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

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Third Street Firehouse  
February 16, 2023  
7:00 P.M.

B E F O R E:

- GEORGE HUBBARD, JR. - MAYOR
- JACK MARTILOTTA - DEPUTY MAYOR (Absent)
- PETER CLARKE - TRUSTEE (Absent)
- MARY BESS PHILLIPS - TRUSTEE
- JULIA ROBINS - TRUSTEE
  
- JOSEPH PROKOP - VILLAGE ATTORNEY
- SYLVIA PIRILLO - VILLAGE CLERK
- PAUL PALLAS - VILLAGE ADMINISTRATOR
- STEPHEN GAFFGA - VILLAGE INTERIM TREASURER

1 (The Meeting was Called to Order at 7 p.m.)

2 MAYOR HUBBARD: I call the meeting to order  
3 with the Pledge to the Flag.

4 (Pledge of Allegiance)

5 MAYOR HUBBARD: Thank you. All right. Just  
6 so everybody knows, Trustee Clarke had a family  
7 emergency, and Trustee Martilotta did two weeks of  
8 active duty down in Florida. He's in Texas, on his  
9 way home, but he's not going to be here tonight, so  
10 it's just going to be the three of us. We have a  
11 quorum and we'll move forward.

12 Okay. First order, Chief Manwaring, the Fire  
13 Department.

14 CHIEF MANWARING: Good evening.

15 MAYOR HUBBARD: Good evening.

16 CHIEF MANWARING: All right. I hope you got  
17 all our reports on time. The only thing, a couple  
18 of things, two applications for you. Carol Chilton  
19 Miller for the Ladies Auxiliary, and Amber Breese  
20 for the Ladies Auxiliary. I will pass them off to  
21 Sylvia when I leave.

22 All right. The Board last night at our  
23 regular meeting had decided to reject the bid for  
24 the Chiefs car.

25 MAYOR HUBBARD: Okay.

1 CHIEF MANWARING: We'll do some more homework  
2 and come back at a future date with another one,  
3 something else.

4 On that note, we also, the Board, myself,  
5 Cliffie and Paul have been working on making the  
6 bathrooms ADA compliant with the architect, and  
7 Paul, likely on the rest, most of it. There was  
8 two options that we looked at and we'll, you know,  
9 put something together, and then with Paul's  
10 advice, we'll see what we can do as far as that.

11 TRUSTEE ROBINS: You're talking about the  
12 bathrooms here?

13 CHIEF MANWARING: Bathrooms here, yes.

14 ADMINISTRATOR PALLAS: Yeah, if I may. If I  
15 may, Chief.

16 CHIEF MANWARING: Sure.

17 ADMINISTRATOR PALLAS: So the two options,  
18 one was to expand them out over the stairwell. The  
19 other option is to -- is to basically move -- make  
20 them deeper. One of the bathrooms would be  
21 handicapped, the other would not. They'd both be  
22 unisex bathrooms. And make the hallway wider,  
23 shift the door over to the right a little bit, and  
24 make it -- make it also ADA compliant in size.

25 So I think -- I think we're in a position now

1 we can have the -- since the Wardens are agreeable  
2 to that as well, and it makes sense to me to do it  
3 that way. With your approval, we'll instruct the  
4 architect to begin the process of preparing bid  
5 specs for it, and then once that's prepared, we'll  
6 give -- obviously, send it around for your -- for  
7 your review, and then we'll get a resolution to go  
8 out to bid at some point when that's ready.

9 TRUSTEE PHILLIPS: But this is attached to  
10 the kitchen, because this is why we decided to go  
11 ahead with it. Chief, is that -- the kitchen is  
12 being done at the same time?

13 CHIEF MANWARING: Before we held up on it,  
14 because now the bathroom floors and the kitchen  
15 floors are going to be combined together.

16 TRUSTEE PHILLIPS: Okay.

17 CHIEF MANWARING: And we got the kitchen  
18 floors, we have the bid specs for all that under  
19 State contract. So now we're just waiting to put  
20 this together. We can have the floor guy come in  
21 while he's working on the bathrooms, then, too.

22 TRUSTEE PHILLIPS: Okay. So what would be --

23 CHIEF MANWARING: Instead of -- instead of  
24 doing two different jobs.

25 TRUSTEE PHILLIPS: So the estimated amount

1 for the project was about?

2 CHIEF MANWARING: For which one?

3 TRUSTEE PHILLIPS: For the bathrooms.

4 CHIEF MANWARING: I don't know.

5 ADMINISTRATOR PALLAS: I think it was, right  
6 at 85.

7 TRUSTEE PHILLIPS: Eighty-five?

8 ADMINISTRATOR PALLAS: It was 85,000, yes.

9 TRUSTEE PHILLIPS: Okay.

10 ADMINISTRATOR PALLAS: That does not include  
11 the floor.

12 CHIEF MANWARING: Right.

13 ADMINISTRATOR PALLAS: As the Chief just  
14 indicated, the floor is going to be done under a  
15 separate contract to make it continuous with the  
16 kitchen, the hallway and the bathrooms. So the  
17 architect will leave that out of the -- of the bid  
18 spec, because that's under State contract.

19 TRUSTEE PHILLIPS: Okay. So as far as your  
20 Buildings and Grounds Fund, there's going to be the  
21 ADA bathrooms?

22 CHIEF MANWARING: Bathrooms and the floor.

23 TRUSTEE PHILLIPS: The flooring and the  
24 kitchen?

25 CHIEF MANWARING: And possibly the phones.

1 TRUSTEE PHILLIPS: And possibly the phones?

2 CHIEF MANWARING: The phone system, yes.

3 TRUSTEE PHILLIPS: Okay, because you hadn't  
4 decided last night.

5 CHIEF MANWARING: Well, they decided last  
6 night. They finally found a company, but it's  
7 going to be about another \$1,000 for the phones  
8 that are being replaced, 13 phones here and go  
9 (inaudible).

10 TRUSTEE PHILLIPS: Okay.

11 MAYOR HUBBARD: She's having trouble hearing you,  
12 so it's --

13 TRUSTEE PHILLIPS: Always.

14 (Laughter)

15 CHIEF MANWARING: (Inaudible) That's all I  
16 have, I mean, as far as --

17 TRUSTEE PHILLIPS: What about the ambulance?

18 CHIEF MANWARING: The bid, we're going to  
19 save that until next month.

20 TRUSTEE PHILLIPS: Oh, okay.

21 CHIEF MANWARING: Because there was -- they  
22 were looking at the bids, the package, and there  
23 was a couple of things in there that wasn't in  
24 there, like the -- whoever's going to purchase --  
25 or build us an ambulance is supposed to take the

1 old ambulance on trade, and that wasn't written up  
2 in there. So we want to make sure that this guy  
3 rewrites his paperwork.

4 TRUSTEE PHILLIPS: Okay, because you got --  
5 you all went into executive session and then went  
6 back in, and I went home, so --

7 CHIEF MANWARING: Yeah, that was personnel  
8 issues.

9 TRUSTEE PHILLIPS: Okay. The other thing is  
10 what's going on with the hook and ladder truck,  
11 when is it due?

12 CHIEF MANWARING: June.

13 TRUSTEE PHILLIPS: June?

14 CHIEF MANWARING: End of June.

15 MAYOR HUBBARD: What was that question? I  
16 couldn't hear you.

17 TRUSTEE PHILLIPS: When is the truck -- the  
18 hook and ladder truck, what's the status of the --

19 MAYOR HUBBARD: Oh, okay.

20 TRUSTEE PHILLIPS: -- hook and ladder truck.  
21 And that's due in June?

22 CHIEF MANWARING: (Nodded yes)

23 TRUSTEE PHILLIPS: Delivery in June or  
24 completed in June?

25 CHIEF MANWARING: Completed, or possibly

1 delivered by the end of June.

2 TRUSTEE PHILLIPS: Okay, because -- okay,  
3 because --

4 TRUSTEE ROBINS: Do you have testing and  
5 trials and stuff to do when you get that delivered?

6 CHIEF MANWARING: Yep, yep.

7 TRUSTEE ROBINS: And that would be once it's  
8 here; is that correct?

9 CHIEF MANWARING: Well, I think they'll  
10 probably -- actually, we'll do an inspection on it,  
11 too, before it even leaves the place up there.

12 TRUSTEE ROBINS: Right, before you drive it  
13 and accept it.

14 CHIEF MANWARING: Because when they get it  
15 out here, they'll have to train and all that stuff  
16 here, yes, all really to compare to what we already  
17 got there, so.

18 TRUSTEE PHILLIPS: George, I'm sorry, Mayor,  
19 would it be all right if I ask the Treasurer when  
20 we need to take the money for that truck, because  
21 we bonded for it?

22 INTERIM TREASURER GAFFGA: I already spoke  
23 with Munistat and our Bond Counsel, and they were  
24 talking about at the end of March, some time around  
25 the end of March they were going to take the money.



1 TRUSTEE PHILLIPS: Okay. So the debt service  
2 for that won't start until -- it won't be --

3 INTERIM TREASURER GAFFGA: I would need  
4 the -- we'll need the exact date of when we  
5 actually get the money. I would think some time in  
6 Fiscal 2025, but I'm not positive.

7 TRUSTEE PHILLIPS: Okay, all right. I just --  
8 just okay, all right.

9 MAYOR HUBBARD: But the Treasurer is still  
10 working on getting the year-end audit from last  
11 year done to appropriate any other money that goes  
12 into the Apparatus Fund. I spoke with him today  
13 about that. So we don't have an exact number what  
14 we need to get to go and do that until the audit is  
15 completed and we have the report back from that.

16 TRUSTEE PHILLIPS: Okay, all right. There  
17 was --

18 MAYOR HUBBARD: Because there's leftover  
19 money, and there's also money that's in the budget  
20 that we're in right now. We're eight months into  
21 the budget, so there's only four months left, and  
22 there's, you know, money left in there that will  
23 transfer over and it would be less we'd have to  
24 borrow for.

25 TRUSTEE PHILLIPS: Well, is that your plan?

1           Because I heard the ambulance being discussed last  
2           night is coming out of the Apparatus Fund, so --

3           CHIEF MANWARING: Ambulance and the Chiefs  
4           car was supposed to come out of the Apparatus Fund.

5           TRUSTEE PHILLIPS: Well, that's why I'm  
6           asking, because I'm hearing two different versions  
7           here, so.

8           MAYOR HUBBARD: No, it's not two difference  
9           versions. It's just they haven't even proposed an  
10          ambulance yet, and that's going to take time to get  
11          and everything else, so.

12          TRUSTEE PHILLIPS: Okay. Well, the way they  
13          were discussing last night, okay.

14          MAYOR HUBBARD: Oh, okay.

15          CHIEF MANWARING: Even if the ambulance, if  
16          we did get it out and put it out to bid and we got  
17          fitted, it's still going to be not until like 2025  
18          before we even see it.

19          TRUSTEE PHILLIPS: Right, but that's -- okay.

20          CHIEF MANWARING: Because the supply chain  
21          and all that, they're having issues trying to get a  
22          Ford chassis. And the only thing they had was  
23          leftover Dodge chassis, but they weren't the  
24          four-door, they were two doors.

25          TRUSTEE PHILLIPS: No, I heard you last

1 night, but I don't know if the rest of them heard  
2 you, even.

