13 high, right? It's -- there's just such a finite
14 amount of land that we have control over, and just
15 very broadly, it pains me to see how much of it is
16 dedicated to pavement for parking. And even though
17 we all get frustrated at the inconvenience of
18 looking for spots, there are other ways to kind of
19 create efficiency in the way that those parking
20 spots are being used.

21 PATRICIA HAMMES: So I would just comment on
22 that, that the parking -- the current parking lots
23 in the Village are all in the Commercial Retail,
24 but they're owned by the municipality.

25 ERIC ELKIN: Uh-huh.

1 PATRICIA HAMMES: So that's just a -- they
2 could be used for other things, it's a question of
3 what the municipality has decided the use to be.
4 So I don't -- I don't think that's something we can
5 really regulate on the code changes, that would be
6 something that the municipality would have to
7 decide to do with its property.

8 ERIC ELKIN: So Commercial Retail, my
9 understanding is that businesses that fell within
10 the permitted use inside Commercial Retail or
11 Waterfront Commercial were grandfathered in and
12 exempt from any sort of parking requirements
13 previously, and now you are extending that to any
14 existing business in the Commercial Retail space
15 only, or district only?

16 PATRICIA HAMMES: No. It's also permitted
17 uses are carved out in Commercial Retail as well.
18 So to use an example, if somebody buys the
19 Auditorium --

20 ERIC ELKIN: Right.

21 PATRICIA HAMMES: -- and makes it a theater,
22 they don't have to provide parking for that.
23 Theaters are a permitted use --

24 ERIC ELKIN: Right.

25 PATRICIA HAMMES: -- and they're not --

1 they're exempt from parking.

2 ERIC ELKIN: Okay. So we're really --

3 PATRICIA HAMMES: The only -- the only -- the
4 only businesses that -- in the Commercial Retail
5 that will be required to provide parking, or seek
6 some form of relief --

7 ERIC ELKIN: Yeah.

8 PATRICIA HAMMES: -- are those that fall
9 within the conditional use list, right?

10 ERIC ELKIN: Which would be -- I know there's
11 a handful of them.

12 PATRICIA HAMMES: Right.

13 ERIC ELKIN: But, really, we're talking
14 primarily about restaurants.

15 PATRICIA HAMMES: And the conditional use
16 list was either viewed as things that were very --
17 you know, like a new gas station coming into the
18 Village --

19 ERIC ELKIN: Yeah.

20 PATRICIA HAMMES: -- unlikely, or were things
21 that were viewed as the kind of uses that were very
22 intense and put a lot of strain on the infrastructure
23 of the Village.

24 ERIC ELKIN: Okay.

25 PATRICIA HAMMES: And so that was how that

1 determination was made.

2 ERIC ELKIN: Okay, now I kind of -- I got
3 that sense.

4 TRUSTEE BRENNAN: Eric, I think that -- I
5 hope you recognize that what's being proposed will
6 actually further what I think is your objective.
7 So this should diminish the need for more parking
8 lots to come online.

9 ERIC ELKIN: That's what I'm trying to kind
10 of get at.

11 TRUSTEE BRENNAN: Yes.

12 ERIC ELKIN: And I was trying to understand
13 that that is the -- that's the underlying
14 objective.

15 TRUSTEE PHILLIPS: That was one of the --
16 that was one of the goals.

17 TRUSTEE BRENNAN: Yes.

18 ERIC ELKIN: Yes.

19 TRUSTEE PHILLIPS: So, I mean, that's -- I
20 mean, if in a -- if in a simple -- in simple terms,
21 we just reworded what the -- what grandfathering
22 meant.

23 ERIC ELKIN: Right, okay.

24 TRUSTEE PHILLIPS: Okay? And I think that's
25 where everyone's getting kind of hung up a little

1 bit, is that, yeah, there -- if it's a permitted
2 use in the CR and it goes to another same permitted
3 use in the CR --

4 ERIC ELKIN: Yeah.

5 TRUSTEE PHILLIPS: -- there's no parking
6 requirements.

7 ERIC ELKIN: That was kind of my long-winded
8 sort of --

9 TRUSTEE PHILLIPS: Okay, all right.

10 ERIC ELKIN: -- question/statement, was
11 trying to understand that that was more or less the
12 intent.

13 TRUSTEE PHILLIPS: Okay.

14 ERIC ELKIN: One other small technicality,
15 and it's really a question about intent, in 150-17,
16 about requesting relief parking, so if you're in
17 the CR, using restaurant is an easy example. Let's
18 see. 150-16(E), whether the applicable property
19 has been vacant or unused for a significant period
20 of time, and the reasons contributing to such
21 vacancy or non-use. I was just curious. Was the
22 intent of that to incentivize vacant lots being
23 used, or was it a punitive --

24 PATRICIA HAMMES: (Nodded yes).

25 ERIC ELKIN: Okay. So it's about creating

1 incentive, not creating --

2 PATRICIA HAMMES: Well, because you have to
3 understand about the payment-in-lieu-of provision,
4 right, even in the existing code, is when the
5 Planning Board looks at it, they have to make a
6 determination that the person, the use that's
7 applying for it --

8 ERIC ELKIN: Yep.

9 PATRICIA HAMMES: -- that it's in the best
10 interest of the community to grant that waiver.

11 ERIC ELKIN: Okay.

12 PATRICIA HAMMES: And so rather than leaving
13 it -- which is a lot of the changes in the back of
14 this document were also intended to address this.
15 Rather than leaving this kind of broad
16 generalization that nobody knows what it means, we
17 tried both here, and in the site plan, and
18 conditional use to provide additional guidance --

19 ERIC ELKIN: Okay.

20 PATRICIA HAMMES: -- for the things that the
21 Board, the Statutory Board should be taking into
22 account, and, frankly, to provide guidance to
23 applicants, so they would understand better what a
24 Statutory Board would be looking at --

25 ERIC ELKIN: Okay.

1 PATRICIA HAMMES: -- the Planning Board, in
2 making their determinations.

3 ERIC ELKIN: Great. I appreciate that.

4 TRUSTEE PHILLIPS: The goal, part of the goal
5 was to clarify for an applicant, and as well as for
6 the Planning Board, more opportunities to discuss
7 things and bring them up to a point, and kind of
8 guiding a little bit, giving a guidance, so that
9 there wasn't such frustration on both parts when
10 they couldn't quite get a clear idea of what the
11 code really meant.

12 ERIC ELKIN: Okay.

13 TRUSTEE PHILLIPS: I'm sure you've been
14 before Planning Board meetings before, that it's --
15 you know, well, does this mean this, or does that
16 mean this?

17 ERIC ELKIN: Yeah.

18 TRUSTEE PHILLIPS: You know, are we allowed
19 to do that, are we not allowed to do this? So this
20 is just giving a little more guidance --

21 ERIC ELKIN: Okay.

22 TRUSTEE PHILLIPS: -- to our Planning Board
23 members and the ZBA to follow, and the Village
24 Board to, be honest, as well as the residents.

25 ERIC ELKIN: Okay.

1 PATRICIA HAMMES: Well, and I think it's -- I
2 also think it's beneficial to the community --

3 TRUSTEE PHILLIPS: Well, that's what I just
4 said.

5 PATRICIA HAMMES: -- and the applicants,
6 because it gives them more guidance on what
7 we're --

8 TRUSTEE PHILLIPS: Right.

9 PATRICIA HAMMES: -- going to be looking at.

10 TRUSTEE PHILLIPS: Right.

11 ERIC ELKIN: Yeah. And, I mean, all that
12 would be eliminating potential conflicts that arise
13 over they were allowed to do this, we were allowed
14 to do that.

15 PATRICIA HAMMES: Right.

16 TRUSTEE BRENNAN: Correct.

17 ERIC ELKIN: Great. Okay.

18 MAYOR STUESSI: And it's also fair to say
19 that all this large amount of work that went into
20 this very lengthy document is going to be continuing.
21 And so our Code Committee is going to be moving on
22 to other things, and we will probably learn some
23 things from this, too. And the Board's prepared to
24 adjust and make any changes, if we decide or
25 discover at a certain point there's something else

1 that needs to be addressed.

2 TRUSTEE PHILLIPS: I think --

3 ERIC ELKIN: And I'll be back up here for the
4 noise one.

5 TRUSTEE PHILLIPS: Oh, the other thing,
6 though, I want to say is that I think all of us
7 need to realize that our code has to be a living
8 document. It has to be reviewed continuously,
9 because community, our community does change, okay?
10 The economic engine down the street right now is
11 restaurants, it might be something else in 10
12 years, but we need to be able to get a constant
13 system going where the code is reviewed
14 continuously and not left stagnant.

15 ERIC ELKIN: Great. Thanks.

16 MAYOR STUESSI: Is there anyone else that
17 would like to speak? Yes, please.

18 SOFIA ANTONIADIS: Sofia Antoniadis,
19 12500 Main Road, East Marion. So I'm having a hard
20 time grasping why the Waterfront Commercial is
21 shrinking, when we have a Historic District, it
22 gets expanded when it's successful. And I think
23 that's one of the goals of the Historic District
24 now, it's just expanding, and I'm not grasping
25 what's going on.

1 If you change the WC, the south side of
2 Front Street to CR, you're just making it smaller
3 and smaller. I don't -- I mean, if you're just
4 worried about these 20 properties going to the ZBA
5 when, you know, the business changes over, I don't
6 feel that's warranted to reduce the Waterfront
7 Commercial. I mean, can someone explain to me,
8 because I just don't understand that, like reducing
9 it, when everyone is saying it's very important and
10 we have to preserve it. So why would you do that?

11 TRUSTEE PHILLIPS: I guess I need to ask if
12 you understand that the properties that we're doing
13 have no access to the water. The property behind
14 them are still in the WC, so it's not reducing
15 anything. Do you understand what I'm saying?

16 SOFIA ANTONIADIS: Sure, I do, but it's still
17 reducing the WC District. And I do recall the
18 Mayor actually stating about an Amazon or another
19 hotel. So let's take the post office. So the post
20 office now is going to go from WC to CR. All
21 right. Post office moves, becomes, you know,
22 virtual, or whatever, that's a prime location for a
23 restaurant or a hotel, an Amazon store. You're not
24 protecting.

25 MAYOR STUESSI: We absolutely are, because

1 there are additional conditions --

2 TRUSTEE PHILLIPS: Additional uses.

3 MAYOR STUESSI: -- that are put on, because
4 hotels are now a conditional use --

5 TRUSTEE PHILLIPS: Uses.

6 SOFIA ANTONIADIS: Right.

7 MAYOR STUESSI: -- within the Commercial
8 District. They have to be 200 feet apart, so it
9 clearly wouldn't be allowed there, unless somebody
10 wants to --

11 SOFIA ANTONIADIS: But there's no hotel
12 within 200 feet of the post office. Oh, yes, you
13 have -- yes, you do, you do, you have the
14 Harborfront.

15 MAYOR STUESSI: There's limits on restaurant
16 sizes as well, unless they're preexisting. So
17 there's a lot of conditions that have been put in
18 to protect happening exactly what you're concerned
19 about. But, at the same time, it's giving those
20 that are operating businesses that are true
21 waterfront businesses the ability to continue to
22 manage their business, or, hopefully, turn it over
23 to the next generation at another point longer
24 term, where it would be a wonderful clothing store,
25 as opposed to the only person who can afford it is

1 J.Crew or Tiffany, like you see on the South Fork.

2 SOFIA ANTONIADIS: But it is --

3 MAYOR STUESSI: That's what we're trying to
4 prevent.

5 SOFIA ANTONIADIS: The wonderful clothing
6 store, the children's clothing store did transform
7 into a -- to Salt, I think Saltwater, or something
8 like that, and that was a transformation.

9 MAYOR STUESSI: It's a much more challenging
10 process the way it's currently written, and we're
11 trying to do some things that are going to make it
12 more approachable and make more sense relative to
13 what the uses are.

14 SOFIA ANTONIADIS: Right.

15 MAYOR STUESSI: Those businesses are not, to
16 Mary Bess' point, waterfront businesses.

17 PATRICIA HAMMES: I would just second Kevin's
18 point on this, having been on the Planning Board
19 for five years. It has been, I think, a source of
20 great frustration to businesses opening up on that
21 side of the street, that they have to go through
22 the extra step that people across the street don't
23 have to go through to get conditional use approval.
24 And, unfortunately, the boat sailed long before I
25 was on the Planning Board on not granting those

1 conditional uses.

2 So if you go down through the properties that
3 we're talking about, which we did, there might be
4 one in there that you could argue actually fits
5 within the permitted uses in Waterfront Commercial,
6 and every single other use was a conditional use,
7 and none of those things are going to change.
8 They're going to keep coming back in. And it was
9 felt it was kind of a recognition of what the
10 actual use of those properties were, and it was
11 going to make things easier for businesses to open up.

12 SOFIA ANTONIADIS: But this is -- this is
13 tampering with free market, because if you have an
14 undesirable location, a WC location, and you can't
15 get a business, you lower your rent to be lower
16 than across the street, the north side of Front
17 Street. You're penalizing everyone on the north
18 side of Front Street. And I have invested a lot of
19 money, and there are a lot of business owners,
20 property owners on the north side that will lose
21 out on this. You're endorsing and inflating the
22 real estate value on the south side, and for what?
23 I don't see why would Aldo's, who has just sold for
24 over \$3 million -- by passing this, you're just
25 adding another 10, 20, 30% to that purchase price,

1 the value, and you're taking it away from the other
2 CR businesses. They could lower their rent. If
3 they are a challenging location, they could lower
4 their rent, that's free market.

5 PATRICIA HAMMES: So I guess what you're
6 saying is you'd like to see all bait shops along
7 that side of the street?

8 SOFIA ANTONIADIS: Well, you'll only have
9 bait shops if there is a demand for bait. If --

10 PATRICIA HAMMES: Okay. But have you looked
11 at what the permitted uses are in Waterfront
12 Commercial?

13 SOFIA ANTONIADIS: I did. And if you have a
14 restaurant that's being sold, like Alpina, or
15 whatever, they'll just become a restaurant again,
16 they'll have to apply for it.