3 CHIEF MANWARING: Yeah.

4 TRUSTEE PHILLIPS: So that's why I'm asking.

5 CHIEF MANWARING: They all -- they all heard it.

6 TRUSTEE PHILLIPS: They heard it? Okay.

7 CHIEF MANWARING: That was the original,  
8 original plan (inaudible). And that's all I have,  
9 I guess.

10 MAYOR HUBBARD: Okay. Any questions for the  
11 Chief?

12 (No Response)

13 MAYOR HUBBARD: Thank you.

14 CHIEF MANWARING: Thank you.

15 MAYOR HUBBARD: Okay. The Village  
16 Administrator, Mr. Pallas.

17 ADMINISTRATOR PALLAS: Thank you, Mr. Mayor,  
18 Board. Just on the two discussion items, the  
19 microgrid, there's no change since last month,  
20 unfortunately. Again, we're just waiting for  
21 batteries at this stage.

22 The ferry queue project status, it has been  
23 submitted to New York State DOT, and we wait for --  
24 hopefully, that they're satisfied and they have no  
25 more comments after the probably total of over 200

1        comments from start finish. It's un -- it was a  
2        lot, it was a lot. So I think we're in good shape  
3        on that, thought, now. The fact that we haven't  
4        heard anything immediately is a good sign, so we'll  
5        hopefully move that forward.

6                There will be one thing pending before we can  
7        actually take any action or any -- take any steps.  
8        We do need to get an easement with the MTA. We  
9        submitted -- the process is it has to go to Albany  
10       for approval. The MTA has to request Albany's  
11       approval to enter into a lease. That, as I  
12       understand it, is going to Albany soon. I -- they  
13       have not committed to a date, but they are working  
14       on it.

15               They have a lot of internal approvals to go  
16       through. And as soon as that goes into Albany,  
17       then it's a 90-day waiting period before they can  
18       do anything with it. So they don't anticipate any  
19       issues, just it's just a process. So that's where  
20       we are on that.

21               Two additional items that I have. One  
22       will -- should be a resolution. I apologize, I  
23       haven't gotten it out to you yet. As you may  
24       remember, NYSERDA put out a Program Opportunity  
25       Notice probably a year ago now on -- just for

1 municipal electric utilities. We submitted four  
2 applications. We've been awarded one and probably  
3 awarded another one. The one that I can definitely  
4 say we were awarded is essentially an engineering  
5 study on the economic use of the microgrid  
6 facilities, the batteries and solar systems at  
7 here, at the firehouse, and at the wastewater  
8 treatment plant.

9 I have a couple of questions that I've  
10 submitted to them on the contract. The contract is  
11 rather lengthy. It's their standard pro forma  
12 contract. They -- the process, once we enter into  
13 the correct, is very simple. They hire the  
14 contractor to do the study, they interact with the  
15 contractor, we just provide information. I'm just  
16 trying to get a couple of minor things ironed out  
17 with them. Once I get those questions, then I'll  
18 circulate it. Hopefully, we can put it on for next  
19 week as a resolution.

20 I don't think there's any out-of-pocket, but  
21 that's one of the things I'm trying to confirm,  
22 because there's nothing in the contract about  
23 dollars, so I want to -- I want to make sure of  
24 that before I submit it.

25 TRUSTEE ROBINS: So that's NYSERDA that's

1 offering that?

2 ADMINISTRATOR PALLAS: Correct. There,  
3 hopefully, will be another one for next month. But  
4 I haven't gotten an official word, so, technically,  
5 I'm not even supposed to talk about it, according  
6 to NYSERDA, so I won't.

7 The other item I have is Haugland Energy  
8 Group. I had circulated a letter, a request from  
9 them to modify one of the leases or extend one of  
10 the leases, a lease option that they have, and  
11 enter a new lease option for the scavenger waste  
12 plant and expansion of their site. These are  
13 leases that we had in the past. One of them has  
14 expired, one of them is expiring, and maybe this  
15 year.

16 Essentially, they would -- in lieu of paying  
17 us rent, they would build a new storage building to  
18 replace Building 10 at a location to be determined.  
19 The -- they estimate the value at about 150,000.  
20 It's probably less than that, but not much less  
21 than that. The most rent we would get out of --  
22 out of, if we -- out of this -- and they're looking  
23 for a 7-year term. And the reason they're looking  
24 for a 7-year term, that coincides with some of the  
25 target dates in the Climate Action -- Climate

1 Leadership and Community Protection Act that's  
2 going to -- that I've talked about multiple times  
3 that's going to electrify the State. There's going  
4 to be a need for additional generation, renewable  
5 generation projects, and that's why they want it to  
6 coincide with that, so, basically, 7 years to 2030.

7 It will be a 50-by-100 shed. And if you're  
8 agreeable at least with getting a contract started,  
9 I can work with the Village Attorney to work on  
10 that, if you're all agreeable. Like I said, the  
11 most we could get out of it is about -- let's see,  
12 it's 12 -- sorry -- 12,000 a year for 7 years, so  
13 it's significantly less than the value of the shed,  
14 so I think it makes sense to do it.

15 ATTORNEY PROKOP: Do we have a location for  
16 the shed?

17 ADMINISTRATOR PALLAS: Not yet. It's our  
18 choosing. It's -- it would be near where Building 10  
19 is now. There's a couple of different locations  
20 that we're exploring.

21 ATTORNEY PROKOP: And do we know the use of  
22 the shed? Is it going to be limited to a  
23 particular use?

24 ADMINISTRATOR PALLAS: It's ours. It would  
25 be our use.

1 ATTORNEY PROKOP: Okay.

2 ADMINISTRATOR PALLAS: I'm sorry, we own it.

3 MAYOR HUBBARD: It's a storage shed for --

4 ADMINISTRATOR PALLAS: A storage shed for us.

5 TRUSTEE PHILLIPS: It would be -- yeah, it's  
6 for us.

7 ADMINISTRATOR PALLAS: Yeah, not for them,  
8 it's for us. Yeah. That's instead of rent.

9 ATTORNEY PROKOP: Sorry.

10 ADMINISTRATOR PALLAS: That's okay. So if  
11 you're agreeable, we can get started on the details  
12 of that.

13 TRUSTEE ROBINS: Just a question. So, you  
14 know, I remember when we originally granted this  
15 lease for the additional space for Haugland. And  
16 are they trying to secure that? Are they still in  
17 the -- looking to build peakers? Because that's  
18 what they have right now.

19 ADMINISTRATOR PALLAS: They --

20 TRUSTEE ROBINS: Is that part of the equation  
21 of this, of the Climate Action Plan, is --

22 ADMINISTRATOR PALLAS: No.

23 TRUSTEE ROBINS: -- to build additional  
24 peakers? I wouldn't think so.

25 ADMINISTRATOR PALLAS: No, but, but there



1 will be a need for other types of generation.  
2 There may even be projects that we don't even know  
3 the technology yet, hydrogen generation sources,  
4 for example.

5 TRUSTEE ROBINS: Right.

6 ADMINISTRATOR PALLAS: So they just want to  
7 be in a position that they could submit a response  
8 to an RFP --

9 TRUSTEE ROBINS: Right.

10 ADMINISTRATOR PALLAS: -- in that time  
11 frame --

12 TRUSTEE ROBINS: Right.

13 ADMINISTRATOR PALLAS: -- basically.

14 TRUSTEE ROBINS: And they're providing power  
15 to LIPA, correct?

16 ADMINISTRATOR PALLAS: It would be, yeah.

17 TRUSTEE ROBINS: Yes, right.

18 ADMINISTRATOR PALLAS: Ultimately, yes.

19 TRUSTEE ROBINS: Yeah.

20 ADMINISTRATOR PALLAS: That's where the RFP  
21 would come in. You could either be -- in  
22 today's -- in today's world, it could be -- it  
23 could be PSEG, it could be the ISO, it could be  
24 just an independent project. It could be a lot of  
25 different iterations of things that they could --

1 they could respond to.

2 TRUSTEE PHILLIPS: But I think, Paul, when  
3 you and I discussed it, one of the advantages for  
4 them, and perhaps for us, is that they actually  
5 have a piece of land when they go to do the RFP.

6 ADMINISTRATOR PALLAS: Correct. They would  
7 need -- they would -- the process for them, for  
8 anybody that's submitting these projects, they have  
9 to show that they have what's known as site  
10 control. They don't have to own the land, they  
11 just have to have access and the right to use it.  
12 And this would provide them that right, which is  
13 one step that they wouldn't have to try to do in a  
14 hurry.

15 TRUSTEE PHILLIPS: Okay.

16 TRUSTEE ROBINS: I'm good with this.

17 TRUSTEE PHILLIPS: Yeah, I know I am.

18 MAYOR HUBBARD: Good, so am I. And if they  
19 do put something there and start generating, then  
20 we will get the normal rent we get from the other.

21 ADMINISTRATOR PALLAS: Yes, right, right.

22 TRUSTEE PHILLIPS: Right, yeah.

23 MAYOR HUBBARD: Which is just securing the  
24 site for a possibility.

25 ADMINISTRATOR PALLAS: Correct.

1           MAYOR HUBBARD: If they go put something in,  
2 then it would be like their other plant that they  
3 have that shows substantial rent.

4           TRUSTEE ROBINS: Right.

5           TRUSTEE PHILLIPS: This is an amendment.  
6 This is a part of -- it's an option.

7           ADMINISTRATOR PALLAS: It would be a separate  
8 agreement.

9           TRUSTEE PHILLIPS: Okay.

10          ADMINISTRATOR PALLAS: It would be a lease  
11 option agreement, which would -- it would only tie  
12 back to the underlying agreement in term of things  
13 like ultimate rent.

14          TRUSTEE PHILLIPS: Right, okay.

15          ADMINISTRATOR PALLAS: This is their -- at  
16 one point, they were going to be continuous  
17 projects, but these are totally separate. So they  
18 would be just like -- like I said, just tied back  
19 to the underlying agreement, not -- we ultimately  
20 get into a separate agreement for these facilities.

21           And I also want to note that there's always a  
22 possibility that we could take some output from  
23 these plants, not electrically directly, but  
24 contractually, and we wouldn't be paying  
25 transmission charges. We would -- it would be sold

1 into the same zone that we're taking energy from.  
2 So we'd literally only be buying the energy  
3 component at a potentially cheaper rate than we'd  
4 buy on the grid for our incremental.

5 TRUSTEE PHILLIPS: Okay.

6 ADMINISTRATOR PALLAS: That's the amount of  
7 energy over and above. There's no guarantee of  
8 that. That's only --

9 TRUSTEE ROBINS: Right.

10 ADMINISTRATOR PALLAS: That's wholly  
11 dependent on the value of the RFP and the ultimate  
12 size of the project that they can build, and the  
13 terms of the RFP, so there's -- but it is a  
14 possibility.

15 TRUSTEE PHILLIPS: And that's a positive.

16 ADMINISTRATOR PALLAS: Yeah. All right. So  
17 I'll work with the Village Attorney at this time.

18 MAYOR HUBBARD: So, yes, start working on  
19 that. We've got a consensus of three to --

20 ADMINISTRATOR PALLAS: Right. So we'll move  
21 it forward, yeah. I wouldn't -- obviously, we  
22 wouldn't have it for next week, but we'll have it,  
23 certainly --

24 MAYOR HUBBARD: Right.

25 ADMINISTRATOR PALLAS: -- to review for next

1 month.

2 And that's all I have, actually. Does  
3 anybody have any questions?

4 MAYOR HUBBARD: Okay. Any questions for  
5 Mr. Pallas?

6 TRUSTEE PHILLIPS: I've been talking to Rich  
7 Albanese and -- about the replacement of the buoys.

8 ADMINISTRATOR PALLAS: He had discussed it we  
9 with me today, yes --

10 TRUSTEE PHILLIPS: Okay.

11 ADMINISTRATOR PALLAS: -- about potential  
12 replacements. We have worked with the -- started  
13 working with the Treasurer on trying to fund it,  
14 the best way to fund it. He's exploring different,  
15 different options for that, yes.

16 TRUSTEE PHILLIPS: Okay. As I had a  
17 discussion with him, and here is that we're a  
18 waterfront community, if the buoys are the correct  
19 size, it should help with the speed control, also,  
20 which should help with the wake situation that goes  
21 on. Because last year, at the end of Mobil --  
22 well, I call it the Mobil property, I kept watching  
23 the whitecaps go across from the wakes coming out  
24 from the boats speeding around in the harbor. So  
25 if this will just help the customers that are in

1 the marina --

2 ADMINISTRATOR PALLAS: Sure.

3 TRUSTEE PHILLIPS: -- that's going to be a  
4 plus, because you've removed the wave boards from  
5 the other side, correct?

6 ADMINISTRATOR PALLAS: No, just the one.

7 TRUSTEE PHILLIPS: Just on the one?

8 ADMINISTRATOR PALLAS: Yeah.

9 TRUSTEE PHILLIPS: Okay.

10 ADMINISTRATOR PALLAS: Just on the -- yeah,  
11 just on the East Pier, not the West Pier.

12 TRUSTEE PHILLIPS: Okay, all right.

13 ADMINISTRATOR PALLAS: Yeah.

14 TRUSTEE PHILLIPS: But if -- if -- bah, bah,  
15 bah, bah, bah, bah. This size buoy is visible, and  
16 the -- you know, the right size with the right  
17 anchorage, it would be a vast improvement.

18 ADMINISTRATOR PALLAS: Yep.

19 TRUSTEE PHILLIPS: Plus the Bay Constables  
20 can write tickets.

21 ADMINISTRATOR PALLAS: Yeah.

22 TRUSTEE PHILLIPS: Okay.

23 ADMINISTRATOR PALLAS: And Mr. Albanese is  
24 also reaching out to the Coast Guard regarding  
25 this. There used to be a sign on the jetty that

1 doesn't seem to be there anymore.

2 TRUSTEE PHILLIPS: Correct.

3 ADMINISTRATOR PALLAS: And we think it's  
4 theirs, so we're telling them it's theirs, and  
5 asking them if they could replace it. So he's  
6 being proactive on that front as well.

7 TRUSTEE PHILLIPS: Okay.

8 MAYOR HUBBARD: Okay, thank you. Okay.  
9 Village Treasurer, Stephen Gaffga.

10 INTERIM TREASURER GAFFGA: Good evening.

11 MAYOR HUBBARD: Good evening.

12 INTERIM TREASURER GAFFGA: I just have a few  
13 things that I want to add to my normal work  
14 session. The first one is that I will be  
15 requesting an additional budget amendment. We  
16 received a quote today from our computer guys,  
17 Artilus, for upgrading the servers and computer  
18 systems over at the light plant and the wastewater  
19 treatment plant. So we want to try and get that  
20 the moving sooner rather than later, so I'm going  
21 to ask for an additional budget amendment for the  
22 regular meeting to be voted on. It's about \$5300  
23 for both, so 5300 for the light plant, 5300 for the  
24 wastewater treatment plant, to upgrade both  
25 servers. And we need that, from my understanding,

1 to tie into Village Hall, so that they're not kind  
2 of on their own little island with the computer  
3 tech and software and security. So it will make  
4 the Village more secure with all of our systems.

5 The second thing, we had our first community  
6 housing meeting since the election in November. We  
7 talked about that their plan is to have some type  
8 of plan by the end of the month to be able to then  
9 schedule public comment on the community housing.  
10 There were discussions to try and stack grants. So  
11 they're working with the State and with Fred Thiele's  
12 Office in order to see if we can -- what we can do  
13 as communities, towns, to get some of the income  
14 levels a little more coordinated, because they're a  
15 little bit all over the place. That's one of the  
16 things we talked about.

17 We did bring up that we need the IMA with the  
18 Village. I think Jill Doherty said that they have  
19 some turnover in their Attorney's Office. So I  
20 think they were planning on reaching out with  
21 Attorney Prokop's Office in order to start that  
22 process somewhere in the near term.

23 They did mention that they weren't -- are not  
24 going to segregate the funds based off of the sales  
25 of the homes in each individual hamlet. So the



1 funds are going to be pooled, it's going to be one  
2 pool. And then individuals will be able to apply  
3 for those funds in front of the Town Board based  
4 off of whatever the housing plan is.

5 I did make it quite clear that we as a  
6 Village need to be represented, that if we have  
7 projects brought before us, before our Board, that  
8 we need to have a mechanism to apply for the  
9 funding, or to work with the Town in order to get  
10 funding, so that we could then work with  
11 contractors that have potential affordable housing  
12 units, or they want to work with our utilities, you  
13 know, in order to move those projects forward. So  
14 they are aware that that is something that's very  
15 important to us and it's on their radar. So I do  
16 believe they will be reaching out to Attorney Prokop  
17 in the near term.

18 TRUSTEE PHILLIPS: I have one question.

19 INTERIM TREASURER GAFFGA: Yeah.

20 TRUSTEE PHILLIPS: So this decision of  
21 keeping it as one fund, is this required by the  
22 State, or is this a Town or County decision?

23 INTERIM TREASURER GAFFGA: That -- my  
24 understanding is that the State Law does not  
25 provide any provisions for allowing the funds to be

1 segregated based off of the sales in individual  
2 hamlets. So it's just one pool of money within  
3 that Town that had adopted the law.

4 TRUSTEE ROBINS: And that would be on the  
5 Town, basically --

6 TRUSTEE PHILLIPS: To make the difference.

7 TRUSTEE ROBINS: -- to decide how to  
8 distribute that, so that Greenport residents would  
9 be fairly, you know, receiving what they were --

10 TRUSTEE PHILLIPS: I would think that -- I'm  
11 sorry, go ahead. I'm sorry.

12 TRUSTEE ROBINS: No.

13 TRUSTEE PHILLIPS: I would think that they  
14 would be able to -- countywide be able to separate  
15 the sales that were within the Village of Greenport  
16 from the Town of Southold, and then that money  
17 within their own accounting system could be our  
18 fund that we need to take off of.

19 INTERIM TREASURER GAFFGA: I do -- I asked  
20 that question and I was told it's one fund, it's  
21 one pool of money, that they're not going to  
22 segregate it. So I don't know if that's something  
23 that can be brought further, and maybe in Attorney  
24 Prokop's discussions, when they do develop the IMA,  
25 but my understanding is that it would -- that is

1 not what the plan is for, that they're only going  
2 to have one pool of money, and that we will have  
3 our own agreement with the Town in order to have  
4 access to that money.

5 And, of course, our residents, being, you  
6 know, Southold Town residents as well, can apply  
7 for it directly when it doesn't involve, you know,  
8 our oversight. You know, just somebody who wants  
9 to go buy a house, they'll be able to just go  
10 directly to it. I think our -- our involvement is  
11 going to be when we have any type of zoning issues,  
12 or we have, you know, any developers that want to  
13 apply for the money.

14 TRUSTEE PHILLIPS: I'm sorry, but I'm going  
15 to be blunt about this. I think that there needs  
16 to be a discussion with the powers to be that  
17 decided that they were going to make this one fund  
18 within the Town of Southold to look at some other  
19 options to make sure that the Village of Greenport  
20 property owners are given the fair shake of helping  
21 our own within our Village.

22 And now I think that needs to be a  
23 discussion, and I think it needs to be back on the  
24 table, and if it has to go to the Town Board, it  
25 needs to go to the Town Board. I think the housing

1 group is -- you're only one representative on there  
2 from the Village, and I am -- I think that there  
3 needs to be a better approach to that.

4 TRUSTEE ROBINS: If I'm not -- if I'm not  
5 mistaken, it's been about six months since we had  
6 that last joint meeting with the Town. I mean, I  
7 thought that, you know, we didn't set anything up  
8 formally at the time, Mayor, but I think maybe, you  
9 know, it would be a good time within the next  
10 couple of months to go back and have another joint  
11 meeting with the Village and the Town.

12 TRUSTEE PHILLIPS: No, I agree, but I think  
13 that there needs to be a statement from this Board  
14 to the -- to support our representative, that the  
15 one fund is not what we think is in the best  
16 interest for our Village of Greenport.

17 INTERIM TREASURER GAFFGA: Right. I 100%  
18 understand. It was made clear to me that the State  
19 Law doesn't allow for that, that latitude. So I'm  
20 not --

21 TRUSTEE PHILLIPS: Well, the State Law for --

22 INTERIM TREASURER GAFFGA: I'm obviously not  
23 an attorney.

24 TRUSTEE PHILLIPS: Right. State Law for  
25 collecting it, perhaps. But I think that there

1 needs to -- I think there needs to be further  
2 discussion. And I think that the Village Board  
3 needs to support you in some form of a letter  
4 stating that, you know, the one-fund idea needs to  
5 be thought through to make sure that the Village of  
6 Greenport residents, property owners are getting  
7 what -- what is for them to be able to have an  
8 opportunity.

9 INTERIM TREASURER GAFFGA: All right. That  
10 will be something at the next meeting, which is  
11 supposed to be next week, that I will bring up.  
12 Also, you know, I think it's my expectation that  
13 their Attorney's Office will be reaching out to  
14 your Office sometime soon.

15 TRUSTEE PHILLIPS: Well, then, Joe, you -- I  
16 mean, I could only speak for myself, I can't answer  
17 for you. That's how I feel, so.

18 TRUSTEE ROBINS: Yeah.

19 ADMINISTRATOR PALLAS: May I -- can I just --  
20 can I just ask a question or a clarification? I  
21 think the only -- I haven't been involved in this,  
22 so I'm just hearing a lot of this for the first  
23 time on the fund issue. If you have a -- if it's  
24 one fund and we have access to it, it actually is a  
25 larger pool of money, so we wouldn't be limited to

1 the amount that's -- that you're funding for, so.