17 MAYOR STUESSI: Restaurants are no longer
18 allowed in Waterfront Commercial.

19 PATRICIA HAMMES: Yeah. But that would --

20 MAYOR STUESSI: This was part of the cleanup,
21 was to make certain that those true historic
22 working waterfront areas remained historic working
23 waterfront areas, and not only remain it, but were
24 able to live in perpetuity, because we've increased
25 uses that don't currently exist, like a

1 boat-building school, or a marine school, or marine
2 science, or aquaculture, which aren't allowed in
3 the current code.

4 SOFIA ANTONIADIS: But then you're not
5 protecting the WC District.

6 MAYOR STUESSI: To the point that was made
7 earlier, we are only one square mile, and of that
8 one square mile, our Commercial District is very
9 small. I would be willing to bet you that we all
10 look back five, ten years from now, we're only
11 going to see massive continued increases in prices
12 for buildings and rent, etcetera. This is really
13 about trying to protect small business and make it
14 not easy, but easier for somebody to come in here
15 and open a small business on that side of the
16 street, which isn't true working waterfront.

17 SOFIA ANTONIADIS: But all the stores on that
18 side are occupied. I mean, it's not -- I don't
19 feel that there are empty stores there. The north
20 side is where there are empty stores. All right.

21 PATRICIA HAMMES: There are at least four
22 businesses that have changed hands on that side of
23 the street in the last six months.

24 SOFIA ANTONIADIS: Right. And with all --

25 PATRICIA HAMMES: So they could be empty.

1 SOFIA ANTONIADIS: They've all opened.

2 PATRICIA HAMMES: If we -- if we left it
3 waterfront and changed it, they would be empty.

4 MAYOR STUESSI: The two buildings that are
5 empty are specific to those properties and its
6 ownership issues, it has nothing to do with
7 anything else.

8 SOFIA ANTONIADIS: Right. When you secure a
9 tenant, you negotiate the rent, and if it's, you
10 know, more challenging for them to open up a
11 business, you negotiate the rent.

12 PATRICIA HAMMES: I highly doubt the rents
13 are any different in those businesses, because it
14 hasn't been an issue to get the approval.

15 SOFIA ANTONIADIS: Well, I don't agree with that.

16 MAYOR STUESSI: Okay.

17 PATRICIA HAMMES: Okay.

18 SOFIA ANTONIADIS: But thank you for
19 explaining.

20 MAYOR STUESSI: We appreciate your comments.

21 TRUSTEE BRENNAN: Your point is taken.

22 MAYOR STUESSI: Thank you. Yes, Mike?

23 MICHAEL OSINSKI: Sorry to come up. It's
24 Mike Osinski, 307 Flint Street. Sorry to come up a
25 second time, but I just noticed when Mary Bess was

1 reading the Marine definition, there's no mention
2 of aquaculture.

3 PATRICIA HAMMES: There's a separate
4 exception for that --

5 JOHN SALADINO: Separate definition.

6 TRUSTEE PHILLIPS: There's a separate
7 definition for aquaculture.

8 MICHAEL OSINSKI: Maybe I should be reading
9 this document before I come up.

10 (Laughter)

11 MICHAEL OSINSKI: Sorry, I didn't.

12 MAYOR STUESSI: We're urging aquaculture, Mike.

13 MICHAEL OSINSKI: Okay.

14 PATRICIA HAMMES: Mike, aquaculture is still
15 permitted, and was defined.

16 MICHAEL OSINSKI: It is permitted and is defined.

17 PATRICIA HAMMES: Oh, yes, you're fine.

18 MICHAEL OSINSKI: I'm sorry. Thank you.

19 TRUSTEE PHILLIPS: Mike. Mike.

20 MAYOR STUESSI: Only goats, Mike, you got to
21 go to goat farming.

22 (Laughter)

23 TRUSTEE PHILLIPS: Mike, you know, there was
24 a lot of thought put into this, and it was a lot
25 dealing with the marine industries, and aquaculture

1 was definitely thought about, along with future
2 possibilities, which is why we expanded that marine
3 to --

4 PATRICIA HAMMES: Help farming.

5 TRUSTEE PHILLIPS: You know, okay?

6 MICHAEL OSINSKI: Good, excellent.

7 MAYOR STUESSI: Yes, please, Bridget.

8 BRIDGET ELKIN: Bridget Elkin, 135 Bay Street.

9 Hi. Really, I commend everyone for the hard work
10 on this, on all these amendments. Surprise,
11 surprise, I have two questions about parking.

12 So, just to clarify, anyone in the Village
13 who is not a restaurant today, if they were to
14 become a restaurant, they would be subject to
15 these --

16 PATRICIA HAMMES: Not anybody. If it's
17 over -- I believe it's 1300 square feet.

18 JOHN SALADINO: Thirteen hundred square feet.

19 PATRICIA HAMMES: Or they have more than
20 eight outdoor seats, they would become a
21 conditional use.

22 BRIDGET ELKIN: I mean, and subject to
23 parking.

24 PATRICIA HAMMES: And that would subject them
25 to parking, and that --

1 BRIDGET ELKIN: Okay.

2 PATRICIA HAMMES: They would either have to
3 provide the parking, seek a variance relief, which
4 doesn't cost them anything, or come to the Planning
5 Board and make an argument that it was in the best
6 interest of the community to waive the parking and
7 allow them to pay for it.

8 BRIDGET ELKIN: Okay. And one --

9 TRUSTEE BRENNAN: Another clarification.

10 BRIDGET ELKIN: Sure.

11 TRUSTEE BRENNAN: It's not anybody. We're
12 talking about the CR.

13 PATRICIA HAMMES: Yes.

14 BRIDGET ELKIN: Anyone in CR, okay. So
15 anyone in CR who isn't a hotel today, but wishes to
16 sell to somebody who wanted to be hotel, or change
17 their use to a hotel, would be up against these
18 parking requirements.

19 PATRICIA HAMMES: That would be a conditional
20 use as well, yes.

21 BRIDGET ELKIN: Okay. So there's one -- I
22 feel like there's really so many lots available to
23 do any of these things that we're talking about.
24 So like a restaurant over 1300 square feet, or a
25 hotel, that I imagine the Planning Board would pass

1 something like that.

2 PATRICIA HAMMES: Or a -- or a formula
3 business.

4 BRIDGET ELKIN: Sure. And one of them is
5 400 Main, the former Emilio's. So is that
6 considered -- that's been vacant now for a little
7 bit. Is that considered grandfathered in if they
8 put a restaurant there now?

9 PATRICIA HAMMES: I think that that's an
10 analysis that will have to be taken when there's a
11 proposal for that property.

12 BRIDGET ELKIN: Okay.

13 PATRICIA HAMMES: I mean, we're not -- we're
14 not -- we did not direct this at specific
15 properties. We did it from a -- you know, kind of
16 the policies that we thought were important to the
17 community. And we did look at properties to make
18 sure that we weren't obviously disadvantaging a
19 particular property. But I think that nobody can
20 answer a question about a specific property without
21 an application or an understanding of what's
22 proposed to be on it.

23 BRIDGET ELKIN: Uh-huh. So I guess I was
24 reading like the proposal as it is, so I'm just
25 thinking let's just pretend that it's not

1 grandfathered in. How I'm reading this is if that
2 restaurant is more than 1300 square feet, which I'm
3 sure it will be, that's -- that's one of the
4 biggest lots in the Village, it's bigger than the
5 entire Stirling Square. So according to this, I
6 mean, if I have it right, if a restaurant goes
7 there, and let's say it's 100 seats with -- 125
8 seats with 50 employees, that's roughly 50 parking
9 spaces that would be required, which is roughly
10 9,000 square feet of parking, which is half that
11 lot. And I just feel like that's a bummer.

12 And I -- you know, and to echo what some
13 other people said and what Eric said, it's like
14 we -- you know, when you walk along Carpenter and
15 you see the -- I don't know the address, but the
16 Zerdem behind there, there's a huge parking lot,
17 and it really mainly sits empty and it's pretty
18 ugly. And, you know, I think we should just
19 rethink that, because it's kind of screaming, like
20 if you're requiring a parking spot for almost every
21 table and every employee, it's kind of -- really
22 runs counterintuitive to saying that we're a
23 walking Village. It's kind of screaming, "Drive
24 here," right?

25 And I fell like, you know, you look at the

1 Menhaden, who is 200 yards from a ferry, a train
2 and a bus, and every time a year-rounder pulls out
3 from the dentist or Sterlington Deli, we're looking
4 at an empty parking lot. So I think there's like
5 more empty parking lots here than you realize,
6 whether it's Chase Bank or in front of the new
7 medical building. Like that's all parking and
8 it's -- a lot of it's unscreened.

9 So I think you did a great job here, but it
10 would be great if we didn't just focus on the
11 quantity of parking, but the quality of parking,
12 and like how it's screened. And I know we have
13 some screening language in here, but a fence just
14 seems like, you know, when you look at a lot of --
15 not that I want to be the Hamptons, but I do think
16 when you go there, it's quite beautiful. When you
17 look at Sag Harbor or in Mystic, Connecticut, they
18 don't just require a fence, they specifically
19 require landscaping for parking, require
20 landscaping.

21 PATRICIA HAMMES: A couple, a couple of
22 points on that --

23 BRIDGET ELKIN: Yeah.

24 PATRICIA HAMMES: -- particular point. I
25 would say, one, then when people come for site plan

1 approval --

2 BRIDGET ELKIN: Yes.

3 PATRICIA HAMMES: -- the Planning Board can
4 impose conditions, including with respect to
5 landscaping.

6 BRIDGET ELKIN: Okay.

7 PATRICIA HAMMES: And that is definitely
8 something I think that the code makes much clearer
9 in terms of the considerations that the Planning
10 Board has to take into account.

11 And the second point I would make on that,
12 now that I've lost my train of thought about
13 landscaping, is -- I lost my train of the thought,
14 but I --

15 BRIDGET ELKIN: So that you could require
16 them to put landscaping instead of a fence?

17 PATRICIA HAMMES: We can require that. The
18 Planning Board can require that as a condition to
19 their site plan approval, yes.

20 BRIDGET ELKIN: Okay. Two other questions.
21 What --

22 PATRICIA HAMMES: Oh, I know. Just sorry.

23 BRIDGET ELKIN: Yes.

24 PATRICIA HAMMES: The second one I was going
25 to say, to go to the point Kevin has raised, this

1 is not the end of code changes.

2 BRIDGET ELKIN: Okay.

3 PATRICIA HAMMES: And so I think that things
4 like that are helpful to hear from the community.
5 And I would encourage everybody here, to the extent
6 that they see other things in the code that they
7 would like to see addressed, to either speak to one
8 of the Code Committee members, or, frankly, to
9 attend our 4 o'clock meetings, which we --

10 BRIDGET ELKIN: Sure.

11 PATRICIA HAMMES: -- have most Wednesdays at
12 the School.

13 BRIDGET ELKIN: Are those on the website, by
14 the way? Where can I --

15 PATRICIA HAMMES: No, they are not.

16 BRIDGET ELKIN: So why not?

17 TRUSTEE PHILLIPS: Well, they will be on
18 the -- they will be on the web --

19 BRIDGET ELKIN: Yeah.

20 TRUSTEE PHILLIPS: They will be on the
21 calendar from now on.

22 BRIDGET ELKIN: Because I feel like unless
23 you went to the Vision of Greenport meeting and saw
24 that one PowerPoint slide and happened to get a
25 picture of it, no one -- you would not know when

1 those meetings are.

2 PATRICIA HAMMES: That's a fair point.

3 BRIDGET ELKIN: Yeah.

4 TRUSTEE PHILLIPS: Well, as I said, they will
5 be on, because --

6 BRIDGET ELKIN: Okay.

7 TRUSTEE PHILLIPS: -- we will now be consistent.

8 BRIDGET ELKIN: Yeah.

9 TRUSTEE PHILLIPS: We were -- we were meeting
10 and a lot of people didn't know by --

11 BRIDGET ELKIN: Yeah, okay.

12 TRUSTEE PHILLIPS: -- by asking us when our
13 meetings were, so.

14 MAYOR STUESSI: And so, Bridget, one of the
15 next things the Code Committee is taking a look at
16 is housing within the Downtown Commercial District,
17 and there's going to be consideration given to
18 additional bonuses if there's any housing provided
19 upstairs.

20 BRIDGET ELKIN: Okay.

21 MAYOR STUESSI: Which is another thing that,
22 as you may have -- actually, I think you may have
23 come in late. There was gentleman who has a
24 building on the south side of Front Street, which
25 is currently Waterfront Commercial. Once it moves

1 into Commercial, he'll be able to build an
2 apartment upstairs, and that's something that we're
3 looking to encourage --

4 BRIDGET ELKIN: Uh-huh.

5 ATTORNEY STOLAR: -- to have more of our
6 workforce living downtown, too.

7 BRIDGET ELKIN: Great. There are two things
8 that I can remember. Just there's -- and I'll put
9 these in an email. There's a few things in there I
10 feel like if you buttoned up a little better, like
11 when we talk about background music. Was there
12 consideration to giving a decibel limit to
13 background music? Because it feels like a little
14 ambiguous.

15 JOHN SALADINO: The noise --

16 PATRICIA HAMMES: The noise code has decibel
17 limits in it.

18 BRIDGET ELKIN: Yeah.

19 PATRICIA HAMMES: And we found it to be very
20 unenforceable.

21 BRIDGET ELKIN: Yeah.

22 PATRICIA HAMMES: But we're looking at all of
23 that in the context of our discussions about the
24 noise limit right now.

25 JOHN SALADINO: Wednesday.

1 BRIDGET ELKIN: Okay, Wednesday.

2 (Laughter)

3 TRUSTEE PHILLIPS: It will be one of the
4 topics Wednesday, other than -- along with a
5 synopsis of this.

6 BRIDGET ELKIN: Okay. I'll save these noise
7 things for Wednesday, then.

8 My other question was there's mention of
9 dumpsters being -- when a commercial zone is up
10 against a residential zone, that the dumpster has
11 to be 25 feet away from that zone. Is this -- does
12 the zone start at the street, or does it start at
13 the property line of the next residence?