2 TRUSTEE PHILLIPS: No, I under -- I  
3 understand that portion of it.

4 ADMINISTRATOR PALLAS: It's just a caution  
5 that, you know, if we -- if we -- you might  
6 artificially limit the availability of funds by  
7 doing that. That's just --

8 TRUSTEE PHILLIPS: But I also think that we  
9 need to guarantee that the Village of Greenport  
10 residents, those purchasing, or whatever projects,  
11 are not to the point where they're pushed out --

12 ADMINISTRATOR PALLAS: Of course.

13 TRUSTEE PHILLIPS: -- because of the Town of  
14 Southold, you know what I'm saying?

15 ADMINISTRATOR PALLAS: Of course.

16 TRUSTEE PHILLIPS: And that's -- it needs to  
17 be discussed.

18 ADMINISTRATOR PALLAS: Of course, of course.  
19 But, again, I just think the -- keeping it as a  
20 single pool might -- there might be a financial  
21 advantage to it. That's --

22 TRUSTEE PHILLIPS: Well, but we need to know,  
23 okay?

24 ADMINISTRATOR PALLAS: Yeah.

25 TRUSTEE PHILLIPS: Just being told that

1 that's the way it's going to be doesn't --

2 ADMINISTRATOR PALLAS: Yeah. No, I agree.

3 TRUSTEE PHILLIPS: You know, it's not right.

4 ADMINISTRATOR PALLAS: Yeah, I understand.

5 TRUSTEE PHILLIPS: We're involved in this, we  
6 agreed to do it. We need to make sure that the  
7 residents and, you know, that the Village is --

8 ADMINISTRATOR PALLAS: Yeah, absolutely.

9 TRUSTEE PHILLIPS: -- up front and saying.  
10 Because whatever happened before with the CPF  
11 money, either the previous Board slipped it, they  
12 missed it, whatever, but I don't want that  
13 happening this time.

14 ADMINISTRATOR PALLAS: Uh-huh.

15 TRUSTEE PHILLIPS: So --

16 MAYOR HUBBARD: Okay. According to Fred  
17 Thiele's Office, this law is mirrored the same as  
18 the original CPF law, and it's the same rules and  
19 guidelines that were in that. And this law was  
20 written the same way and passed the same way.

21 TRUSTEE PHILLIPS: Well, we have the  
22 opportunity now to squeak, and that's what I think  
23 we need to do.

24 MAYOR HUBBARD: Well, we'd have to tweak the  
25 State Law.

1 TRUSTEE PHILLIPS: No. I think we need to  
2 squeak within the Town of Southold to recognize  
3 that the Village of Greenport is an important  
4 component of it. And yes, we're part of the Town  
5 of Southold, but I think if you're going to have 10  
6 applications, and all of a sudden all 10 are given  
7 to outside the Village and none given inside the  
8 Village, I think that's -- that's where I'm coming  
9 from.

10 TRUSTEE ROBINS: Well, if we're thinking --

11 MAYOR HUBBARD: I've been fighting that for  
12 eight years, Mary Bess.

13 TRUSTEE PHILLIPS: No, I know. I've had --

14 MAYOR HUBBARD: And I've had a dozen meetings  
15 with the Town about that.

16 TRUSTEE PHILLIPS: I've had the same arguments.

17 MAYOR HUBBARD: So you're not telling me  
18 anything different that I have been trying to work  
19 for all along.

20 TRUSTEE PHILLIPS: George -- I mean, Mayor,  
21 I'm sorry, I'm not going to disagree with you. You  
22 and I, you and I both have had discussions with  
23 Scott Russell over it, and I -- and I keep getting  
24 the same answer, that's it's a -- you know, it's a  
25 benefit for the whole Town. Well, that's fine,



1       except for right now, I think it's time that we --  
2       that it's time that the Town of Southold doesn't  
3       treat us as the under-child, so.

4               INTERIM TREASURER GAFFGA: It is -- it is my  
5       understanding that all of the Town residents,  
6       including Village of Greenport residents, as long  
7       as they meet the criteria as set out within the  
8       law, and then they meet the guidelines that the  
9       Town then passes when they do -- after public  
10      comment, and they presented, and have, you know,  
11      public hearing on it, that all the residents of the  
12      Town of Southold, including the Village of  
13      Greenport, will have the same access to applying  
14      for that money.

15             Their hope is to have a very large pool of  
16      money to be able to help the most amount of people  
17      as possible, so that was made clear to me. And  
18      then anything farther than that, we haven't really  
19      gotten some of those details hammered out yet.  
20      They're still working on some of the minor details.

21             But the process is going to be, once they  
22      have those ideas, then they're going to ask for  
23      public comment, and they're going to try and absorb  
24      public comment, and then they're going to have a  
25      public -- you know, another public hearing on it,

1 and then it will be brought before the Town Board  
2 to pass at that point, once that a plan is ready.

3 They want to have it done before April 1st,  
4 because April 1st is when the law is going to  
5 start -- take place. That's when any new sales  
6 will be subject to that transfer fee.

7 MAYOR HUBBARD: Right. They start collecting --

8 INTERIM TREASURER GAFFGA: Right.

9 MAYOR HUBBARD: -- the money April 1st.

10 INTERIM TREASURER GAFFGA: Right.

11 TRUSTEE ROBINS: Well, I see it as Paul said.

12 And I agree, you know, that the larger pool, you  
13 know, is a good idea. But, really, it's not so  
14 much about the pool. We're talking about the  
15 allocation of the money, not the -- not the  
16 accumulation of it. And that's what I think  
17 Mary Bess is trying to say, is that, you know, not  
18 that we're asking for our own separate fund, but  
19 that Greenport residents, you know, have an equal  
20 representation here. You know, I mean, if you're  
21 going to dilute our numbers in -- throughout the  
22 entire town from Orient to Laurel, I mean, that's a  
23 big pool, so -- and considering that there is  
24 considerable real estate revenue generated from the  
25 Village sales, you know, I just -- we want to make

1 sure that we don't get lost in the, you know --

2 TRUSTEE PHILLIPS: In the shuffle.

3 TRUSTEE ROBINS: Shuffle.

4 INTERIM TREASURER GAFFGA: I understand  
5 completely. I've made that clear, I will continue  
6 to make that clear --

7 TRUSTEE ROBINS: Okay.

8 INTERIM TREASURER GAFFGA: -- in the  
9 discussions

10 ATTORNEY PROKOP: I'll report to the Board  
11 when I start to have discussions with the Town  
12 Attorney on the IMA. And, you know, I think the  
13 situation with the CPF for the last period of times  
14 is not acceptable.

15 TRUSTEE ROBINS: Right.

16 ATTORNEY PROKOP: And I'll -- since now, we  
17 at least will have an IMA. I'll do whatever I can  
18 to protect the Village moving forward with the --  
19 with this fund.

20 TRUSTEE ROBINS: Okay. And we'll see that  
21 when you write it, okay, the IMA?

22 ATTORNEY PROKOP: Yes. Oh, yes, definitely.  
23 At least we have a vote on -- a voice. You know,  
24 it's a -- it's a vote on the Board, one vote on the  
25 Board, but at least we're on the Board now, we have

1 that recognition.

2 MAYOR HUBBARD: Uh-huh.

3 ATTORNEY PROKOP: Whereas with the CPF, we  
4 have no recognition, and we haven't -- you know,  
5 we're restricted to the kind of situation where we  
6 had in July or June, whenever we went to the Town  
7 Board, where, basically, we weren't taken  
8 seriously.

9 TRUSTEE PHILLIPS: Which, by the way, you do  
10 know they've appointed this Water, Water Committee,  
11 or whatever, that they --

12 ATTORNEY PROKOP: Oh, now they have a  
13 committee?

14 TRUSTEE PHILLIPS: Yeah, they've appointed  
15 people to that. That was the -- one of the reasons  
16 why they couldn't move ahead in discussing the  
17 proposal, remember, that we presented to them?

18 ATTORNEY PROKOP: Oh. So maybe we should  
19 resubmit it.

20 TRUSTEE PHILLIPS: Because I read that in  
21 their minutes. What was it, the last -- they did  
22 that in January, they created a committee, the  
23 Water Committee, I think it's called.

24 INTERIM TREASURER GAFFGA: All right. Then  
25 two more small items. The NYCLASS seems to be

1 working out real well, so our -- the investments  
2 are doing well. From December to January are the  
3 interest earnings that we got on our savings  
4 accounts, and our money markets went up just under  
5 3,000%, so --

6 TRUSTEE ROBINS: Three thousand percent?

7 INTERIM TREASURER GAFFGA: Three thousand  
8 percent. So it's a significant amount. It will  
9 really help the Village budget-wise. So, with your  
10 permission, I'd like to invest a small percentage  
11 more of some of our monies, you know, that are  
12 available to us that are not being used to try and  
13 earn some more of that interest on top of what we  
14 have in our main bank accounts.

15 ATTORNEY PROKOP: Do you speak to them? Do  
16 you speak --

17 INTERIM TREASURER GAFFGA: Yeah, occasionally, yes.

18 ATTORNEY PROKOP: So I think it would be  
19 worth it contacting them and asking them if our  
20 customer agreement is the most recent version, to  
21 see if there's been any changes to the customer  
22 agreement.

23 INTERIM TREASURER GAFFGA: Sure.

24 ATTORNEY PROKOP: Because I -- it's my belief  
25 that there may have been one or two changes to that

1 in the more recent signings that they've had.

2 INTERIM TREASURER GAFFGA: I'll put that  
3 on -- I'll take care of that tomorrow.

4 ATTORNEY PROKOP: Okay. If you have -- if  
5 they -- you know, if you -- if they want to talk to  
6 me, I'd be happy to get -- be involved.

7 INTERIM TREASURER GAFFGA: Okay.

8 ATTORNEY PROKOP: To point out what I'm  
9 talking about.

10 INTERIM TREASURER GAFFGA: Sure. But if  
11 anybody -- I mean, that, not with saying -- if  
12 nobody has an issue, I'm thinking -- you know, I  
13 said at the first meeting between 10 and 20%.  
14 We're right about 20%. I'd like to go no higher  
15 than 30% of our available funds to go in there,  
16 across from, you know, General, Light, Water and  
17 Sewer, so.

18 TRUSTEE PHILLIPS: So what is the percentage  
19 you're asking for?

20 INTERIM TREASURER GAFFGA: An additional 10%.

21 TRUSTEE PHILLIPS: Okay.

22 TRUSTEE ROBINS: So we're doing 20 right now?

23 INTERIM TREASURER GAFFGA: Yes, we are.

24 MAYOR HUBBARD: Everybody comfortable with that?

25 TRUSTEE PHILLIPS: Yes.

1 INTERIM TREASURER GAFFGA: Okay.

2 MAYOR HUBBARD: Okay.

3 INTERIM TREASURER GAFFGA: And then a quick  
4 update on our CDBG projects. We finished the 2020  
5 project, which is the Third Street Play -- the  
6 sidewalk all around the firehouse. We should be  
7 getting the reimbursement check for that some time  
8 next week.

9 And we have begun -- I've begun working with  
10 the Clerk's Office on the 2021 CDBG project, which  
11 is the Fifth Street Playground equipment. I do  
12 believe we issued a purchase order to purchase the  
13 equipment itself, and I believe the Clerk will be  
14 discussing that we're going to be going out for bid  
15 for the rest of the material and the installation.  
16 So that project is moving along.

17 And other than that, are there any other  
18 questions on my work session?

19 TRUSTEE PHILLIPS: Dockwa?

20 INTERIM TREASURER GAFFGA: Yes.

21 TRUSTEE PHILLIPS: Did they increase their  
22 fees, or is it this flat fee from last year?

23 INTERIM TREASURER GAFFGA: No, there was a --  
24 the reason we have a new contract is that they  
25 didn't do some changes. They have changed the rate

1 structure, but the rate to us, the price to us is  
2 staying the same. So we're not going to be  
3 paying --

4 TRUSTEE PHILLIPS: Okay.

5 INTERIM TREASURER GAFFGA: -- any additional  
6 money for that, and the same, same fees that we  
7 have. They just changed the structure of some  
8 stuff, so we needed a new agreement.

9 TRUSTEE PHILLIPS: Oh, okay.

10 INTERIM TREASURER GAFFGA: Any other questions?

11 MAYOR HUBBARD: Anything else for the  
12 Treasurer?

13 (No Response)

14 MAYOR HUBBARD: Okay, thank you.

15 INTERIM TREASURER GAFFGA: All right, thank you.

16 MAYOR HUBBARD: Okay. The Village Clerk,  
17 Sylvia Pirillo.

18 CLERK PIRILLO: Hi. Good evening, everyone.  
19 I have an abbreviated report this evening. I will  
20 just piggyback onto what the Treasurer was just  
21 telling us, the Interim Treasurer, excuse me, that  
22 is regarding the playground equipment. We have  
23 specs prepared. I have prepared the specifications  
24 for the engineered wood fiber that we need for the  
25 playground equipment, and those specifications will



1 go out to RFQ in the paper of next week on the 23rd,  
2 okay? The playground equipment, as we know, for  
3 the Fifth Street Park is already ordered.

4 The -- we have placed various employment  
5 notices, and we will be replacing notices, for  
6 Laborer in the Road Department, for a Helper at the  
7 Wastewater Treatment Plant, for a Park Attendant III,  
8 and for a Maintenance Mechanic at the Power Plant.

9 These advertisements are rather costly, so  
10 the Town Clerk and myself had a conference call  
11 with The Suffolk Times and asked for relief. I am  
12 happy to say that our ads going forward will cost  
13 us 16% less than they have in the past, and I am  
14 pleased with that, and I thank him for his help  
15 with my negotiation.

16 That's really all I have to say, unless there  
17 are any questions on my report.

18 TRUSTEE PHILLIPS: I had a question about --  
19 and I guess Paul is -- we had received a suggestion  
20 about the summer day camp prices, to increase them.

21 CLERK PIRILLO: Yes.

22 TRUSTEE PHILLIPS: Is that something that --  
23 I mean, I don't have a problem with it, but do you  
24 need a resolution on the agenda for next week?

25 CLERK PIRILLO: Yes, included in my work

1 session.

2 TRUSTEE PHILLIPS: Yeah. No, I saw that  
3 here, but did anybody else want to discuss it, or  
4 is everybody fine with it? Because I didn't hear  
5 it mentioned, that's why I'm asking.

6 CLERK PIRILLO: I don't normally mention the  
7 resolutions that I have.

8 TRUSTEE ROBINS: Right, no.

9 CLERK PIRILLO: So that's why I asked if  
10 anyone has discussion.

11 TRUSTEE ROBINS: No, I'm aware of this.  
12 Actually, I had conversations with Margo last --  
13 end of last season about this, so I definitely  
14 support it.

15 CLERK PIRILLO: Thank you.

16 TRUSTEE PHILLIPS: Okay. I just wanted to  
17 know, because it wasn't brought up, that's all.

18 CLERK PIRILLO: Anything else?

19 MAYOR HUBBARD: Okay. Anything else for the  
20 Clerk?

21 (No Response)

22 CLERK PIRILLO: Thank you.

23 MAYOR HUBBARD: Thank you. Okay. The  
24 Village Attorney report.

25 ATTORNEY PROKOP: Hi, good evening. I have a

1 few things to report regarding litigation. One of  
2 the -- one of the negligence suits that we had  
3 against the Village, which I don't want to mention  
4 the person's name because they might be a resident,  
5 but it was a case involving the area around the  
6 Carousel, not the Carousel specifically, but that  
7 general area. If you're familiar with the suit,  
8 has been dismissed by the Court. So the Village  
9 was successful in that lawsuit, and we thank Devitt  
10 Spellman. That was outside counsel for working  
11 with me on that case, working with the Village on  
12 that case.

13 Another report on litigation that I can make  
14 publicly is that the -- there's been several more  
15 significant settlements in the opioid litigation.  
16 So I think it was -- this one was -- might have  
17 been one manufacturer and several retailers had  
18 major settlements with -- had major settlements  
19 that had gotten approved.

20 In New York State, the State, working with  
21 the Attorney General one or two years ago, adopted  
22 regulations which preclude municipalities of lower,  
23 lower levels than the County in the State from  
24 receiving funds from these distributions. However,  
25 the attorney that's representing the Village, and

1 basically Suffolk County villages and other, many  
2 other municipalities, Mark Tate, as I understand  
3 it, has made a motion in Federal Court to try to  
4 have -- have the villages participate in that  
5 distribution. And we're hopeful that he'll succeed  
6 and we'll be able to get some distribution for the  
7 Village.

8 And I wanted to report that, as you know,  
9 because you're members of the committee, that the  
10 Department of State sent a representative down to  
11 give a presentation on the LW -- regarding work on  
12 the LWRP, which I, you know, personally am very  
13 grateful for to help to organize work that I'm  
14 doing and establish objectives.

15 I have been also working to support the  
16 committees that have been formed, the subcommittees  
17 of the -- of the Waterfront Advisory Committee, and  
18 I am devoting time and resources to that. And I'm  
19 not -- I don't want to give you reports, because  
20 each of you has one of those committees, but I  
21 appreciate that opportunity, and it's a positive  
22 experience.

23 We have -- we did make our -- we're in the  
24 midst of negotiation with Cablevision or Altice  
25 regarding an extension or renewal of their -- the

1 cable franchise for the Village. We did have a  
2 serious discussion with them in a conference call  
3 last week, and we're hoping to possibly, within  
4 maybe as soon as the next couple of days, have some  
5 kind of an understanding that we could propose to  
6 the Board. The first step of that would be when we  
7 get close to a -- get close to an understanding of  
8 most of the contract, the next step is to have a  
9 public hearing. You're required to have a public  
10 hearing in these contract, franchise contracts, so  
11 that would be coming up.

12 And if we -- if we reach agreement on the  
13 main points, I'll report that to the Board, and  
14 then, you know, get it to the Board the sooner the  
15 better as far as setting a hearing, if we're ready  
16 to go with that.

17 I don't have -- I probably have a one thing  
18 for executive session. I don't have any other  
19 things to report, other than to answer questions.

20 MAYOR HUBBARD: Okay. Any questions for the  
21 Attorney?

22 TRUSTEE ROBINS: No.

23 TRUSTEE PHILLIPS: No.

24 MAYOR HUBBARD: Okay. All right, thank you.

25 ATTORNEY PROKOP: Thank you. Oh, I'm sorry.

1 You know what, I'm --

2 (Laughter)

3 ATTORNEY PROKOP: I left my note -- I covered  
4 up my note to myself and I missed -- I missed the  
5 most important thing, I'm sorry.

6 So I have -- I'm sorry, this will be just a  
7 minute, I promise. But the various professional  
8 organizations that I'm in, you know, the Bar, the  
9 State Bar, the County Bar, City Bar Association,  
10 and people that I follow in the Senate and the --  
11 and the Assembly all have been sending me reports  
12 on the Governor's housing plan. And, you know, it  
13 looks like some version of this is going to come to  
14 be. It looks like it probably will be tied to,  
15 officially or unofficially, the MTA. And, you  
16 know, I think that Greenport will be in one of  
17 those zones because of the proximity to a train  
18 station, an MTA service train station, and it will  
19 definitely be a change for us.

20 Some of the -- some of the things that we've  
21 discussed now for several years trying to come into  
22 our laws I think will be now mandated by the State  
23 and funded. So as soon as -- this is all  
24 happening. The budget has to be adopted by  
25 April 1st. And prior Governors have sort of

1 extended that into April, but I think last year the  
2 Governor -- the budget was submitted on time and  
3 approved, and it looks like this year it will also  
4 be on time, so we should have news on that fairly  
5 soon.

6 TRUSTEE PHILLIPS: Is this going back to this  
7 release that we received from SCVOA?

8 ATTORNEY PROKOP: Yeah, the -- yes, yeah. I  
9 think the most detail -- I do have some information  
10 directly from the Senate, which I can talk to the  
11 Board about. So those are the -- there's  
12 information that's given -- that's circulated to,  
13 you know, the representatives, so we can look at  
14 that also. I think the SCVOA material might be  
15 more of an overview, but it is helpful.

16 TRUSTEE PHILLIPS: Okay. So is she trying to  
17 take out -- away Home Rule from us on stuff?

18 ATTORNEY PROKOP: Well, there will be things  
19 that will be compelled -- there will be aspects of  
20 it that we will be compelled either to adopt or  
21 permit.

22 TRUSTEE PHILLIPS: And what if we can't --  
23 what if we don't fit that criteria, because  
24 something in the code that just doesn't exist yet?

25 ATTORNEY PROKOP: Well, then it won't come --

1       it won't -- I'm sure that in some form it's going  
2       to apply. I don't think that we're going to -- I  
3       don't think that will be avoided in the Village of  
4       Greenport. And some version of this is going to  
5       be -- come to be in the Village if it's passed. It  
6       could be a reduction of our minimum size lots. It  
7       could be, you know -- I mean, it's as extensive as  
8       a possibility of eliminated single-family housing,  
9       you know, or multiple single-family houses per lot.  
10      You know, it depends on whatever they come up with  
11      in the negotiations

12                TRUSTEE ROBINS: And this isn't news -- this  
13      is news all over the country right now, basically,  
14      just so you know, in terms of affordable housing.  
15      Every state is looking for solutions and ways to  
16      deal with this, and one of them is zoning. It's  
17      going to affect every community, I think. So it's  
18      just something that we are going to have to follow  
19      and then see what happens. But I think a lot of  
20      things that we thought were, you know, kind of  
21      carved in stone and couldn't be changed might be  
22      changed in the future. So just --

23                TRUSTEE PHILLIPS: But -- okay. I read this  
24      and I took away from the fact that there's going to  
25      be regulations that are coming down that will



1 override our zoning code?

2 ATTORNEY PROKOP: Yes. And there'll be --  
3 there'll be hurdles that we have to make, like  
4 goals that we have to make every year, percentage  
5 increase in affordable housing creation, and we'll  
6 have to make it.

7 TRUSTEE PHILLIPS: I mean, I understand the  
8 concept if you're looking at a -- I know Upstate  
9 there's some abandoned schools that have been  
10 turned into apartment houses, and I'm assuming that  
11 that's probably -- she's looking towards, you know,  
12 those type of buildings, but we don't have that out  
13 here.

14 ATTORNEY PROKOP: No, but -- yeah, but I  
15 think the thrust of this Down State. I mean,  
16 that's -- you know, it's the -- what they call the  
17 Lower Tier. So I don't think the thrust -- you're  
18 right, they are doing that Upstate, but I think the  
19 thrust of this is going to be -- that's why it's  
20 been tied to the MTA.

21 TRUSTEE ROBINS: I read a lot about this, by  
22 the way.

23 TRUSTEE PHILLIPS: Yes.

24 TRUSTEE ROBINS: Conversion of existing older  
25 buildings into affordable housing is not the most

1 economical way to do those, actually. They really  
2 say that tearing down and starting new is more cost  
3 effective. Just a comment, that's all.