14 JOHN SALADINO: We always interpreted that
15 between the commercial -- take Emilio's, because
16 it's the one that comes to mind. It would be the
17 property line between, between the commercial
18 building and the Residential District.

19 BRIDGET ELKIN: Okay. So the street,
20 Carpenter.

21 JOHN SALADINO: The street is the street line
22 between Emilio's and -- is there a house next to --

23 TRUSTEE PHILLIPS: Yeah, there's --

24 BRIDGET ELKIN: So by that, then.

25 TRUSTEE PHILLIPS: There's Clarke's and --

1 JOHN SALADINO: So it's a residential
2 property?

3 PATRICIA HAMMES: Is Clarke's residential, or
4 is it --

5 TRUSTEE PHILLIPS: No, no, no. Mrs. Kruszeski's
6 house on the -- in the back on Carpenter is
7 residential.

8 PATRICIA HAMMES: I think her question is
9 that --

10 BRIDGET ELKIN: So the dumpster by the
11 street.

12 PATRICIA HAMMES: -- by Carpenter across the
13 street is CR, where is --

14 BRIDGET ELKIN: Where is the line?

15 PATRICIA HAMMES: -- the line? I would think
16 that's the property line.

17 BRIDGET ELKIN: Right. So dumpster, right
18 now like, by the code --

19 JOHN SALADINO: It would be the property
20 line.

21 BRIDGET ELKIN: -- and the dumpster would be
22 along the -- like right next to the sidewalk on the
23 back of their parking lot. So everybody walking
24 by --

25 JOHN SALADINO: No. The --

1 going to be Local Law 3? Because it references
2 Local Law 3 of 2023 in the writing.

3 ATTORNEY STOLAR: It will be.

4 TRUSTEE PHILLIPS: It will be.

5 MAYOR STUESSI: Oh, yes, the 3rd Local Law of
6 2023.

7 TRUSTEE PHILLIPS: Yeah.

8 MAYOR STUESSI: Yes, sorry.

9 NICHOLAS MAZZAFERRO: Okay. So I've got the
10 reference for it.

11 MAYOR STUESSI: Sorry.

12 NICHOLAS MAZZAFERRO: Oh, that's fine.

13 Because the statement says, "Apartments shall not
14 be located on the first floor of a principal
15 building. Residential units in accessory buildings
16 may be on any floor of such accessory building to
17 the extent in existence as the date of adoption of
18 Local Law 3 of 2023." So does that mean if the
19 apartment doesn't exist, you can no longer add an
20 accessory apartment?

21 PATRICIA HAMMES: Accessory buildings, not
22 the main principal building.

23 NICHOLAS MAZZAFERRO: Yeah, you can't -- you
24 can no longer have an apartment in an accessory
25 building once this law goes into effect.

1 PATRICIA HAMMES: If it doesn't exist today.

2 NICHOLAS MAZZAFERRO: What's that?

3 PATRICIA HAMMES: If it doesn't today.

4 JOHN SALADINO: If it doesn't exist.

5 NICHOLAS MAZZAFERRO: If it doesn't already
6 exist, there's no -- so going forward --

7 MAYOR STUESSI: In the Commercial Waterfront
8 District.

9 PATRICIA HAMMES: Right, in the Commercial
10 Waterfront.

11 NICHOLAS MAZZAFERRO: In the Commercial --

12 MAYOR STUESSI: Yes. We're not talking about
13 Residential Districts.

14 NICHOLAS MAZZAFERRO: No.

15 PATRICIA HAMMES: As far as I know, there's
16 only one or two.

17 NICHOLAS MAZZAFERRO: In the CR District it
18 said.

19 MAYOR STUESSI: I think we're only aware of
20 one, right?

21 PATRICIA HAMMES: That are accessory, right?

22 JOHN SALADINO: Yeah.

23 NICHOLAS MAZZAFERRO: It said it's in the CR
24 District.

25 NICHOLAS MAZZAFERRO: Yeah.

1 JOHN SALADINO: And behind Dave's house,
2 behind Dave's --

3 PATRICIA HAMMES: Right. So there's two that
4 are -- two that will be grandfathered, and
5 everything else, you know, unless we change the
6 code when we do the housing changes.

7 NICHOLAS MAZZAFERRO: Oh, there's only two
8 the town right now?

9 PATRICIA HAMMES: That we're aware of.

10 JOHN SALADINO: That we can think of.

11 MAYOR STUESSI: In this district.

12 NICHOLAS MAZZAFERRO: In the -- in the CR.

13 TRUSTEE PHILLIPS: In the CR.

14 NICHOLAS MAZZAFERRO: In the whole CR. Okay.
15 I just wanted a clarification, that's all.

16 MAYOR STUESSI: All right. Is there anybody
17 else that would like to speak?

18 (No Response)

19 MAYOR STUESSI: Okay.

20 TRUSTEE PHILLIPS: Not one comment about
21 Chapter 42.

22 MAYOR STUESSI: Brian, am I moving from the
23 public hearing to the resolution, or the
24 resolutions and then extend the public hearing
25 until next week?

1 ATTORNEY STOLAR: Decide what you want to do
2 with the hearing before you take any next steps.

3 TRUSTEE DOUGHERTY-JOHNSON: Do you want to do
4 the letters?

5 MAYOR STUESSI: Oh, yes, I'm sorry.

6 TRUSTEE PHILLIPS: Yeah, you have to read it.

7 MAYOR STUESSI: We have one letter, if you
8 could read that.

9 TRUSTEE PHILLIPS: There's two letters.

10 MAYOR STUESSI: Two? Okay, please. Thank you.

11 TRUSTEE PHILLIPS: I'll read it. I'll read.

12 MAYOR STUESSI: Please, go ahead, Jeanmarie.

13 DEPUTY CLERK ODDON: Good evening. The first
14 letter to be read is disclosure.

15 (Discussion in Audience)

16 TRUSTEE BRENNAN: Quiet, please.

17 DEPUTY CLERK ODDON: Thank you. The first
18 letter to be read into the record, first, there's a
19 disclosure statement. James Shuford is a Board
20 Member of the Greenport Business Improvement
21 District. His letter is as follows:

22 "We are writing in support of the local law
23 amending and restating Chapter 150, particularly
24 regarding the establishment of Entertainment
25 Permits. As residents living within the business

1 district of Greenport, we believe that the new
2 amendments and additions to the Village's zoning
3 law have the potential to improve the quality of
4 life of this area's residents.

5 One of the reasons Corinne and I enjoy living
6 downtown is that we appreciate the energy and
7 vibrancy of Greenport. We love passing by an
8 aspiring singer-songwriter playing at Greenport
9 Brewery while walking our dog, or hearing live
10 music at First and South while having lunch or
11 dinner there. We love the way the Village's
12 Dancing in the Park series brings the community
13 together every Monday night in the summer.
14 However, several businesses turn their restaurants
15 into clubs at night. What is problematic is that
16 most of those that do this, do not have the
17 mandated sound buffering "to reduce any impact
18 of... activities in respect of noise, light or
19 other potential nuisances in the surrounding
20 neighborhood," as stated in Article" --

21 PATRICIA HAMMES: Chapter 150.

22 DEPUTY CLERK ODDON: Thank you. "Chapter 150
23 of the proposed zoning law. As a result, noise
24 that is more than loud enough to keep a person from
25 being able to sleep has become a problem, not only

1 in the business district, but also in many
2 neighborhoods in proximity to the business
3 district.

4 We feel strongly that our village government
5 holds a responsibility to its residents to create
6 reasonable limitations on commercial entertainment
7 activities, so people cannot" -- "so people cannot
8 only work and shop and dine, but also to maintain a
9 place where people can live and sleep in peace.

10 We support the additions and amendments to
11 Chapter 150, and encourage the Planning Board and
12 the Village Inspector to pay particular attention
13 to that" -- "to Section 5, in determining future
14 applications for Entertainment Permits. That
15 section states that "the Planning Board may impose
16 such conditions and safeguards as it may deem
17 reasonably necessary in connection with the
18 activities to be permitted under such entertainment
19 permit so as to take into account the public
20 health, safety and welfare and the comfort and
21 convenience of the public in general, and in
22 particular of the residents of the immediately
23 surrounding neighborhoods, including additional
24 restrictions in terms of the hours during which
25 such entertainment may take place and requiring

1 noise buffering to reduce the impact of any noise
2 arising in connection with any activities permitted
3 under the applicable entertainment permit."

4 While most businesses within Greenport have
5 the best interests of the Village in mind, there
6 are a number of businesses whose motivation seems
7 primarily to extract as much money as possible,
8 with little to no regard for how this impacts the
9 community. To be clear, we are not asking the
10 Village to take on an adversarial role against
11 businesses, but instead to exert their authority as
12 elected representatives whose role and
13 responsibility is to act in the best interest of
14 their constituency.

15 Thank you, James Shuford and Corinne
16 Vidulich, 37 Front Street, Greenport, New York
17 11944."

18 TRUSTEE PHILLIPS: Jeanmarie, I'm going to
19 interrupt you on the next one, okay?

20 DEPUTY CLERK ODDON: Okay.

21 TRUSTEE PHILLIPS: All right. First, we'd
22 like to acknowledge that we did receive a letter
23 from the President of the Greenport Business
24 Improvement District, Nancy Kouris, who just is --
25 is reiterating what their Vice President, Brendan

1 Spiros? I'm sorry.

2 TRUSTEE BRENNAN: Spiro.

3 TRUSTEE PHILLIPS: Okay. Already mentioned
4 in the -- in his comments. So that letter will be
5 put into the record.

6 I'd like to read a record -- a letter that
7 came directly to me and to the Board, and I
8 responded to it, that we'd like to read into the
9 record. This is from John Kramer.

10 "If you take away grandfathered uses,
11 examples, marinas on Stirling Street, you will end
12 up with empty bulkheaded property, because there is
13 no income to pay for the \$25,000 parking spot
14 required. Because there is no income, there is no
15 fund to maintain the bulkhead, and ultimately the
16 bulkhead will fail.

17 Take away grandfathered uses like Bruce and
18 Son at 208 Main Street, and he will have to walk
19 away from his business after nearly 40 years,
20 because it is unsaleable if the prospective buyer
21 has to pay for parking spots at \$25,000 each.

22 As building owner, I would have to convert
23 the former retail, now restaurant, to an apartment
24 for lack of parking.

25 Assume we have a hurricane with flooding in

1 the Village, so many stores have to rebuild, and it
2 can easily take over a year, with flood vs. Wind
3 claims at the ins co level, builder and supply
4 issues, etc. The shop keeper will now have to pay
5 \$25,000 per parking spot? No. Out of business.

6 Assume we finally get a tenant into the
7 VILLAGE EYESORE, after years of tireless work on
8 your part to force the occupancy or sale of the
9 vacant storefront. Can you image the parking space
10 bill for the new tenant???? \$250,000 or more?

11 We have had no parking for 200 years. Why
12 would we want it now, when all the technology is
13 heading to transportation as a service, and the
14 predictions are we will be subscribing to
15 transportation on our phones, and the only folks
16 who will still have cars are the collectors of old
17 sports cars and the like.

18 The very idea that the Village wants to go
19 down the Robert Moses path of paving paradise is
20 wrong. The Village residents complain about cars
21 now. And you want to bring more cars? Build more
22 parking you get more cars, that's how it works. We
23 want LESS cars. More walkability. More bikeable.

24 PLEASE read Jeff Speck's and other urban
25 planner's books about building pedestrian friendly

1 walkable cities....that is the future. Paving
2 parking lots is over.

3 It sounds like my Bruce" -- "it sounds like
4 my Bruces building will be worth about 1 million
5 less after this passes, and my restaurant becomes
6 worthless. Is this the future of Greenport we
7 envisioned?"

8 We, as the committee, answered this
9 particular letter, as we had the discussion at our
10 Code, which I would like to read into the record.

11 "Good evening, John. Any item on our" -- "an
12 item on our agenda at Code Meeting this afternoon
13 was a discussion of your email. The following is
14 information that we feel is important for you to
15 review from the members of the committee to your
16 concerns.

17 While the grandfathering provision has been
18 removed, no business in the CR, WC and CG that
19 constitute as an exempted use is required to
20 provide parking. Exempted uses are defined to
21 include all current uses of properties, so long as
22 they are not subject of a substantial expansion,
23 and, B, in the Commercial Retail, any permitted
24 use, as opposed to the conditional uses. This
25 effectively means that all current businesses are

1 exempt from parking requirement, and the majority
2 of new businesses in the CR will also continue to
3 be exempt from providing parking.

4 The principal exemptions to this rule would
5 be any new proposal for hotels, restaurants larger
6 than 1300 square feet, or a restaurant with more
7 than eight outdoor seats, bars, tasting rooms, and
8 any business that would constitute a formula
9 business, i.e. chain. These types of businesses
10 will either have to provide the relevant amount of
11 parking, obtain a variance of some or all of the
12 required parking, or apply for a waiver from the
13 Planning Board through the payment in lieu of
14 parking provision.

15 Based on the above, we believe your concerns
16 are unfounded, and, in fact, we believe that the
17 clarification that any permitted business in the CR
18 is exempt from parking requirements is an
19 improvement for property owners from the current
20 code.

21 Please let us know if you wish to discuss
22 further. Mary Bess Phillips, Committee Member for
23 the Code."

24 We just want to enter that into the record,
25 so that everybody is clear as to what we -- what

1 the discussion was about parking. And I think
2 that's it for the letters, is it? Okay.

3 MAYOR STUESSI: Okay. I have two resolutions
4 for the Board dealing with State issues relative to
5 SEQRA regarding the draft law. Together with that,
6 I will mention to the public that we heard back
7 from the County. I have been in front of the
8 County each of the past several months meeting with
9 them, giving them an update on where we were with
10 the moratorium. They made a determination that it
11 is up to the locality to make the decisions moving
12 forward in regards to this. I will now move on to
13 the State issue.