4 ATTORNEY PROKOP: So, I mean, there's no --  
5 it's beyond our -- at this point, other than  
6 lobbying through SCVOA -- you know, I think that  
7 NYCOM is in favor of this, from what I understand.  
8 SCVOA is definitely acting to protect us, our  
9 interests, or the interests of its members, and  
10 SCVOA has some -- has a significant political  
11 voice. So, you know, hopefully, that will --  
12 somebody will listen.

13 But there -- but there's voting groups that  
14 have -- that can get something like this through.  
15 I mean, we just -- we just saw what happened to a  
16 Suffolk County Judge that was going to be -- that  
17 was hopeful of being appointed the Chief Judge in  
18 the State. So there's -- there's voting groups in  
19 the State now that have been able to gather and  
20 act, and act, and I think that this is one of the  
21 things that they'll be acting on.

22 MAYOR HUBBARD: Suffolk County, everybody in  
23 Suffolk County is absolutely opposed to this.  
24 SCVOA is working on that. The guidance that they  
25 have that are in part of -- as part of the budget,

1 it's more strict on Long Island than it is Upstate  
2 by 3 -- we're 3%, they're 1%.

3 TRUSTEE PHILLIPS: Right, that's what I was  
4 reading.

5 MAYOR HUBBARD: That's completely wrong.

6 TRUSTEE PHILLIPS: Right.

7 MAYOR HUBBARD: You know, they have more  
8 space up there, more room, and it's 500 feet within  
9 an MTA service area.

10 TRUSTEE PHILLIPS: MTA service area.

11 MAYOR HUBBARD: So which covers most of  
12 Greenport. And if you don't hit the 3% per year of  
13 new housing, then you get penalized or lose State  
14 Aid, which is going to be dramatic to us to lose  
15 anything. And to say that, you know, you have to  
16 take Wiggins Street and put in three-story  
17 buildings there to meet a quota for the State would  
18 ruin the character of Greenport.

19 TRUSTEE PHILLIPS: Uh-huh.

20 MAYOR HUBBARD: And if you don't do it,  
21 somebody could apply to them and say, "Okay, you  
22 can have sixteenth of an acre zoning and you could  
23 put in three-family houses --

24 TRUSTEE PHILLIPS: Right.

25 MAYOR HUBBARD: -- right there, and the State

1 would overrule our local zoning code.

2 TRUSTEE PHILLIPS: That's what I'm reading here.

3 MAYOR HUBBARD: Yes. So that's -- it's  
4 horrendous what they're trying to do. Hopefully,  
5 that gets modified and they protect Long Island.

6 ATTORNEY PROKOP: So I don't have -- that  
7 was -- I promise that's the last thing.

8 MAYOR HUBBARD: Okay, no problem.

9 ATTORNEY PROKOP: Thank you for letting me talk.

10 MAYOR HUBBARD: Okay. Okay. The public  
11 hearing is still open on the moratorium. *Public*  
12 *hearing regarding the proposed Local Law 2023*  
13 *creating 150-51 of the Greenport Village Code*  
14 *creating a six-month moratorium on development in*  
15 *WC Waterfront Commercial, Commercial Retail and*  
16 *Commercial General zoning of the Village of*  
17 *Greenport.* It's open. Anybody have discussion on  
18 that?

19 (No Response)

20 MAYOR HUBBARD: We voted at the last meeting  
21 to go keep the public hearing open.

22 TRUSTEE ROBINS: I think we're going to wait  
23 until we go back to speak to the Commission, right?  
24 Is that what we're waiting on, the 1st of March?

25 MAYOR HUBBARD: Well, you can have comments

1 at any time. That's why I'm just asking if you had  
2 any comments. We did have a meeting with Labor  
3 Counsel and we discussed the administrative  
4 moratorium and doing that --

5 TRUSTEE ROBINS: Right, okay.

6 MAYOR HUBBARD: -- which we had talked about  
7 that last week --

8 TRUSTEE ROBINS: Right.

9 MAYOR HUBBARD: -- and how we were going to  
10 vote on that this evening.

11 TRUSTEE ROBINS: Right.

12 TRUSTEE PHILLIPS: Well, okay. Yeah, I  
13 missed -- I didn't -- wasn't quite clear on what  
14 you -- okay. And is there --

15 MAYOR HUBBARD: Well, it's all part of --  
16 it's just a reminder that that's still open.

17 TRUSTEE PHILLIPS: Right.

18 MAYOR HUBBARD: And this is something we  
19 talked about on that same topic.

20 TRUSTEE PHILLIPS: Right, okay.

21 TRUSTEE ROBINS: Right, yeah.

22 TRUSTEE PHILLIPS: Okay.

23 MAYOR HUBBARD: Okay.

24 TRUSTEE ROBINS: Yeah, so -- well, we -- I  
25 don't know what I'm allowed to talk about, because

1 we had a meeting with Counsel and I don't think we  
2 can discuss that here in the meeting, right?

3 MR. SWISKEY: Can the public make comment?

4 TRUSTEE PHILLIPS: Okay. Let's -- we have --  
5 the public hearing is open, and I think you're  
6 asking us if you want to keep the public hearing  
7 open, or are you asking comments from us?

8 MAYOR HUBBARD: Well, no. It's just -- it's  
9 a reminder that it's still there --

10 TRUSTEE PHILLIPS: Oh, okay, all right.

11 MAYOR HUBBARD: -- if there's any discussions  
12 or anything else.

13 TRUSTEE PHILLIPS: Okay, right.

14 MAYOR HUBBARD: Anything that's come up since  
15 we had the --

16 TRUSTEE PHILLIPS: Oh.

17 MAYOR HUBBARD: Normally, if we close the  
18 public hearing, we talk about it at the work  
19 session --

20 TRUSTEE PHILLIPS: Right.

21 MAYOR HUBBARD: -- the next work session.

22 TRUSTEE PHILLIPS: Right.

23 MAYOR HUBBARD: We kept the public hearing  
24 open for more, any additional comments.

25 TRUSTEE PHILLIPS: Right.

1           MAYOR HUBBARD: And I'm just asking the Board  
2 if they had any comments.

3           TRUSTEE PHILLIPS: Oh. No, I don't have any  
4 comments at the moment. I thought you -- are you  
5 good?

6           TRUSTEE ROBINS: No, I don't.

7           TRUSTEE PHILLIPS: No?

8           TRUSTEE ROBINS: I don't.

9           TRUSTEE PHILLIPS: No, huh? Okay.

10          MAYOR HUBBARD: Okay. Now the resolution  
11 about the administrative moratorium.

12          TRUSTEE PHILLIPS: Correct, okay. Yeah,  
13 we'll talk, okay. Where we were going to change  
14 Paragraph 1 --

15          MAYOR HUBBARD: Yes.

16          TRUSTEE PHILLIPS: -- setting a temporary  
17 moratorium, ending the hearing, and adoption of the  
18 Local Law setting a moratorium and -- okay, because  
19 what -- the goal, the goal of this is to -- my  
20 understanding is, is to allow applications to come  
21 in, but not be acted upon, correct? Is that  
22 what -- okay, let's be clear on that.

23          TRUSTEE ROBINS: That was my understanding.

24          MAYOR HUBBARD: No.

25          TRUSTEE ROBINS: No?

1 TRUSTEE PHILLIPS: Okay. Then maybe I'm  
2 wrong, then. Okay. Let's talk it through, then.  
3 Ratify -- amending -- Paragraph 1 of the  
4 resolution, which paragraph of the resolution sets  
5 temporary moratorium on that by -- Joe, maybe go  
6 ahead and explain this, because now I'm confused.

7 ATTORNEY PROKOP: So we have a -- in the  
8 original resolution that was adopted on  
9 December 2nd, there's a paragraph that says that  
10 pending the hearing, pending the hearings and  
11 action on the Local Law, that we have a temporary  
12 moratorium on -- on accepting applications and also  
13 acting on them. And because of the action of the  
14 Suffolk County Planning Commission, there's -- you  
15 know, I think the Board should consider a  
16 modification of that provision, because it's --  
17 what they've done is they've extended the 45-day  
18 period that they're required to act in by the  
19 resolution that they adopted. And I think that the  
20 original idea was that this would be a shorter  
21 period of time, this temporary moratorium would be  
22 a shorter period of time.

23 TRUSTEE PHILLIPS: Okay, all right.

24 ATTORNEY PROKOP: That basically is my -- and  
25 by deeming our application incomplete, rather than



1 acting on it, what the Planning Commission has done  
2 is basically just put a hold on this action until  
3 we take care of information that they requested.  
4 We have accumulated that information and we will  
5 get what they're requiring by March 1st, but it's  
6 not clear that they'll act on anything by March 1st.

7 TRUSTEE ROBINS: And it could still be 45  
8 days from that, correct?

9 ATTORNEY PROKOP: Could be another 45 days.

10 TRUSTEE ROBINS: Forty-five days.

11 ATTORNEY PROKOP: Yeah.

12 TRUSTEE PHILLIPS: Okay. So this is --

13 ATTORNEY PROKOP: That was never the  
14 intention of the Board in this temporary --

15 TRUSTEE PHILLIPS: Okay. So this is just --  
16 okay, all right, I understand it.

17 ATTORNEY PROKOP: So this, the language in  
18 this, you know, which is subject to modification,  
19 is basically that that paragraph is stricken from  
20 the resolution, so that would take out the  
21 temporary moratorium. If you wanted a  
22 modification, you could discuss that tonight. If  
23 you wanted -- rather than strike it, if you wanted  
24 some other language, then, you know, that's  
25 something you could discuss, but that's -- the

1 resolution before you would eliminate that  
2 paragraph.

3 TRUSTEE PHILLIPS: So would the moratorium  
4 still stay in place?

5 ATTORNEY PROKOP: The temporary one would  
6 not. By this resolution, when -- the temporary  
7 moratorium would not stay in place.

8 TRUSTEE ROBINS: The administrative  
9 moratorium.

10 ATTORNEY PROKOP: Administrative moratorium,  
11 what we call administrative moratorium.

12 MAYOR HUBBARD: Correct.

13 TRUSTEE PHILLIPS: Okay, the administrative  
14 part of it, but --

15 ATTORNEY PROKOP: Which was a big -- you  
16 know, anybody that watched the -- or participated  
17 in that meeting knows that that was a big source  
18 controversy with the Planning Commission.

19 TRUSTEE ROBINS: So my understanding, then,  
20 discussed this earlier, was that if that  
21 administrative moratorium was taken off, this still  
22 would -- that any project that was submitted still  
23 would be in a holding pattern, it wouldn't move  
24 forward, subject to the decision on the full  
25 moratorium, correct?

1           ATTORNEY PROKOP: Well, that would -- that  
2 would be up to the Boards, you know, but at least  
3 people could come in and file -- people would be  
4 allowed to file applications. I mean, that  
5 basically would be the difference.

6           TRUSTEE ROBINS: Just file, no determination?

7           ATTORNEY PROKOP: Well, there's no  
8 limitation, there's no restriction in this, you  
9 know, that would be up to the Boards.

10          TRUSTEE ROBINS: Up to this Board or the  
11 Planning Board?

12          ATTORNEY PROKOP: Any, any of the Boards that  
13 are acting, you know, there would be no restriction  
14 directed by this Board.

15          TRUSTEE PHILLIPS: Once again, that -- I'm  
16 going back to answering -- asking the question.  
17 If -- if an application comes in, if we -- if we  
18 vote on this tonight, any application comes in,  
19 they can proceed -- technically, the moratorium is  
20 not in effect?

21          ATTORNEY PROKOP: If you vote on it the way  
22 that it is, then the moratorium is not in effect, yes.

23          TRUSTEE PHILLIPS: The whole -- the whole --  
24 the whole thing?

25          ATTORNEY PROKOP: The administrative

1 moratorium is not in effect. Or you could vote to  
2 modify the language, whatever the Board's pleasure is.

3 TRUSTEE ROBINS: Well, I think I'm not  
4 prepared to vote immediately, to be honest with  
5 you. You know, I think I need to consider this a  
6 little bit more. It's not what a understood in the  
7 conversations.

8 MAYOR HUBBARD: Well, that's what we  
9 discussed that morning when we had the meeting.  
10 Okay.

11 MR. SWISKEY: George.

12 MAYOR HUBBARD: That's a -- Bill, you'll have  
13 a chance to speak in a minute when we get to that  
14 point.

15 MR. SWISKEY: Well, it's a public hearing,  
16 right?

17 TRUSTEE ROBINS: No, it's not.

18 MAYOR HUBBARD: No, it's not.

19 TRUSTEE PHILLIPS: It's not.

20 TRUSTEE ROBINS: It's the work session.

21 MR. SWISKEY: The public hearing was  
22 extended, right, for public comment?

23 MAYOR HUBBARD: The public hearing was  
24 extended until our meeting on the 23rd.

25 MR. SWISKEY: All right, thank you.

1           MAYOR HUBBARD: This is just a Board  
2 discussion of where we're going with it, trying to  
3 put stuff together to put a new submission into  
4 Suffolk County Planning with the appropriate steps  
5 that they said were insufficient. That's why they  
6 deemed our application insufficient and tabled it.  
7 So we're working on the process, trying to get that  
8 together for the March 1st meeting.

9           MR. SWISKEY: All right.

10          TRUSTEE ROBINS: So my understanding of what  
11 we discussed that day was that we would -- that  
12 there would -- the administrative tag on the  
13 moratorium would not be there anymore, that we  
14 would accept applications, but that they wouldn't  
15 be processed, that they would be in a holding  
16 pattern.

17          ATTORNEY PROKOP: They would come in for --

18          TRUSTEE ROBINS: That was my -- how I  
19 understood what we talked about.

20          ATTORNEY PROKOP: They would come in  
21 for review. They would come in for -- applications  
22 would come in for review. We would -- we would --  
23 the problem is the word "accept" here has a couple  
24 of different meanings. So the -- so the -- they  
25 would -- we would allow the filing of the

1 applications and they would come in for review.

2 TRUSTEE PHILLIPS: But you're telling me if  
3 we pass this, then the moratorium doesn't exist  
4 anymore, correct?

5 ATTORNEY PROKOP: With the language that it  
6 is. With the language that it is, right

7 TRUSTEE PHILLIPS: With the language that  
8 this is?

9 ATTORNEY PROKOP: Yes. So if we have a  
10 different understanding on the Board, then the  
11 language needs to be changed.

12 MAYOR HUBBARD: From the beginning, Joe said  
13 the moratorium only starts once the Local Law is  
14 passed. That's been talked about numerous times  
15 over the past year, that the law has to be passed.  
16 Correct me if I'm wrong. That was your wording on  
17 it, Joe, right? The moratorium is not in effect  
18 until a Local Law is passed to do that. All we had  
19 was a public hearing and submitted to Suffolk  
20 County Planning.

21 This was a resolution that was passed putting  
22 the administrative moratorium in place for the time  
23 being, so there wasn't a rush of applications at  
24 the time, so all of a sudden 30 people didn't come  
25 in and say they want to do that, not that we would

1 have that anyway, but so that 30 people didn't  
2 come in to do that.

3 Suffolk County Planning, you were both on the  
4 meeting, you heard the way they reacted when they  
5 heard that we were not accepting applications and  
6 everything else. And they were astounded that we  
7 went and did that with the administrative  
8 moratorium over two-and-a-half months already.

9 ATTORNEY PROKOP: Without getting them  
10 involved, yeah.

11 MAYOR HUBBARD: Well, yeah, without passing a  
12 law to do it.

13 ATTORNEY PROKOP: Right.

14 MAYOR HUBBARD: They say there was no -- that  
15 it shouldn't have been done that way. They weren't  
16 happy that it was done. Originally, as Joe told us  
17 when we had the labor -- I mean, the lawyer meeting  
18 with him, that he thought that was going to be for  
19 the month of December, until something got done,  
20 and it was going to be a short-term thing for those  
21 couple of weeks, not for several months.

22 TRUSTEE ROBINS: Well, they had conditions in  
23 that moratorium, of which we are all acting on now  
24 in terms of the creation of the Waterfront Advisory  
25 Committee, the subcommittees. I mean, all of that

1 is very much in the working stages right now.

2 TRUSTEE PHILLIPS: So you're telling us  
3 that's all out the door.

4 TRUSTEE ROBINS: So we haven't had an  
5 opportunity to even present that case, really, to  
6 Suffolk County Commission.

7 ATTORNEY PROKOP: No, it's not out the door.

8 TRUSTEE PHILLIPS: Well, that's -- okay.

9 ATTORNEY PROKOP: Well, right now,  
10 everything's in place. I mean, you have to vote  
11 on -- for any kind of change, you would need to  
12 vote, so --

13 TRUSTEE PHILLIPS: Well, that's what I'm  
14 asking, is -- I understood there was two parts.  
15 There was the administrative part, which there was  
16 a concern from several different directions, staff,  
17 as well as probably you, yourself, that we would  
18 have a rush that comes in on applications. So what  
19 I'm asking is, is if we remove the administrative  
20 portion of it, is it throws -- it throws -- you're  
21 telling me now that it throws the whole moratorium  
22 out the window. That, in other words, applications  
23 can start coming in and the Planning Board and the  
24 Zoning Board can start acting on them without us --

25 ATTORNEY PROKOP: You know, I think that -- I



1 think that this is -- should probably -- from here  
2 on, we should probably -- it's probably a proper  
3 subject for -- I mean, this is out in the public  
4 now that you're considering this and the public can  
5 comment on it. But I think from here on, it  
6 should -- there's advice I'd like to give to the  
7 Board in executive session regarding this, and I  
8 think it's a proper subject for executive session.

9 TRUSTEE ROBINS: I agree.

10 TRUSTEE PHILLIPS: Okay.

11 MAYOR HUBBARD: All right. Any other  
12 discussion on that?

13 (No Response)

14 MAYOR HUBBARD: Okay. We'll move on to Mayor  
15 and Trustee reports. I have a couple of things.  
16 I'd like to just say that Greenport was named Tree  
17 City again for the year 2022.

18 TRUSTEE PHILLIPS: Congratulations.

19 MAYOR HUBBARD: They had gone and came back  
20 again. You know, during COVID, things kind of  
21 dropped by the wayside and everything else, you  
22 know, they weren't meeting, a lot of stuff and all,  
23 but we got that back in play. And I don't know the  
24 exact year now. I know we were at 17, I think, so  
25 this is 18, or maybe it's 19, somewhere around

1           there.

2                   TRUSTEE PHILLIPS: I'm not sure anymore  
3           either.

4                   MAYOR HUBBARD: But we're coming up on it,  
5           close to 20 years of being named Tree City.

6                   And I want to thank the Tree Committee for  
7           the work, submitting the application. John Quinlan  
8           helped, but it got passed over to Polly Dixon now,  
9           who was doing the application. I just want to  
10          thank her for her work. And, you know, everybody  
11          should be proud that we got that designation back  
12          and we're back in the works on that.

13                   TRUSTEE ROBINS: That's great.

14                   MAYOR HUBBARD: Also, I want to thank Rotary.  
15          They're going to be starting on the horse trough  
16          in -- on Adams Street, cleaning, chipping up, doing  
17          whatever, refurbishing it, painting it with Village  
18          colors, you know, whatever we tell them the color  
19          is going to be. But they -- you know, they're done  
20          with their gazebo and they want to move along in  
21          that area, which is a very nice thing for them to  
22          do. We're all behind them. They hope to start  
23          when the weather gets warmer. Well, it can't get  
24          much warmer than today, but its not going to stay  
25          that way. So probably next month they'll be going,

1 you know, full bore on that, and I just want to  
2 thank them for what they're doing there.

3 If anybody's been up on Moores Lane and saw  
4 the building that's going on up there, Rotary is  
5 making substantial progress on that. We did a tour  
6 up there, Trustee Phillips, myself and Mr. Pallas,  
7 with Richard Israel from the -- from the Rotary.  
8 They just had the walls up, the trusses are up, the  
9 siding is going on. It's really coming along very  
10 well.

11 They have a project that they're putting --  
12 promoting now, which is called the Gold Spike --  
13 the Golden Spike Club. What they're looking to do  
14 is have 100 people donate \$1,000 for the last of  
15 the funds to finish the building off and  
16 furnishing, the furnishings inside of it. They  
17 have a flier out, they're going to do that.

18 I think anybody that has the means to be able  
19 to assist them to do that, it's a very worthwhile  
20 project and cause. I would say that from my own  
21 feeling, I've got a check here for \$1,000 for the  
22 Rotary. Instead of doing ads and other stuff, I'd  
23 rather give the money to the kids and my grandkids  
24 to be able to ride the train. So if anybody else  
25 could help match this, everybody look at it, hear

1 about, let's go ahead and let's see if we can get  
2 them over the top and try to finish that project.  
3 I'll forward that to Rotary tomorrow.

4 TRUSTEE ROBINS: Great.

5 MAYOR HUBBARD: All right. And just talk  
6 about it. If you know anybody, a business,  
7 somebody you work for that has, you know, a program  
8 where they donate and all, it's a 501(c)(3), it's  
9 tax deductible. Tax time coming up. Anybody who  
10 wants to do something, it's a really worthwhile  
11 project. And I commend all the work they've done  
12 up there. The place really looks fantastic. And  
13 we're going to have bathrooms on Moores Lane.  
14 Hopefully, they'd like to be open for the  
15 summertime.

16 TRUSTEE ROBINS: Yeah, they're making great  
17 progress.

18 MAYOR HUBBARD: Yeah, they are, so -- and  
19 it's really looking good.

20 TRUSTEE ROBINS: It went up real fast, you  
21 know, so.

22 TRUSTEE PHILLIPS: Mayor, I have two  
23 questions. First, Julia --

24 MAYOR HUBBARD: Sure.

25 TRUSTEE PHILLIPS: -- could you make --

1 Julia, could you make a recommendation to the  
2 Greenport BID that perhaps they could buy a Golden  
3 Spike?

4 TRUSTEE ROBINS: Oh, certainly, I'll do that.

5 TRUSTEE PHILLIPS: Yeah. Would you, please?

6 TRUSTEE ROBINS: Sure.

7 TRUSTEE PHILLIPS: Thank you. And the other  
8 thing, Mayor, is I happened to have a discussion  
9 with a family friend about the Mini Railroad, and  
10 he's very involved in the Riverhead Railroad  
11 Museum. And he provided me with a lot of  
12 information as for an operating manual. And are --  
13 and are we going to at some point start discussing  
14 how we as the Village are going to manage that?