14 Negative Declaration Pursuant to New York
15 State Environmental Quality Review Act.

16 WHEREAS, the New York State Environmental
17 Conservation Law and the regulations of the
18 Department of Environmental Conservation as
19 contained in No. 6 NYCRR Part 617 require review of
20 the possible environmental consequences of various
21 actions under consideration by the Board of
22 Trustees, and

23 WHEREAS, the Board of Trustees is considering
24 the adoption of legislation amending Chapter 150,
25 entitled "Zoning", and repealing Chapter 42,

1 entitled "Arts District"), of the Code of the
2 Village of Greenport ("Chapter 150 Amendment Law");
3 and

4 WHEREAS, the Board of Trustees has considered
5 the nature and impact of proposed action; and

6 WHEREAS, the Board of Trustees has reviewed a
7 Full Environmental Assessment Form and Description
8 of Proposed Action prepared with respect to the
9 Proposed law.

10 NOW, THEREFORE, IT IS RESOLVED, that the
11 Board hereby finds and concludes that the Board of
12 Trustees is Lead Agency with respect to environmental
13 impact review of Chapter 150 Amendment Law as
14 defined by the State Environmental Quality Review
15 Act and its regulations (SEQRA), and

16 (a) the proposed adoption of Chapter 150
17 Amendment Law is a Type 1 Action under SEQRA;

18 (b) the Board has considered the adoption of
19 Chapter 150 Amendment Law, which law provides for
20 the inclusion of additional and revised definitions,
21 amendments of the permitted and conditionally
22 permitted uses in the CR Retail Commercial and WC
23 Waterfront Commercial Districts, modifications of
24 the conditional use and site plan criteria, review
25 considerations and procedures, incorporation of

1 parking regulation changes and clarifications,
2 provision for entertainment purposes, repeal of the
3 Arts District, and amendment of the penalty
4 provisions;

5 (c) the Board has thoroughly reviewed a Full
6 Environmental Assessment Form and the supplemental
7 description of the proposed action;

8 (d) the Board has also considered the
9 following factors and made the following
10 conclusions in respect to its review of the
11 environmental impacts of the proposed action:

12 (i) the proposed action would not result in
13 any substantial adverse change in existing air
14 quality, ground or surface water quality and -- or
15 quantity, traffic or noise levels, nor any
16 substantial increase in solid waste production, nor
17 create a substantial increase in the potential for
18 erosion, flooding, leaching or drainage problems;

19 (ii) the proposed action would not result in
20 the removal or destruction of large quantities of
21 vegetation or fauna, substantial interference with
22 the movement of any resident or migratory fish or
23 wildlife species, impacts on a significant
24 habitat area, substantial adverse impacts on a
25 threatened or endangered species of animal or

1 plant, or the habitat of such a species, or other
2 significant adverse impacts to natural resources;

3 (iii) the proposed action would not impair
4 the environmental characteristics of any Critical
5 Environmental Area;

6 (iv) the proposed action would not conflict
7 with the community's current plans or goals,
8 official approved or adopted;

9 (v) the proposed action would not impair the
10 character or quality of important historical,
11 archeological, architectural or aesthetic resources
12 or of existing community or neighborhood character;

13 (vi) the proposed action would not result in
14 a major change in the use of either quantity or
15 type of energy;

16 (vii) the proposed action would not create a
17 hazard to human health;

18 (viii) the proposed action would not create a
19 substantial change in the use, the intensity of
20 use, of land, including agricultural, open space or
21 recreational resources, or in its capacity to
22 support existing uses;

23 (ix) the proposed -- the proposed action
24 would not encourage or attract large numbers of
25 persons to any place for more than a few days,

1 compared to the number who would come to such place
2 without such action;

3 (x) the proposed action would not create
4 changes in two or more elements of the environment,
5 no one of which would have a significant impact on
6 the environment, but when taken considered together
7 would result in a substantial adverse impact on the
8 environment;

9 (xi) the proposed action would not create
10 substantial adverse impacts when considered
11 cumulatively with any other actions, proposed or in
12 process;

13 (xii) the proposed action would not result in
14 substantial adverse impact with respect to any
15 relevant environmental consideration, including
16 noise, aesthetics, traffic, air quality, water
17 quality or adequacy of water supply, drainage, soil
18 Conditions, or quality of life in the community in
19 general and the immediate neighborhood in
20 particular;

21 (xiii) the proposed action would enhance the
22 protection of the environment in the Village, in
23 that it would preserve and maintain the existing
24 character of the Village;

25 (e) the proposed action would not have any

1 signif -- would not have a significant adverse
2 environmental impact;

3 (f) no further environmental review is
4 required with respect to the proposed action, and

5 (g) the Mayor, or his designee, is authorized
6 to execute the FEAF in a manner consistent with the
7 foregoing findings stating that the proposed action
8 will not result in a significant adverse environmental
9 impact.

10 I'd like to make the motion for approval.

11 May I have a second, please?

12 TRUSTEE PHILLIPS: Second.

13 MAYOR STUESSI: All in favor?

14 TRUSTEE ROBINS: Aye.

15 TRUSTEE BRENNAN: Aye.

16 TRUSTEE PHILLIPS: Aye.

17 TRUSTEE DOUGHERTY-JOHNSON: Aye.

18 MAYOR STUESSI: Aye.

19 The motion passes.

20 Motion No. 2, a Negative Declaration Pursuant
21 to New York State Environmental Quality Review Act.

22 WHEREAS, the New York State Environmental
23 Conservation Law and the regulations of the
24 Department of Environmental Conservation as
25 contained in 6 NYCRR Part 617 require review of the

1 possible environmental consequences of various
2 actions under consideration by the Board of
3 Trustees, and

4 WHEREAS, the Board of Trustees is considering
5 the adoption of to amend the zoning map of the
6 Village of Greenport, to reclassify certain
7 property from the WC Waterfront Commercial District
8 to the CR Retail Commercial District, property from
9 the CR Retail Commercial District to the WC
10 Waterfront Commercial District, and property
11 from R-2 One- and Two-Family Residence District to
12 the Park District”) (“Zoning Map Amendment Law”); and

13 WHEREAS, the Board of Trustees has considered
14 the nature and impact of the proposed action; and

15 WHEREAS, the Board of Trustees has reviewed a
16 Short Environmental Assessment Form and Description
17 of Proposed Action prepared with respect to the
18 Proposed law.

19 NOW, THEREFORE, IT IS RESOLVED, that the
20 Board hereby finds and concludes that the Board of
21 Trustees is Lead Agency with respect to
22 environmental impact review of the Zoning Map
23 Amendment Law as defined in the State Environmental
24 Quality Review Act and its regulations (SEQRA), and
25 (A.) the proposed adoption of the Zoning Map

1 Amendment Law is an Unlisted Action under SEQRA;

2 (B.)

3 (C.) the Board has considered the adoption of
4 the Zoning Map Amendment Law, which provides the
5 reclassification of certain property from the WC
6 Waterfront Commercial District to the CR Retail
7 Commercial District, certain property in the
8 CR Retail Commercial District to the WC Waterfront
9 Commercial District, and certain property from the
10 R-2 One- and Two-Family Residence District to the
11 Park District;

12 (D.) the Board has thoroughly reviewed the
13 Short Environmental Assessment Form and subsequent
14 description of the proposed action;

15 (E.)

16 (F.) the Board also has considered the
17 following factors and made the conclusion in
18 respect to its review of the environmental impacts
19 of the proposed action:

20 (I.) the proposed action would not result in
21 any substantial adverse change in existing air
22 quality, ground or surface water quality or
23 quantity, traffic or noise levels, nor any
24 substantial increase in solid waste production, nor
25 create a substantial increase in the potential for

- 1 erosion, flooding, leaching or drainage problems;
- 2 (ii.) the proposed action would not result
- 3 in the removal or destruction of large quantities
- 4 of vegetation or fauna, substantial interference
- 5 with the movement of any resident or migratory fish
- 6 or wildlife species, impacts on a significant
- 7 habitat area, and substantial adverse impacts on a
- 8 threatened or endangered species of animal or
- 9 plant, or the habitat of such species, or
- 10 significant adverse impacts to natural resources;
- 11 (iii.) the proposed action would not impair
- 12 the environmental characteristics of any Critical
- 13 Environmental Area;
- 14 (iv.) the proposed action would not conflict
- 15 with the community's current plans or goals as
- 16 official approved or adopted;
- 17 (v.) the proposed action would not impair the
- 18 character or quality of important historical,
- 19 archeological, architectural or aesthetic resources
- 20 of existing community or neighborhood character;
- 21 (vi.) the proposed action would not result
- 22 in a major change in the use of either the quantity
- 23 or type of energy;
- 24 (vii.) the proposed action would not create
- 25 a hazard to human health;

1 (viii.) the proposed action would not create
2 a substantial change in the use, or intensity of
3 use, of land, including agricultural, open space,
4 recreational resources, or in its capacity to
5 support existing uses;

6 (ix.) the proposed action would not
7 encourage or attract large numbers of persons to
8 any place for more than a few days, compared to the
9 number who would come to such place without such
10 action;

11 (x.) the proposed action would not create
12 changes in two or more elements of the environment,
13 no one of which would have a significant impact
14 on the environment, but when taken considered
15 together would result in a substantial adverse
16 impact on the environment;

17 (xi.) the proposed action would not create
18 substantial adverse impacts when considered
19 cumulatively with any other actions, proposed or in
20 process;

21 (xii.) the proposed action would not result
22 in substantial adverse impact with respect to any
23 relevant environmental consideration, including
24 noise, aesthetics, traffic, air quality, water
25 quality or adequacy of water supply, drainage, soil

1 conditions, or quality of life in the community in
2 general and the immediate neighborhood in
3 particular;

4 (xiii.) the proposed action would enhance
5 the protection of the environment in the Village,
6 in that it would preserve and maintain existing
7 Character of the Village;

8 (xiv.)

9 G. the proposed action would not have a
10 significant adverse environmental act -- impact;

11 (H.)

12 (I.) no further environmental review is
13 required with respect to the proposed action;

14 (J.)

15 (K.) The Mayor, or his designee, is
16 authorized to execute the Short EAF in a manner
17 consistent with the foregoing findings concluding
18 that the proposed action will not result in a
19 significant adverse environmental impact.

20 I'd like to make that motion for approval,
21 please. May I have a second?

22 ATTORNEY STOLAR: Just before you move
23 forward with that, there was one phrase that I
24 believe was just incorrect. You said earlier on
25 "subsequent description of the proposed action,"

1 should be "supplemental description", just for
2 clarification. And so I didn't want to stop you,
3 you had great momentum.

4 MAYOR STUESSI: Thank you. God knows I need
5 water.

6 (Laughter)

7 MAYOR STUESSI: Thank you for that.

8 ATTORNEY STOLAR: Just to add clarification.

9 MAYOR STUESSI: Okay. I'll make a motion for
10 approval, please. May I have a second?

11 TRUSTEE ROBINS: I'll second that.

12 MAYOR STUESSI: All in favor?

13 TRUSTEE ROBINS: Aye.

14 TRUSTEE BRENNAN: Aye.

15 TRUSTEE PHILLIPS: Aye.

16 TRUSTEE DOUGHERTY-JOHNSON: Aye.

17 MAYOR STUESSI: Aye.

18 The motion carries.

19 With that, I will make a motion to keep the
20 public meeting open for additional comments until
21 at least next week's meeting. May I have a second,
22 please?

23 TRUSTEE PHILLIPS: I'll second that.

24 MAYOR STUESSI: All in favor?

25 TRUSTEE ROBINS: Aye.

1 TRUSTEE BRENNAN: Aye.

2 TRUSTEE PHILLIPS: Aye.

3 TRUSTEE DOUGHERTY-JOHNSON: Aye.

4 MAYOR STUESSI: Aye.

5 The motion carries.

6 With that, I'll make a motion to close the
7 public -- or pardon me. I will make a motion to
8 open the work session.

9 COURT REPORTER: Excuse me.

10 MAYOR STUESSI: May I have a second?

11 COURT REPORTER: Excuse me. Can I just have
12 a break?

13 MAYOR STUESSI: Pardon me?

14 TRUSTEE PHILLIPS: She wants to take a break.

15 ATTORNEY STOLAR: For a couple of minutes.

16 COURT REPORTER: Can I have a break before
17 you open it up?

18 MAYOR STUESSI: Yes.

19 (Laughter)

20 MAYOR STUESSI: All right. We'll take a
21 two-minute break before we open the work session.

22 (Meeting Recessed from 8:01 p.m. to 8:05 p.m.)

23 MAYOR STUESSI: I'd like to make a motion to
24 open the work session. May I have a second, please?

25 TRUSTEE PHILLIPS: Second.

1 MAYOR STUESSI: All in favor?

2 TRUSTEE ROBINS: Aye.

3 TRUSTEE BRENNAN: Aye.

4 TRUSTEE PHILLIPS: Aye.

5 TRUSTEE DOUGHERTY-JOHNSON: Aye.

6 MAYOR STUESSI: Aye.

7 The motion carries.

8 *Number one is a Wetlands Permit Application*
9 *submitted by Kate Rummel, Agent on behalf of*
10 *67 Sound Cheshire LP for the property at*
11 *520 Madison Avenue, Greenport, New York, 11944 to*
12 *perform the following work:*

13 *To renovate the existing house, add two*
14 *1-story additions, install an inground swimming*
15 *pool, outdoor shower, gravel driveway and walkway,*
16 *as well as an ecological restoration wetland*
17 *buffer. +/-144 cubic yards of fill will be*
18 *excavated. Excavated material will be graded on*
19 *site. The public hearing was left open for further*
20 *comments until the Village of Greenport receives a*
21 *copy of the Southold Town Trustees Report.*

22 ADMINISTRATOR PALLAS: I have not seen it. I
23 apologize that I didn't take a look before this
24 meeting if it was available, but I'm -- yeah, it's
25 not available yet.

1 TRUSTEE DOUGHERTY-JOHNSON: Yeah, I looked.

2 TRUSTEE PHILLIPS: I looked.

3 TRUSTEE DOUGHERTY-JOHNSON: I looked, too.

4 MAYOR STUESSI: Okay.

5 TRUSTEE PHILLIPS: Can I -- can I --

6 MAYOR STUESSI: Does the Board have any
7 recommendations?

8 TRUSTEE PHILLIPS: Well, can I make a
9 suggestion, that -- that I did get a verbal from
10 one of the ladies that -- the secretaries that work
11 in the office. Perhaps we could get them to give
12 us some type of a description as to what they --
13 what they did, instead of holding up the applicant
14 until they get the minutes posted, which could be
15 who knows when. Is that something we could
16 possibly do, Paul, is to have them give us, or
17 verbally tell you exactly what they did?

18 ADMINISTRATOR PALLAS: I certainly can ask.
19 I mean, I'll give them a call tomorrow or Monday
20 requesting the information.

21 TRUSTEE PHILLIPS: Is that all right with
22 everyone else, instead of holding them up for a
23 written report that might take months to get?

24 TRUSTEE BRENNAN: I'd say it depends on the
25 quality of the answer you get. So if they provide

1 some satisfactory response that we could evaluate,
2 then --

3 TRUSTEE PHILLIPS: Well, that's what I'm
4 saying, if this gets --

5 TRUSTEE BRENNAN: -- I'd be satisfied. If it
6 comes where it's --

7 TRUSTEE PHILLIPS: We don't have it. We
8 can -- you know, we'll have the option, once they
9 get an idea of where they're leading. Right now we
10 have nothing, and I think we're holding the
11 applicants up, which is our purview. And I think
12 it's wise that we are asking the questions, but I
13 think in order for us to even decide yay or nay, or
14 stay, you know, keep a stay on the application, it
15 would be kind of -- we should get an idea.

16 MAYOR STUESSI: All right. Well, let's see
17 what we can do, then, with Paul reaching out to
18 them directly.

19 I make a motion to keep --

20 TRUSTEE PHILLIPS: Keep the hearing open.

21 MAYOR STUESSI: Pardon me?

22 TRUSTEE PHILLIPS: I'm sorry. I'm sorry, no,
23 I'm talking to myself.

24 MAYOR STUESSI: I'll make a motion to keep
25 the public hearing open on this. May I have a

1 second, please?

2 TRUSTEE BRENNAN: Second.

3 MAYOR STUESSI: All in favor?

4 TRUSTEE ROBINS: Aye.

5 TRUSTEE BRENNAN: Aye.

6 TRUSTEE PHILLIPS: Aye.

7 TRUSTEE DOUGHERTY-JOHNSON: Aye.

8 MAYOR STUESSI: Aye.

9 The motion carries.

10 *Number two is a Wetlands Permit Application*
11 *supported -- submitted by Greenport Yacht &*
12 *Shipbuilding Company, by Steven Clarke, Owner for*
13 *the property at 201 Carpenter Street, Greenport,*
14 *New York, 11944 to perform the following work:*

15 *Section A: Reconstruct 70' of bulkhead*
16 *return in-kind, in-place. Reconstruct 60' of jetty*
17 *in-kind, in-place.*

18 *Section B: Reconstruct 277' of existing*
19 *bulkhead in-kind, in-place.*

20 *Section F: Reconstruct 242' of existing*
21 *bulkhead in-kind, in-place.*

22 *The public hearing remains open at this time.*

23 Is there anybody who would like to speak on
24 it? Yes, sir, please. If you could state your
25 name and address for the record.

1 JOHN MC GLECK: John McGleck of 26 South
2 Cartwright Road, Shelter Island. I'm here -- I'm
3 the Manager of North Ferry. I'm here on behalf of
4 North Ferry to support the Greenport Yacht & Ship
5 Building's application. I'd just like to read a
6 letter into the record.

7 "North Ferry Company strongly supports the
8 Village of Greenport Trustees granting a wetlands
9 permit to the Greenport Yacht & Ship Building
10 Company. These repairs are necessary for the
11 shipyard to continue its vital operations.

12 Like any infrastructure, including North
13 Ferry's, Greenport Yacht & Ship Building requires
14 regular maintenance and repair to sustain its
15 functionality and efficiency. The challenges that
16 the shipyard faces due to wear and tear, sea level
17 rise, and other environmental factors are
18 inevitable. The recent assessments of the
19 shipyard's facilities have identified the need for
20 repairs to ensure the safety of its workers, the
21 vessels being serviced, and the environment.

22 The shipyard's local presence and
23 high-quality service have proven essential to our
24 business and the local maritime industry as a
25 whole. As a loyal customer, North Ferry believes

1 that allowing the shipyard to make these
2 straight-forward repairs will not only benefit
3 Greenport Yacht & Ship Building, but the" -- "but
4 by extension, North Ferry, its customers and the
5 Village of Greenport residents.

6 If the ferry company did not have local
7 access to the shipyard for emergency repairs,
8 North Ferry would have to haul our boats in
9 facilities, which are located at a substantial
10 distance away from Greenport. This would add
11 considerable time and expense to our repairs.
12 Excess time out of service would create more
13 congestion on the Village streets due to reduced
14 capacity, and excess repair costs could impact
15 customers' fares. In addition, North Ferry would
16 prefer to spend its maintenance dollars in the
17 Village of Greenport, rather than in another state.

18 This year, North Ferry has had three
19 emergency repairs that were accomplished within
20 just a few hours, versus three or more days for
21 each repair, due to the close proximity and
22 expertise of Greenport Yacht & Ship Building.

23 In conclusion, we urge the Village Trustees
24 to grant the wetlands permit being sought by
25 Greenport Yacht & Ship Building to conduct routine

1 repairs to its bulkheads and jetties, in place and
2 in kind, nothing new. This decision will have
3 far-reaching positive consequences for both the
4 shipyard and our local economy.

5 Thank you for your time and consideration.

6 And we would like to ensure this letter
7 becomes part of the public record."

8 MAYOR STUESSI: Thank you, sir. Is there
9 anybody else from the public? Mr. Osinski?

10 MICHAEL OSINSKI: Michael Osinski, 307 Flint
11 Street, Greenport, New York. We own the Widow's
12 Hole Oyster Company. The Greenport Yacht & Shipyard
13 is integral to our -- for our business. We need
14 the shipyard. They have -- I couldn't tell you
15 what these guys have done for us. You couldn't
16 have a better neighbor and a better business than
17 Steve Clarke, just not possible. He's done more
18 for the waterfront around here and than anybody,
19 anybody. And if he needs repairs, by all means,
20 this Board should, should grant that permit.

21 And the question that I saw raised in the
22 paper about pollution I think is being administered
23 very capriciously when there's -- you know, the
24 Village Board has written letters, the prior Board,
25 not this one, written letters in support of a

1 massive dredging operation abutting a known
2 polluted source. And here, you know, that's a
3 massive dredge that they're trying to do over there
4 at Widow's Hole next to where there was all kinds
5 of oil dumps. And here, here's a guy who's trying
6 to seal off and enclose what -- who knows if
7 there's -- polluted there or not. You know, who
8 knows what happened, 50, 80 years ago. But here,
9 in this case, he's trying to seal that off. And
10 the other -- and the opposing case over at Widow's
11 Hole, you're trying to dredge up, you know, by a
12 polluted source.

13 I urge the Board to be consistent, you know,
14 and see what's -- and support the shipyard in this
15 venture. He's trying to do the right thing.

16 MAYOR STUESSI: Thank you. Is there anybody
17 else that would like to speak from the public?

18 (No Response)

19 MAYOR STUESSI: Does the Board have any
20 questions for the applicant, or any statements
21 they'd like to make?

22 TRUSTEE ROBINS: I support Steve's endeavor
23 here. And as far as the argument from the CAC on
24 the testing of the soil, I think that if you start
25 digging up and requiring that kind of thing, you're

1 going to have multiple locations in this Village
2 where you're going to find contaminants in the
3 soil, because there's been maritime activity of
4 this nature going on in this Village for over
5 100 years, and I think we would just be going down
6 a rabbit hole to be doing that, to be honest with
7 you. And I think one of -- the previous Board
8 supported some of the construction that Steve was
9 doing. I supported it then, I support it now.

10 TRUSTEE PHILLIPS: John, did you want to say
11 something first before?

12 JOHN COSTELLO: Well, I would -- when they
13 asked if there's somebody else who would like to
14 speak, by the time I got up here --

15 TRUSTEE ROBINS: I apologize.

16 TRUSTEE PHILLIPS: That's okay.

17 MAYOR STUESSI: No problem. Please, go
18 ahead, sir.

19 JOHN COSTELLO: Yeah. Well, one thing about
20 the Greenport Shipyard, jobs, jobs in January, jobs
21 in -- all-year-round jobs, and they depend upon
22 almost everything now. You need the jobs that the
23 shipyard can produce and should produce. There's
24 boats that need attending. You're in the marina
25 business in Greenport, you have a marina. Those

1 boats need service, and here's a shipyard that has
2 the capability.

3 South Ferry, North Ferry, both of them
4 crucial, and they promote work year-round, and
5 that's one thing we need. Don't worry about too
6 many jobs in the summer, you have enough jobs. But
7 your-round, year-round jobs, you have minimal, and
8 I think we got to try to promote that in as many
9 locations as you possibly can.

10 Okay. That's -- I wanted to keep it simple.
11 Thanks.

12 MAYOR STUESSI: Yes, please.

13 PAT MUNDUS: Pat Mundus, 182 Sterling Street.
14 I didn't intend on speaking, but thank you, John,
15 you prompted my thoughts.

16 If you go into the front gate of the
17 shipyard, there's a giant sign there that has
18 about, I don't know, 25, 30 small businesses, and
19 my business was one of those. I just sold it three
20 years ago. And I have to say, not only is Steve is
21 an unbelievable man of integrity, he's been a very
22 good friend and he supported my business.

23 Now, you know, only a crazy 65-year-old woman
24 takes care of a wooden boat 57 feet long that's
25 50 years old; Steve recognized that. So for all of

1 this talk about preserving commercial waterfront,
2 mom-and-pop businesses, I'd just like to say that
3 I'm a -- you know, a perfect example of the kind of
4 small mom-and-pop business that Steve supported,
5 and that's what makes Greenport what it is. Thank you.

6 MAYOR STUESSI: Thank you. Is there anybody
7 else that would like to speak?

8 TRUSTEE PHILLIPS: I would just like to say
9 that, Steve, you and I have known each other for a
10 long time and have a lot of connections within the
11 marine industry. The shipyard is an important --
12 is an important safe haven. It's an incubator for
13 small businesses, but it's a safe haven for boats
14 who need to get out that you've helped in the past
15 in emergency situations, as well as encouraging
16 them to get into the marine industry, whether it
17 was boat-building, fishing, or whatever.

18 And I do know that the environmental
19 restrictions that shipyards are under today are
20 more restrictive than they ever were in the past.
21 And my feeling is that most of the area that you're
22 speaking about is part of the old Greenport, that
23 whatever you've put -- whatever was in there was
24 put well before you were involved in the shipyard.
25 And that you're a guiding light to many who are

1 following the environmental restrictions in
2 shipyards. And it's not just you, it's up and down
3 the whole East Coast. But you're giving it a good
4 try and you're protecting it as much as you can,
5 and I appreciate it. And I'm going to support your
6 permit. Okay? I'm in trouble with you, I can see.

7 (Laughter)

8 MAYOR STUESSI: Anybody else on the Board?

9 TRUSTEE BRENNAN: Yeah, I just want to make a
10 comment. I think this is a vital community
11 interest to keep this infrastructure in good
12 repair. And it just must be recognized that when
13 you're replacing bulkhead sheathing, it's a
14 disruptive activity, there's no simple way to do
15 it, and I support this application. Thank you.

16 TRUSTEE DOUGHERTY-JOHNSON: I walked around.
17 Thanks for the invitation, Steve. I walked around
18 the boatyard and it is a great place, and it is a
19 very necessary place. I do feel like I can't in
20 good conscience say let's not test, just because
21 when -- when are we ever going to get there, then?
22 And I understand like all the financial issues, and
23 I definitely support the bulkhead, the bulkhead
24 needs the work, but to say let's not test it, I
25 just -- I personally can't do. So I would

1 definitely support it with the caveat that we do
2 test the soil. But I can see that I'm probably in
3 the minority here.

4 MAYOR STUESSI: Okay. I'll make a motion to
5 close the public hearing on this. May I have a
6 second, please?

7 TRUSTEE PHILLIPS: I'll second it.

8 MAYOR STUESSI: All in favor?

9 TRUSTEE ROBINS: Aye.

10 TRUSTEE BRENNAN: Aye.

11 TRUSTEE PHILLIPS: Aye.

12 TRUSTEE DOUGHERTY-JOHNSON: Aye.

13 MAYOR STUESSI: Aye.

14 Would somebody like to make a motion on this?

15 TRUSTEE PHILLIPS: We usually do it at the
16 regular board meeting, or did you want -- where do
17 you want to do it. You know, it's always been our
18 practice, but, I mean, we don't have to.

19 ATTORNEY STOLAR: It's up to the Board. I
20 mean, you publicized it as a public hearing. You
21 can make a decision tonight, it's a public meeting,
22 or you can stick to practice and do it next week.

23 TRUSTEE PHILLIPS: I would rather he be able
24 to keep moving forward with the work.

25 TRUSTEE ROBINS: We could do that right now.

1 *Stirling Cove Condominium on behalf of Robert Ward,*
2 *President for the property at 49 Stirling Cove*
3 *(property located at the eastern end of Central*
4 *Avenue), Greenport, New York, 11944 to perform the*
5 *following work:*

6 *On west side of boat basin, remove and*
7 *replace (in-place) ± 140 feet timber bulkhead with*
8 *vinyl bulkhead, install 3' x 20' aluminum ramp,*
9 *6 x 20' float, and 4'x 105' floating dock, and*
10 *remove and replace (5) ramps and floats with (4)*
11 *3' x 24' finger floats and (1) 3' x 21' finger*
12 *float; on the south side of boat basin, remove*
13 *a ± 60' and ± 70' sections of bulkhead, excavate*
14 *± 440 square feet of upland area to a depth of*
15 *-4' -- I apologize. Can you remind me what MLW is?*

16 TRUSTEE BRENNAN: Mean Low Water.

17 MAYOR STUESSI: *Mean Low Water.* Thank you.
18 *(Remove ± 150 cubic yards of soil), and construct*
19 *± 130' of vinyl bulkhead (up to 7 feet landward);*
20 *on the east side of boat basin, remove and replace*
21 *(in-place) ± 125 timber foot bulkhead with vinyl*
22 *bulkhead, install 3' x 20' aluminum ramp, 6' x 20'*
23 *float, and 4' x 102' floating dock, and remove and*
24 *replace (5) ramps and floats with (4) 3' x 24'*
25 *finger floats and (1) 3' x 21' finger float; on*

1 east the side of channel, remove and replace
2 (in-place) ± 111 feet section of timber bulkhead
3 with vinyl bulkhead, and install a 4' x 32' float;
4 at the entrance to the channel, remove (2) ± 10'
5 sections of the bulkhead, excavate ± 50 square feet
6 of upland area to a depth of -4 Mean Low Water
7 (remove ± 20 cubic yards of soil), and construct
8 (1) ± 10-foot section of bulkhead (up to 7 feet
9 landward, to create chamfered corner); remove and
10 replace (in-place) ± 10-foot section of harborside
11 bulkhead; incidentally dredge ± 4,260 -- two
12 hundred and -- pardon. ± 4,326 square foot area
13 within 10 feet of reconstructed bulkheading to a
14 maximum depth of -4' Mean Low Water, and use
15 approximately 175 cubic yards spoil as backfill;
16 and replace existing asphalt within ± 20' wide
17 disturbance area landward of reconstructed
18 bulkheading, all as depicted the project plan
19 prepared by En-Consultants, dated February 6, 2023,
20 last revised April 24, 2023. The public hearing
21 was closed at the Board of Trustees Regular Meeting
22 on July 27, 2023.

23 Does the Board have any comments on this? No?

24 TRUSTEE ROBINS: No.

25 TRUSTEE PHILLIPS: No. Should we do the same

1 thing as what we did?

2 MAYOR STUESSI: Yes. I would like to make a
3 motion for approval on this. May I have a second,
4 please?

5 TRUSTEE ROBINS: I'll second.

6 MAYOR STUESSI: All in favor?

7 TRUSTEE ROBINS: Aye.

8 TRUSTEE BRENNAN: Aye.

9 TRUSTEE PHILLIPS: Aye.

10 TRUSTEE DOUGHERTY-JOHNSON: Aye.

11 MAYOR STUESSI: Aye.

12 Motion carries.

13 With that, we will move on to the monthly
14 reports for the following: The Fire Department.
15 Albie, I believe you're here in place of the Chief.
16 Thank you for patience, it's been a long evening.

17 CHIEF DE KERILLIS: Yes.

18 TRUSTEE PHILLIPS: The Chief got you.

19 (Laughter)

20 MAYOR STUESSI: Good night, gentlemen.

21 AUDIENCE MEMBER: Good night. Thank you.

22 CHIEF DE KERILLIS: Good evening, Mayor and
23 Village Board. At last night's -- at last night's
24 Board of Fire Wardens meeting, it was voted and
25 approved that a recommendation be made to the Mayor

1 and the Board of Trustees that the old 8-3-5 be
2 turned over to the Terry Farrell Fund. This
3 organization repairs and refurbishes apparatus and
4 donates the said apparatus to a Fire Department in
5 need.

6 In addition to this recommendation, the Board
7 of Wardens approved the specifications for the new
8 32 Chiefs car to go out to bid.

9 And lastly, the Wardens approved a motion
10 asking the Village to move forward with the two
11 advertisements for the positions of Firehouse
12 Attendant and Administrative Assistant.

13 And with that being said, have a great
14 evening.

15 TRUSTEE PHILLIPS: Wait a minute. You also
16 have an application.

17 CHIEF DE KERILLIS: That was a transfer.

18 TRUSTEE PHILLIPS: Oh, it was a transfer?

19 CHIEF DE KERILLIS: That was a transfer, yep.

20 TRUSTEE PHILLIPS: Oh, okay.

21 CHIEF DE KERILLIS: So that has no bearing,
22 that's just between company and company.

23 TRUSTEE PHILLIPS: Oh, okay, all right. I'm
24 just double-checking --

25 CHIEF DE KERILLIS: Yep.

1 TRUSTEE PHILLIPS: -- because they handed me
2 the paperwork last night.

3 MAYOR STUESSI: No chicken barbecue sales
4 tonight?

5 CHIEF DE KERILLIS: We're sold out.

6 MAYOR STUESSI: Great.

7 CHIEF DE KERILLIS: Thank you.

8 MAYOR STUESSI: Look forward to being there.

9 CHIEF DE KERILLIS: Thank you.

10 MAYOR STUESSI: Thank you, sir. With that,
11 we'll move on to the Village Administrator,
12 Mr. Pallas, please.

13 ADMINISTRATOR PALLAS: Thank you,
14 Mr. Mayor -- excuse me. Thank you, Mr. Mayor and
15 Board. Just a few items that are not on my list, a
16 number of them.

17 I wanted to just -- I couldn't recall if I
18 had said this last meeting, and it wasn't in my
19 notes, so I'm not sure. The generator at the
20 antenna site is now fully functional, the transfer
21 switch is in, so that's fully protected up there.

22 The second additional item, our server and
23 firewall, I think is what the device is called,
24 the -- all the equipment has been put in. They
25 have been working to move all of the applications

1 over to the new server. With one or two
2 exceptions, that's done. And the next step is to
3 move all the files over, which will have to happen
4 over a weekend. It's tentatively scheduled for
5 next weekend, not this weekend.

6 The Fire Department bathrooms, we met with
7 the contractor on the -- sorry, not this past week,
8 this week. It's tentatively scheduled to start
9 construction on August 28th. They anticipate four
10 to six weeks, and that start date is pending
11 receipt of all necessary insurance and any other
12 required documents.

13 The microgrid project, we have begun the
14 process of preparing close-out documents. The UL
15 testing hasn't taken place. I don't have an update
16 on the schedule, but we have been permitted to
17 begin the closeout process. While that sounds like
18 a simple thing to do with this particular project,
19 there is a tremendous amount of paperwork that
20 needs to be gone through and submitted and
21 approved. So it will -- it's going to take a
22 little bit of time to go through it all. But I'm
23 glad that we're at that point, and, hopefully, I
24 can report on the next meeting that we are fully
25 closed out. It might -- that's only a hope at this

1 stage.

2 TRUSTEE PHILLIPS: I do have one question on
3 the battery terminals for the Fire Department.

4 ADMINISTRATOR PALLAS: Yes.

5 TRUSTEE PHILLIPS: Have they been -- has that
6 been tested, or whatever? I'm sorry.

7 ADMINISTRATOR PALLAS: Yeah, that's okay.
8 No, I had said that. I'm trying, trying to go
9 fast, but I -- the UL testing has not taken place.

10 TRUSTEE PHILLIPS: Oh, okay. I didn't hear,
11 I'm sorry.

12 ADMINISTRATOR PALLAS: That's still pending.
13 I don't have a schedule update yet for that.

14 TRUSTEE PHILLIPS: Okay.

15 ADMINISTRATOR PALLAS: As soon as I get it, I
16 will --

17 TRUSTEE PHILLIPS: Okay, because that was --
18 that was one of the questions last night.

19 ADMINISTRATOR PALLAS: That's the only --
20 that is literally the only open item from a
21 construction standpoint. It's technically not a
22 construction item, which is why we're being allowed
23 to start the closeout process.

24 TRUSTEE PHILLIPS: Okay. So my next question
25 is they wanted to know if they would be able to put

1 snow fencing around it to keep people out of it
2 from the chicken barbecue.

3 ADMINISTRATOR PALLAS: Yes.

4 TRUSTEE PHILLIPS: Okay.

5 ADMINISTRATOR PALLAS: There's no issue with
6 that, that I'm aware of.

7 TRUSTEE PHILLIPS: Okay. That was one of the
8 questions, okay?

9 ADMINISTRATOR PALLAS: Yep.

10 TRUSTEE PHILLIPS: All right.

11 ADMINISTRATOR PALLAS: The ferry queue
12 project, I wish I could say that we're done with
13 the DOT in terms of the design, we are not. They
14 have now required us to add in -- not add in, to
15 replace the existing wooden guardrail with a more
16 substantial guardrail. Visually, you will not see
17 any difference. It's actually a steel-backed
18 guardrail. So facing, part of the guardrail will
19 look pretty much the way it does now. There'll be
20 a steel bar behind it. That was a requirement of
21 the MTA at the prompting of the DOT.

22 They've also asked for some minor
23 specification changes down to the level of the
24 specification number for tree stakes as part of the
25 landscaping, which I was --

1 TRUSTEE PHILLIPS: For what?

2 ADMINISTRATOR PALLAS: Part of the
3 landscaping requires tree stakes, and it's a pay
4 item in DOT world. So if you have a pay item, you
5 have to reference the proper specification in DOT.

6 TRUSTEE PHILLIPS: Are we going to miss the
7 deadline?

8 ADMINISTRATOR PALLAS: I don't know. I'm
9 trying as hard as I can to make sure that doesn't
10 happen, and so is the consultant, but every time we
11 submit something, we get another question. So I
12 will -- I will keep you posted as we get closer.

13 The lease agreement, we're still awaiting the
14 MTA signature on that. I have asked them twice.
15 They said they are working on it to route it
16 through the proper channels to get it signed.

17 Another agreement is required, is referenced
18 in the lease agreement, it's a construction license
19 agreement. I think that's the proper term. I'm
20 not certain of the terminology, but it is
21 referenced in the lease agreement, and we are
22 required to submit that. We have gotten a draft
23 from the Long Island Railroad. I will submit
24 that -- or, I'm sorry, I will route that around to
25 you all. And we would like to proceed like we did

1 with the lease agreement. While it's under legal
2 review, the -- that you approve it in its present
3 form, subject to minor changes after legal review.
4 I will put a resolution on for next week's meeting
5 to that effect, but I will circulate that tomorrow.

6 Lastly, on the -- on that project, one of the
7 items that we need to have is a construction
8 inspection engineer. When we first started this
9 project back in 2017, the DOT had told me that
10 whoever we used for design, if we followed the
11 local project manual guidelines for selection, that
12 we can use the same engineer. They are now telling
13 me that I can't use the same engineer.

14 I am trying to work through that process with
15 them, because I really think in this case, it would
16 be greatly to our advantage to use LKMA, who did
17 the design, as the construction inspector for this
18 process. I have asked LKMA for a proposal, but
19 they're reluctant to give it to me until they get
20 sign-off from the DOT that we can actually use
21 them. Just, again, another one of those issues I
22 have with DOT.

23 TRUSTEE PHILLIPS: So, Paul, let me just ask
24 this question. If we need a construction engineer
25 inspector, is that what -- okay. Is that something

1 that we would have to go out for an RFP for, or a
2 bid, or --

3 ADMINISTRATOR PALLAS: Not necessarily.
4 The -- by utilizing the local project manual, there
5 are engineering firms that are pre-approved, and if
6 you use one of them, then you don't need to. We
7 won't have to get any special approval, like
8 pre-approved, pre-bid, or all of those, those kinds
9 of things.

10 TRUSTEE PHILLIPS: Okay.

11 TRUSTEE BRENNAN: Paul.

12 ADMINISTRATOR PALLAS: Which is how -- which
13 is how we did the -- got LKMA to do the design in
14 the first place, was utilizing that process. And
15 so by utilizing that process, we were told that we
16 could use the same firm.

17 TRUSTEE PHILLIPS: Right.

18 ADMINISTRATOR PALLAS: And now they're
19 telling me that's --

20 TRUSTEE PHILLIPS: No, I understand, they're
21 telling you now.

22 ADMINISTRATOR PALLAS: It's not happening,
23 yeah.

24 TRUSTEE PHILLIPS: But what is the -- I'm
25 just wondering if we can run things in parallel if

1 LMK (sic) can't be approved.

2 ADMINISTRATOR PALLAS: Yeah, so I'm going
3 to -- well, in parallel, yes. I mean, I don't --

4 TRUSTEE PHILLIPS: Like reaching out to --

5 ADMINISTRATOR PALLAS: Well, again, I have --
6 I would be reluctant to -- let me speak to the DOT.
7 Let me see if I can get them -- I just need to send
8 them one more piece of paperwork.

9 TRUSTEE PHILLIPS: Okay.

10 ADMINISTRATOR PALLAS: But I understand your
11 question, and let me just try this, work it through
12 them first.

13 TRUSTEE PHILLIPS: Okay.

14 TRUSTEE BRENNAN: I don't understand why LKMA
15 is reluctant to give you a proposal in advance of
16 DOT approval?

17 ADMINISTRATOR PALLAS: It has to do with the
18 way the local project manual works, but I will push
19 them a little harder to get it to us. It's --
20 yeah, I'll push them a little harder.

21 TRUSTEE BRENNAN: Okay. But LKMA did the
22 design specifications for the project?

23 ADMINISTRATOR PALLAS: Yes.

24 TRUSTEE BRENNAN: And they've done plenty of
25 DOT work?

1 ADMINISTRATOR PALLAS: Yes. They did two or
2 three other ferry projects relatively recently
3 using the same grant program. And one of the
4 issues with the construction inspector is that part
5 of their responsibility is to submit all the
6 documents to the DOT as construction progresses.
7 So you want someone that's done this work before,
8 and LKMA has done several.

9 TRUSTEE BRENNAN: I don't understand why they
10 would miss something like tree stakes if this is a
11 standard DOT bid requirement.

12 ADMINISTRATOR PALLAS: They didn't miss it.
13 They -- I think, again, the list of pay items is
14 pages long and it's -- they didn't miss it. I
15 think they just needed a further clarification or
16 something. It's -- again, the value of that on
17 this project is really small.

18 TRUSTEE BRENNAN: Sure. But the reason I
19 bring it up is because there could be further
20 delays for sort of minor things like this.

21 ADMINISTRATOR PALLAS: Understood. But, you
22 know, this is -- again, this is not the first time
23 the DOT has reviewed it, so they have ample time to
24 find this the first 20 times they've reviewed it,
25 and keep bringing up these little things at the

1 eleventh hour.

2 TRUSTEE BRENNAN: Okay. Well, I would
3 suggest that LKMA get out in front of this and take
4 a hard look themselves at what might be missing.

5 ADMINISTRATOR PALLAS: They have done that,
6 and they submitted the -- the reason for this was
7 it came across when they did an update. They
8 actually prepared a spread sheet, in addition to
9 the specifications, to show which ones they were
10 using.

11 Again, as I reported before, one of the
12 things that they had even asked for was a blanket
13 specification for check valves up to 36 inches.
14 There's no check valve, and this was a request of
15 the DOT. They had a spec for the check valve that
16 we were using. That wasn't good enough, they
17 wanted -- you know, so it's frustrating. So,
18 anyway, that's where we are on that, on that
19 project.

20 On my resolutions, I have two. I had sent
21 around to you all a request for the roof project,
22 to replace -- a roof replacement project change
23 order for \$11,330. The total project value was
24 97,900, if I -- if I remember correctly, just to
25 give you sense of scale of the change order. All

1 of the change orders were related to the
2 subsurface, below-the-shingle level, which we
3 couldn't see, and it was clearly needed to be done.
4 So we had authorized it, so we're just looking for
5 approval of work that has already been done. We
6 have allowed them to finish.

7 Additionally, I'm asking for approval to go
8 out to bid for the Road Barn building, not the
9 small house, but the large building, the brick,
10 brick building. We found that there was a leak.
11 We did look at it, it didn't seem to be a problem.
12 No sooner did they finish all the roofs that that
13 one started leaking.

14 And that, that -- the small building needs
15 siding anyway. So rather than try to do this
16 piecemeal, if I could go out to bid for that site
17 for siding for the one small building, and then a
18 roof replacement for the larger building. That
19 will be a resolution on requesting that.

20 And that's all I have for me.

21 TRUSTEE DOUGHERTY-JOHNSON: Can I ask a
22 question?

23 ADMINISTRATOR PALLAS: Sure.

24 TRUSTEE DOUGHERTY-JOHNSON: Is there any
25 update on the status of the net metering policy

1 with the New York Power Authority?

2 ADMINISTRATOR PALLAS: I have a call into
3 them. I haven't gotten a return call yet.

4 TRUSTEE BRENNAN: Paul, did you say you were
5 looking for approval for the change order on the
6 roofing?

7 ADMINISTRATOR PALLAS: Correct.

8 TRUSTEE BRENNAN: In the base bid, was there
9 a unit price for --

10 ADMINISTRATOR PALLAS: I didn't have a --

11 TRUSTEE BRENNAN: -- substrate?

12 ADMINISTRATOR PALLAS: I didn't have a chance
13 to. I don't believe we put that in, but I can
14 double-check.

15 TRUSTEE BRENNAN: Because it's normal to
16 encounter substrate failure when you're re-roofing.
17 So those kind of jobs should have a unit price
18 built in for square footage of substrate, so --

19 ADMINISTRATOR PALLAS: Yeah, of course.
20 Again, I just don't remember.

21 TRUSTEE BRENNAN: I would urge you to do that
22 on the next -- on the next one.

23 ADMINISTRATOR PALLAS: Sure, yeah.

24 TRUSTEE BRENNAN: At least so that the price
25 is not negotiable, it's just determined by how much

1 square footage.

2 ADMINISTRATOR PALLAS: Sure, of course.

3 TRUSTEE BRENNAN: Thank you.

4 TRUSTEE ROBINS: My experience on roofing is
5 most contractors put a price per sheet for
6 sheathing replaced. So that kind of wouldn't
7 necessarily require --

8 ADMINISTRATOR PALLAS: That's what they did
9 in their -- in their change order request.

10 TRUSTEE ROBINS: -- a number, but just a
11 price per sheet.

12 ADMINISTRATOR PALLAS: Yeah.

13 TRUSTEE BRENNAN: That's what I'm talking
14 about, a unit.

15 TRUSTEE ROBINS: Yeah, unit price.

16 MAYOR STUESSI: Thank you. Treasurer Gaffga.

17 TREASURER GAFFGA: Good evening, Mayor and
18 Board. Just a couple of items I want to highlight
19 with my work session.

20 The GovOS proposal has been signed and
21 notarized by GovOS and sent back to us. It is just
22 waiting to be signed and notarized on our end.

23 I am compiling information. I have a
24 majority of what the Treasurer Department can fill
25 out, and I'm waiting for some assistance with the

1 Building Department to fill out their end of some
2 of the rental permits, and some of that
3 information, so that we can upload the entirety of
4 that data to GovOS to begin the process of building
5 out the cloud platform to do the enforcement end.

6 In regards to the utility billing software
7 proposal, I had recently sent over Attorney
8 Prokop's, former Attorney Prokop's edits over to
9 our new Attorneys, who took a cursory look at it.
10 It looks okay. I think we're going to just take
11 one more quick hard look at it, and then we should
12 be able to move forward with that proposal, and
13 then start with the data upload, whatever
14 InvoiceCloud may need to begin that process.

15 One other thing I'd like to highlight is that
16 we recently just had our electric audit and is
17 complete. We're waiting on a couple of items to do
18 an adjusting entry for some pension GASB New York
19 State retirement reports, but, otherwise, it went
20 really well. They were able to do most of the work
21 remotely.

22 Our auditor, Bill Freitag, was here. He
23 was -- two days-and-a-half he was able to go
24 through all the information. My staff did an
25 amazing job trying to get everything together for

1 him. He was very pleased. So we look forward to
2 being able to schedule -- once that's done and
3 we're able to put all the adjusting entries into
4 the system, look forward to having him come out and
5 present his findings to the Board.

6 And other than that, I don't have anything
7 else to add to my report.

8 TRUSTEE PHILLIPS: Is there any activity on
9 the Community Housing?

10 TREASURER GAFFGA: Not yet.

11 TRUSTEE PHILLIPS: Not yet? Is there any
12 meetings coming up?

13 TREASURER GAFFGA: They were planning to
14 present to the Board --

15 TRUSTEE PHILLIPS: Yeah.

16 TREASURER GAFFGA: -- on just the community
17 input, basically, all of the meetings that they
18 held all over the Town. And then the Board is
19 going to take all that information and they're
20 going to look at the plan. They're going to make
21 some changes, or they may not make changes. It's
22 entirely up to the Town Board at this point.

23 TRUSTEE PHILLIPS: Okay.

24 TREASURER GAFFGA: And then they will put --
25 whatever changes they decided to make I think will

1 then be put forth for public, more public input,
2 but that hasn't happened.

3 TRUSTEE PHILLIPS: At the moment, it's in the
4 Town Board's hands.

5 TREASURER GAFFGA: Correct.

6 TRUSTEE PHILLIPS: Okay.

7 MAYOR STUESSI: I was told by the Town that
8 they're having a work session on the 22nd and
9 they'll continue to be discussing it, and then
10 likely additional meetings to this point.

11 Any other questions for the Treasurer?

12 (No Response)

13 MAYOR STUESSI: Deputy Clerk?

14 DEPUTY CLERK ODDON: Good evening. I
15 basically only have three Public Assembly Permits
16 that were received into the office. One is for the
17 Greenport Fire Department for their Department
18 picnic. The event date is September 3rd of this
19 year at Sixth and Fifth Street Beach Park. Hours
20 of the event is 12 noon to 6 p.m.

21 The Greenport Fire Department Relief Hose
22 Company No. 2 is going to have their car show for
23 the event date of October 24th, 2023 at the
24 Polo Grounds, and that is from 9 a.m. to 1 p.m.

25 And then I have an additional one that I

1 received. The Greenport Brewery Company, it's for
2 their Oyster Festival, for the event date of
3 October 8th, at -- 2023, at the 234 Carpenter
4 Street location, and that's from 12 noon to 6 p.m.,
5 and with a road closure in front of the Brewery.

6 And that's all I have.

7 MAYOR STUESSI: Thank you. Village Counsel,
8 anything --

9 ATTORNEY STOLAR: No, no.

10 MAYOR STUESSI: -- for public portion?

11 ATTORNEY STOLAR: Nothing. You know, as
12 Legal Counsel, I generally don't talk about a lot
13 in public, and we're going to do the same tonight.

14 MAYOR STUESSI: All right. With that, I'll
15 turn it over to the Board. We'll start with you,
16 Lily.

17 TRUSTEE DOUGHERTY-JOHNSON: I don't have a
18 lot, except to say that there's only two more
19 Dances in the Park left, so if you haven't been,
20 you should come.

21 And we're still looking for volunteers for
22 the Camera Obscura. I think we reduced the hours
23 to 12 to 4 Saturday, and 2 to 4 on Sunday going
24 forward.

25 And then just waiting on the agreement for

1 the Relic Sustainability beach cleanup stations.
2 So, hopefully, we'll get those in before it gets
3 cold.

4 MAYOR STUESSI: Mary Bess.

5 TRUSTEE PHILLIPS: I think I've been busy
6 this month, so --

7 MAYOR STUESSI: You've been doing something?

8 (Laughter)

9 MAYOR STUESSI: Our first two hours.

10 TRUSTEE PHILLIPS: Yeah, our first two hours.
11 Hopefully, I can get back to some of the things
12 that I wanted to do before the momentum has been
13 moving forward with the code. So I think, other
14 than assisting in some questions for Village Hall,
15 and thinking through some things in the future as
16 to ideas with the code, pretty much, that's it.

17 MAYOR STUESSI: Okay. Patrick.

18 TRUSTEE BRENNAN: I haven't prepared a
19 report, but I'll say that the Waterfront -- the
20 Harbor Management Committee continues to meet. We
21 did have a break for about two weeks, because there
22 were some conflicts with the committee members'
23 schedules, but we will resume meeting, and I look
24 forward to continuing our work. That's all.

25 MAYOR STUESSI: Great. Julia?

1 TRUSTEE ROBINS: I don't have a lot. There
2 was a Carousel meeting. We basically just talked
3 mainly about the staffing that -- you know, they
4 lose staff members now, but it's been a good summer
5 there. And we -- they are going to actively try
6 and recruit some new members on the committee,
7 which is a good thing.

8 And I've just been kind of reaching out to a
9 few people to kind of revive the Sidewalk Committee
10 that I've been in charge of. And, you know, I have
11 a couple of pending meetings with some people, and
12 I have a few more ideas of people that would like
13 to serve. So we lost one of our -- Eric Elkin, one
14 of our people, who was really, really good on that
15 committee. He brought up some interesting things,
16 and I'll probably reach out to him with some
17 additional information on that.

18 But, other than that, I primarily preoccupied
19 myself with reading the code change document, which
20 is lengthy and --

21 MAYOR STUESSI: It is, yes.

22 TRUSTEE ROBINS: -- good reading. That's it.
23 Thank you.

24 MAYOR STUESSI: Great. I have a few items.
25 I'm going to start with a resolution to form the --

1 *the Village of Greenport would hereby create the*
2 *Village of Greenport Skate Park Committee and*
3 *appoint the following members: Rena Wilhelm,*
4 *Kim Loper, Stephen Karl, Dan Galvez and Colette*
5 *Galvez.*

6 This is an ad hoc community committee which
7 has been really doing some amazing work over at the
8 Skate Park, and has raised a not insignificant
9 amount of money, putting on a bunch of fabulous
10 events that we've approved, and a few of us have
11 attended. I'm very pleased to make them an
12 official committee as part of the Village, so that
13 we can work with them to make some improvements to
14 the facilities over there.

15 With that, I'll make a motion for approval.
16 May I have a second, please?

17 TRUSTEE DOUGHERTY-JOHNSON: Second.

18 MAYOR STUESSI: All in favor?

19 TRUSTEE ROBINS: Aye.

20 TRUSTEE BRENNAN: Aye.

21 TRUSTEE PHILLIPS: Aye.

22 TRUSTEE DOUGHERTY-JOHNSON: Aye.

23 MAYOR STUESSI: Aye.

24 The motion passes.

25 The next appointment is a *resolution to*

1 *appoint to the Waterfront Advisory Committee,*
2 *Subcommittee on Code, the addition of one*
3 *individual, Diane Gordon, who is specifically going*
4 to be representing the needs of affordable housing.
5 And she is an accomplished individual who has
6 written a book about immigration and housing in the
7 community of Greenport, is also a member of the
8 Zoning Board of Appeals. I'd like make a motion
9 for approval on adding Dinni to the Board.

10 TRUSTEE ROBINS: Second.

11 MAYOR STUESSI: All in favor?

12 TRUSTEE ROBINS: Aye.

13 TRUSTEE BRENNAN: Aye.

14 TRUSTEE PHILLIPS: Aye.

15 TRUSTEE DOUGHERTY-JOHNSON: Aye.

16 MAYOR STUESSI: Aye.

17 With that, I have a couple of other items.
18 The Village has three appointees to the Business
19 Improvement District, one by the Treasurer, which
20 is has already been filled with Mr. James Shuford,
21 who is a resident within the community, and I
22 believe the first resident appointee to the BID
23 Board, which is a requirement, as we noted before.

24 There are two other appointments by the Mayor
25 and the Board. I've been talking to some community

1 members, and I believe we've got two, maybe three
2 other individuals who I'm going to send bios
3 through to the Board to take a look at. If anybody
4 else has any additional suggestions, we can take a
5 look at them as a group.

6 With that, the Code Committee, as many are
7 aware, beyond reviewing some of these comments that
8 we've heard tonight, anything else we might hear
9 moving forward, is going to be focused on dealing
10 with the noise code updates that are needed, as
11 well as looking at housing within the Commercial
12 District. As part of that, once they move out of
13 there, they will then move into the Residential
14 Districts, and begin looking at items within the
15 Residential Districts, which would also include
16 potentially accessory dwelling units, etcetera.

17 One of the other items, of course, which is a
18 topic of late is vacation rentals. With that, at a
19 later point, will obviously need to be taken a look
20 at. As I've suggested before, I think it's really
21 important we get some good data on hand. And with
22 the launching of the GovOS software and getting
23 everything in place, we'll really be in a good
24 position to take a look at where we are with
25 things.

1 That being said, I do believe we need to take
2 a look at the fines that we currently have. I
3 believe that they are not high enough in the sense
4 that, at the current level that they're at, they
5 aren't necessarily punitive enough for certain bad
6 actors to manage things as they should. So we'll
7 be making some suggestions to the Board here in due
8 course.

9 With that, I don't have anything else to add
10 this evening. I don't have anything for executive
11 session. Do you this week, Brian, or should we
12 wait until next week if anything --

13 ATTORNEY STOLAR: I think --

14 MAYOR STUESSI: -- comes up?

15 ATTORNEY STOLAR: Yeah.

16 MAYOR STUESSI: Okay.

17 ATTORNEY STOLAR: Yeah, we have -- there's
18 nothing urgent.

19 MAYOR STUESSI: Okay. Anything from anybody
20 else on the Board this evening?

21 TRUSTEE BRENNAN: Does the public still need
22 to --

23 TRUSTEE PHILLIPS: Yeah, the public to
24 address the Board.

25 MAYOR STUESSI: Oh, yes, I apologize. We had

1 so much public comment. Yes, please, we will take
2 the public comment now. Thank you for pointing
3 that out.

4 TRUSTEE BRENNAN: Sure.

5 MAYOR STUESSI: It's been a long night.

6 (Laughter)

7 PETER HARRIS: Peter Harris, 2 -- Peter
8 Harris, 212 Knapp Place, Greenport. Thank you.
9 It's been a long night.

10 MAYOR STUESSI: Thank you for waiting.

11 PETER HARRIS: I have two things. I got two
12 hats I'm wearing tonight. The first hat is there
13 is some serious issues that I have with the way
14 that the staff down at the Carousel is running that
15 Carousel. A couple of weeks ago, we were down,
16 going Monday night at the park, for Music in the
17 Park, and I always take my granddaughter or my
18 grandson. Whoever gets there first, we go and to
19 go on the ride. And we're on the ride, and the
20 ride starts going. The next thing you know,
21 there's a kid in front of me, he's standing on the
22 horse as it's going up and down. The girl in front
23 of him, she's turned around backwards riding the
24 horse, and no one, no one working at the Carousel
25 said anything. I mean, they're like, "Look at

1 that, look at that." Well, the bottom line is, and
2 after -- and this happened three consecutive rides,
3 it wasn't just one time.

4 And when I got off, when I finally got off
5 with my granddaughter, one of the -- one of the
6 young gentlemen that was an employee, I said to
7 him, I said, "Excuse me," I said, "but, you know,
8 not for nothing," I said, "do you realize the
9 jeopardy that you put this Village in by letting
10 that happen?" I said, "Because if mom and dad are
11 sitting here and that kid falls, you know what's
12 going to happen? You're going to get sued. You're
13 going" -- "the Village of Greenport will be sued,"
14 because of the negligence that the way that those
15 kids -- I said, "You, as an attendant, you
16 are" -- I said, "That strap that's there, it's your
17 job to go up there and make sure that every single
18 rider has that belt affixed." This way they can't
19 get up. They're there, they're there holding the
20 pole. I mean, I --

21 MAYOR STUESSI: Was this -- I'm sorry, was
22 this last Monday, or a week-and-a-half ago?

23 PETER HARRIS: No, this was -- this was
24 two -- two Monday ago it might have been, Mayor.

25 MAYOR STUESSI: Did you call anybody in the

1 Village, Pete?

2 PETER HARRIS: Excuse me?

3 MAYOR STUESSI: Did you call anybody in the
4 Village?

5 PETER HARRIS: I didn't call anybody from the
6 Village. This --

7 MAYOR STUESSI: Next time -- I apologize. I
8 would encourage you to call immediately, so that we
9 can address this. I mean, that's obviously
10 inexcusable.

11 PETER HARRIS: The bottom line to me, there
12 was -- and then, you know, the next week I didn't
13 see anybody standing, but the -- but the lack of
14 the people working the Carousel, they were not
15 going up, they're not checking the people, make --
16 the exit gate is left -- was left wide open. I
17 said, "You got little kids, they're going to" --
18 that gate is an open invitation for a disaster of a
19 kid wanting to run, and then try to jump up onto
20 that Carousel while it's in motion.

21 So, you know, kids are -- you know, they're
22 teenagers, or whatever they are, but the fact of
23 the matter is someone, in my opinion, did not take
24 the time to instill in these, these people the
25 importance of them, one, as they're loading, before

1 that -- before that ride is put into motion, they
2 walk the entire roundtable of that to make sure
3 that everyone has that belt.

4 I mean, the last -- the last night that I was
5 there, one of them said something to a girl, a
6 young lady that was in front of me, you know, you
7 got to -- put your -- put -- she goes, "Nah." You
8 know, no, no. "If you don't" -- "if you can't
9 listen to me, then you get down off the horse and
10 get off the ride."

11 I mean, it's -- the -- it's a mechanical
12 device, and it's just waiting for an accident to
13 happen, because somebody is not doing their job.
14 Someone, whoever, whoever is in charge of those
15 employees there, that they have to answer to, needs
16 to be the one to enforce for them to do their job.
17 I mean, cell phones, we're looking at our cell
18 phone.

19 It just -- you know, I enjoy taking my
20 grandchildren on that Carousel, and I was on the
21 Carousel Committee when it first -- when we -- when
22 we first got that Carousel from Grumman, Northrop
23 Grumman, and I got to tell you, this year here has
24 been the worst that I have seen as far as the lack
25 of attention by the staff that's running that

1 Carousel.

2 MAYOR STUESSI: Well, again, as a public
3 safety officer, as a fireman, I would encourage
4 you, if you ever see anything that like that again
5 in the future that you think is problematic, please
6 call immediately so we can deal with it. That
7 being said, I know it is the same management team
8 that is there, so this is surprising to hear.
9 Paul, we obviously need to get this addressed
10 immediately.

11 ADMINISTRATOR PALLAS: Yeah. Just to be
12 clear, the supervisor that manages that does go
13 through a very extensive training at the beginning,
14 and two or three times during the season. It's
15 very -- as you said, very difficult to get -- to
16 get compliance with staff sometime. But that being
17 said, we will become -- I will speak with the
18 supervisor and she will retrain yet again. We will
19 take care of that.

20 PETER HARRIS: Thank you. I mean, like I
21 said, it -- my granddaughter says to me, she goes,
22 "Pop. Pop, look, look." I mean, she says,
23 "They're going to fall." And, you know, she
24 was genuinely concerned about the safety, that they
25 were going to fall. But I said -- and I said to

1 her, I said, "Georgia, they're not supposed to be
2 doing what they're doing." I said -- I said, "You
3 see those people with those shirts on? They're
4 supposed to be telling that person to sit down.
5 They're supposed to make sure that that person has
6 that safety belt on before the ride goes into
7 motion." I said -- so I said, you know, as a
8 six-year-old child, you know, she was genuinely
9 concerned for the people that weren't behaving, you
10 know.

11 So with that, I just -- I just had to bring
12 it to your attention.

13 MAYOR STUESSI: Of course. And, again, I
14 would encourage you, please don't hesitate to call
15 next time immediately on something like that.

16 PETER HARRIS: Okay.

17 MAYOR STUESSI: And you said you had a second
18 item?

19 PETER HARRIS: The second thing, I got change
20 my hat.

21 MAYOR STUESSI: Okay.

22 PETER HARRIS: Okay. Mayor, as you know, I
23 am also a member of the Greenport Fire Department
24 Board of Fire Wardens. Last night I could not
25 attend the meeting, because my son and I are both

1 the Wardens from Phenix Hook and Ladder. His wife
2 was working. My wife had to go with my daughter to
3 a doctor's appointment with my granddaughter, and
4 my grandson was left over. So guess who gets to be
5 the babysitter? So that's why --

6 MAYOR STUESSI: I hope it was a nice evening.

7 PETER HARRIS: That's why I was not at the
8 meeting last night. In the next week or so, the
9 current 8-3-5 ladder truck is going to be
10 decommissioned, because we need to take all --
11 everything that's going to be taken off that truck
12 to be remounted at Firematic, where the new truck
13 was taken back yesterday.

14 I've done a lot of riding up and down the
15 streets, and we have a tremendous amount of
16 low-hanging branches in the Village. And I was
17 talking with my son last night, and I said, Well,
18 gee, you know," I says, "8-3-5 is going to" -- I
19 says, "This 8-3-5 is going to be decommissioned
20 within the next week or so." I said, "You know,
21 now that it will be out of service as far as
22 fighting fires," I said, "you know, maybe take" --
23 "I can take the truck and start going up and down
24 some of the streets and trim." And he said,
25 "Before you do that, Dad," he said, "you better go

1 and see somebody, that you're not putting yourself
2 or the Fire Department in a position of someone
3 filing a grievance that you're taking somebody's
4 job away, a union employee from the Village."

5 So with that, that's -- I'm putting that out
6 to the Board whether maybe the gentleman in charge
7 of the Road Crew, maybe we could work together.
8 You know, the truck is going to be -- it's going to
9 be -- you know, it's not going to be a fire
10 truck-fire truck, but yet it's still -- the lights
11 are still working, this and that, which I could set
12 up.

13 Can't -- I won't be extending the bucket in
14 and out, but the -- you know, the base ladder, as
15 long as it's not extended, you can -- you can
16 raise, you can turn, you can do whatever, but you
17 just can't use it for fires, because it's -- that's
18 one of the reasons why that truck was taken out of
19 service, because of the hydraulic cylinders that
20 are leaking, and where we couldn't use it for a
21 fire truck.

22 So with that being said, you know, I mean, if
23 we -- if we could work together as far as to try to
24 get some of these trees trimmed back, so that, you
25 know, they're not hanging down and they're not

1 going to hit the new -- especially the new truck.
2 The last thing you want to do, a million-and-a-half
3 dollar vehicle going down and being smacked around
4 with branches. I don't know, Mayor, I don't know
5 if that sounds like a feasible thing that we
6 could do.

7 MAYOR STUESSI: Well, I --

8 TRUSTEE PHILLIPS: Well, wait, wait, wait,
9 wait a minute. Pete, you are aware that the Board
10 of Wardens last night passed a resolution to
11 recommend that the Mayor and the Board, that the
12 old 8-3-5 be turned over to the Terry Farrell Fund?

13 PETER HARRIS: Yes. Yes no.

14 TRUSTEE PHILLIPS: Oh, okay.

15 PETER HARRIS: And I -- listen, Mary Bess,
16 I'm 100% in favor of that.

17 TRUSTEE PHILLIPS: Okay.

18 PETER HARRIS: But in the interim --

19 TRUSTEE PHILLIPS: Okay.

20 PETER HARRIS: -- in the interim, while the
21 truck would be decommissioned from fighting a fire,
22 we could use the truck for a couple of weeks.

23 TRUSTEE PHILLIPS: Okay. I just want to
24 clarify that.

25 PETER HARRIS: You know, that's --

1 TRUSTEE PHILLIPS: Okay.

2 PETER HARRIS: That's -- you know, like I
3 said, I'm not taking a fire truck per se to use it,
4 you know, when -- that it's capable of being able
5 to fight a fire, it can't, but it could be used.
6 I could be in the bucket to reach and trim. And if
7 it means working, working with somebody from the --
8 from the Village Road Crew to pick up the limbs and
9 stuff that would be cut and hauled away, I think
10 it's a -- I think it's a win/win situation to me,
11 because, actually, the Village of Greenport owns
12 the truck. So the truck is being decommissioned,
13 so it's no longer a --

14 TRUSTEE PHILLIPS: We're the one that has to
15 surplus it, so --

16 PETER HARRIS: Right.

17 TRUSTEE PHILLIPS: Okay.

18 MAYOR STUESSI: So we do have a crew that
19 trims trees and does roadwork, as you're aware.

20 PETER HARRIS: Yes.

21 MAYOR STUESSI: I think while the --
22 potentially help identifying spots where it needs
23 to be done could be helpful, I could defer to Paul,
24 will that accept the additional work.

25 PETER HARRIS: I don't have a problem of --

1 with -- you know, meet with Mike and go around and
2 pinpoint areas that need to be addressed, because
3 they definitely -- they do need to be addressed.

4 ADMINISTRATOR PALLAS: Pete, I will, I will
5 speak with -- Mike's not in tomorrow. I'll speak
6 with him on Monday, and if it sounds feasible,
7 we'll set up a meeting with yourself --

8 PETER HARRIS: Okay.

9 ADMINISTRATOR PALLAS: -- and I to discuss
10 ways to utilize that truck for that purpose.

11 PETER HARRIS: Okay. That's -- you know,
12 like I said, if he doesn't even -- if he doesn't
13 even want to use -- you know, the idea of using
14 8-3-5, just it needs -- he needs to be made aware
15 that stuff, there's some work that's get to be done
16 out there that --

17 ADMINISTRATOR PALLAS: Yeah, they normally do
18 in the -- in the early Fall, and they do plow
19 routes, which is the same, same issue that you're
20 describing, the low hanging branches. They do that
21 normally, but it might -- it might be worthwhile to
22 explore this. It might simplify the process, and
23 might be able to get up a little bit higher, even,
24 to mitigate it for a longer period of time. So I
25 appreciate the offer.

1 PETER HARRIS: Okay.

2 ADMINISTRATOR PALLAS: And I will certainly
3 speak with him.

4 PETER HARRIS: Well, thank you again for your
5 time. And I'm sorry to keep you here later than --
6 because it's -- I mean, it's been so late, the
7 clock stopped working.

8 MAYOR STUESSI: It's only a quarter to five.
9 I hope that doesn't mean morning.

10 (Laughter)

11 MAYOR STUESSI: Anybody else from the public
12 like to speak? No?

13 (No Response)

14 MAYOR STUESSI: With that I will make a
15 motion to close the meeting. May I have a second, please?

16 TRUSTEE PHILLIPS: I'll second that, because
17 it's been a long day.

18 MAYOR STUESSI: All in favor?

19 TRUSTEE ROBINS: Aye.

20 TRUSTEE BRENNAN: Aye.

21 TRUSTEE PHILLIPS: Aye.

22 TRUSTEE DOUGHERTY-JOHNSON: Aye.

23 MAYOR STUESSI: Aye.

24 Thank you, everybody.

25 (The Meeting was adjourned at 9:03 p.m.)