15 MAYOR HUBBARD: Yes.

16 TRUSTEE PHILLIPS: Okay, all right. Are we  
17 going to create a committee, similar to Carousel  
18 Committee, to kind of, you know, maybe have a  
19 representative from the Rotary and a representative  
20 from staff and some other people?

21 MAYOR HUBBARD: Yes.

22 TRUSTEE PHILLIPS: To just kind of --

23 MAYOR HUBBARD: And a discussion along with  
24 Don Fisher, who takes care of the project up in  
25 Riverhead, to come down and help teach people to do

1       it. It's not going to be a 16-year-old kid that  
2       works at the marina, say, "Go up there and run the  
3       railroad."

4               TRUSTEE PHILLIPS: Okay, yeah.

5               MAYOR HUBBARD: It's going to be done by more  
6       senior staff, somebody that's retired from the  
7       Railroad that knows trains and everything else,  
8       that might be interested (waving).

9                       (Laughter)

10              TRUSTEE PHILLIPS: Yeah, John. Your name  
11      came up, John.

12              MAYOR HUBBARD: I'm waving to the retiree in  
13      the back.

14                       (Laughter)

15              MAYOR HUBBARD: And he's getting patted on  
16      the back by his friends. But, no, I mean, it's  
17      going to be done by senior staff. We're not at  
18      that point yet, but we're going to be. It's a  
19      springtime discussion we're going to be doing when  
20      we're looking at the new budget and everything  
21      else, because we're going to need to pay employees  
22      to be up there.

23              And as Mr. Israel told us, they were up there  
24      when we walked around, you know, you have to walk  
25      the trains every day before you start anything up.

1 If you're going to do it, make sure there's no  
2 branches, nothing else out there, you know,  
3 whatever.

4 So it's a thorough process and we have to  
5 train somebody to do it. It's not going to just be  
6 our Road Crew guys, "Hey, go up and run the train,"  
7 for liability reasons and everything else.

8 TRUSTEE PHILLIPS: Well, we discussed that  
9 when we were up there.

10 MAYOR HUBBARD: Yes.

11 TRUSTEE PHILLIPS: But Don happened to give  
12 me the copies of the information, so if you'd like  
13 me to pass it on to Paul, maybe to take a review  
14 of it.

15 MAYOR HUBBARD: That would be great, yes.

16 TRUSTEE PHILLIPS: He's --

17 MAYOR HUBBARD: And we were going to work  
18 with -- he's been on the project for the past seven  
19 years --

20 TRUSTEE PHILLIPS: No, I know he has.

21 MAYOR HUBBARD: -- and in those meetings.

22 TRUSTEE PHILLIPS: No, I know he has, but no, no.

23 MAYOR HUBBARD: So, you know, he'll be there  
24 giving his knowledge of what they do up there to  
25 relate that to our operators manual and training

1 manual that we'll have here.

2 TRUSTEE PHILLIPS: Well, as I said, he gave  
3 me the -- you know, a -- you know, and he gave me a  
4 copy of theirs to kind of -- to go along with the  
5 copy of the permit that has to be filled out.

6 MAYOR HUBBARD: Okay.

7 TRUSTEE PHILLIPS: So, Paul, I'll pass that  
8 on to you, okay?

9 ADMINISTRATOR PALLAS: Sure.

10 MAYOR HUBBARD: Yeah. And it will go through  
11 really, especially like the Carousel does, like any  
12 amusement ride.

13 TRUSTEE PHILLIPS: Yeah.

14 MAYOR HUBBARD: You know, we'll go through  
15 the normal safety procedures and everything else  
16 and all that stuff. So I think once they get the  
17 building done and they get stuff actually moving  
18 there, then we could see what's -- where the  
19 shutoff switch is, all the other stuff, everything  
20 that needs to be done as part of it. Then we could  
21 start actually working with people and training  
22 them.

23 TRUSTEE PHILLIPS: Well, I'd also like to go  
24 back to the original agreement that we have and  
25 make sure that we've -- it's been a while since



1 we've all looked at it, and to -- because we made  
2 some commitments in that as far as, you know, the  
3 funding mechanism, and, you know, collecting  
4 tickets, and how the money was going to get  
5 disbursed and stuff. And they're supposed to --  
6 they want to do two special events; isn't that what  
7 was in the --

8 MAYOR HUBBARD: Yes, they do.

9 TRUSTEE PHILLIPS: Okay, all right.

10 MAYOR HUBBARD: Twice a year they're allowed  
11 to open it up for a weekend and run it for  
12 themselves as a fundraiser.

13 TRUSTEE PHILLIPS: Okay. So I think it  
14 probably would be great for us to go back and  
15 review that again.

16 MAYOR HUBBARD: Okay. Well --

17 TRUSTEE PHILLIPS: Just to have it in our  
18 memory -- not memory, but in our mind when we go to  
19 make decisions on stuff, that's all, okay?

20 MAYOR HUBBARD: Okay. And besides multiple  
21 meetings and the group meetings and everything  
22 else, the LWRP Committee, we've met, well, every  
23 week for the past four weeks since it started.  
24 We're making progress with it.

25 The Village Attorney is going to attend our

1 next meeting next Monday, because if you look at  
2 the LWRP, there's three different sections that has  
3 policies in there, and they're similar, but not the  
4 same, and they're in three different places, front,  
5 middle and back. We don't see a reason why they  
6 have -- you can't just have one section of  
7 policies.

8 There's also a section of regulatory review,  
9 which I referred to Paul, and Paul is going to look  
10 at that, because that's more his purview than it is  
11 ours, and the knowledge on doing that.

12 The whole 383 pages are not numbered, which  
13 makes it very hard as a group to try to work on.  
14 So we -- Jane Ratsey Williams starting saying, "All  
15 right, this section here," and we just went and all  
16 together we numbered them L-1 to L-30. So that's  
17 all, you know, on -- there were letters on that  
18 category. So we went and numbered all those, just  
19 so you can go back as a group, or telling Paul, "Go  
20 to Page 85," and this is what we're looking at,  
21 this is what we need, just to make it easier to try  
22 to do it.

23 The meeting with Barbara from the State was  
24 very informative, gave us a lot of guidelines of  
25 where we got to go, what we need to do. So we're

1 also working on getting paperwork to Joe's office,  
2 because he's got people in his office that could do  
3 some of the typing and formatting and stuff, and  
4 put that together, to get some finished pages done  
5 and, you know, straighten that out.

6 That's what I've got. Trustee Robins?

7 TRUSTEE ROBINS: Well, along, the lines of  
8 that, I'll mention, too, you know, I've been  
9 working with the subcommittee on infrastructure,  
10 traffic and parking, and we were having some really  
11 productive meetings. I think that what we're --  
12 our goal is to try and get a report together to  
13 bring back to the greater group, you know. We have  
14 several topics we've discussed, you know.

15 We had our most recent meeting yesterday, we  
16 talked about the condition of the Baymen's Dock,  
17 what we're dealing in the waterfront. We're  
18 talking about sidewalks and problems caused by tree  
19 roots, and the situation with the Belgian blocks.  
20 And we're talking about -- we're looking into  
21 parking meters and ways to raise revenue for the  
22 Village by charging for parking.

23 So those are just some of the discussion  
24 topics, but we're working -- we're meeting every  
25 week. It's really quite exciting to do this kind

1 of work, and challenging, because the meetings, you  
2 know, organizing, you know, collecting all the  
3 information afterwards, and stuff like that. But  
4 it's really good to see so many people involved and  
5 serving the community right now. I have to tell  
6 you, it's quite exciting.

7 So my next thing I wanted to talk about is  
8 the Carousel. I think we mentioned at the last  
9 meeting, you know, we were looking to partner, you  
10 know, with the Village and try and get a situ -- an  
11 assessment of the horses and do work on the horses.  
12 So we actually had a meeting with Paul Pallas with  
13 the Carousel Committee and we talked about ways to  
14 move this forward. And one of the things was  
15 recommended was that we partner with the Friends of  
16 Mitchell Park to help them with the fund -- help us  
17 with the funding.

18 We have a preliminary estimate from one  
19 person who's been to the Carousel and seen the  
20 horses, and given us an estimate, which I'm going  
21 to include with an application to the Friends of  
22 Mitchell Park. And we are going to seek an  
23 additional two other estimates, as per, you know,  
24 the -- what would be needed for this.

25 But along those lines, I did prepare the

1 application for the Friends of Mitchell Park, and  
2 they had a specific application. They asked for a  
3 project description. And I'll just tell you that  
4 the work might vary from horse to horse, but it  
5 mostly involves the following:

6 Prepping and stripping of the existing paint,  
7 sanding and scraping, surface preparation, minor  
8 patching and filling, painting primer and base  
9 coat, final artistic painting with decorative  
10 paint, a protective clear coat. And the horses  
11 that are in fair condition may only need certain  
12 parts retouched or restored.

13 Now this application has a project estimate  
14 of just this one artist right now of \$20,950. So  
15 I'm going to need a resolution to be placed on next  
16 week's agenda for a request for funding application  
17 to the Friends of Mitchell Park from the Carousel  
18 Committee in the estimated amount of \$20,950 for  
19 painting of selected Carousel horses. So that's a  
20 request for a resolution.

21 MAYOR HUBBARD: Okay. Don't you need your  
22 three prices before you do that to follow the  
23 procurement policy?

24 TRUSTEE ROBINS: I think we can do it just to  
25 get to the Friends of Mitchell Park. Right now I

1 just have to submit this application to get on the  
2 schedule for next month. We have one verbal. Dave  
3 Abatelli has already reached out to several other  
4 people, so we will -- so those applications are  
5 pending. But on their application here right now,  
6 when they asked about the estimated cost, it said  
7 that there are other -- there is other estimates  
8 pending. So I think that would be okay with them.

9 ATTORNEY PROKOP: Is she including -- is she  
10 including the supplies, the paint and supplies?

11 TRUSTEE ROBINS: Yes, everything is included.  
12 I have attached the proposal that was provided to  
13 us to -- you know, I can give them out to the Board  
14 if they want to see the actual estimate for the --  
15 work wise.

16 MAYOR HUBBARD: No, I don't need that. It's  
17 more a procedural thing.

18 TRUSTEE ROBINS: Right, that's procedural,  
19 but, I need --

20 MAYOR HUBBARD: Can we vote --

21 TRUSTEE ROBINS: I need the resolution.

22 MAYOR HUBBARD: -- vote by resolution to  
23 appropriate a -- to ask for a dollar amount without  
24 having three prices?

25 ATTORNEY PROKOP: No, you need the prices.

1 Oh, I mean vote the grant. You could vote for the  
2 money. You could vote for it, sure, to make --

3 TRUSTEE ROBINS: Just to ask them to help,  
4 help us.

5 ATTORNEY PROKOP: To make the application, yes.

6 TRUSTEE ROBINS: Yeah, that's all.

7 MAYOR HUBBARD: With a dollar amount with one  
8 quote. Okay.

9 ATTORNEY PROKOP: Yeah, but you can't --

10 TRUSTEE ROBINS: I mean, I --

11 MAYOR HUBBARD: It could be a different  
12 price, or whatever, once you do an RFP.

13 TRUSTEE ROBINS: It may be a different price,  
14 you know, but it says it's estimated cost, it's not  
15 an actual cost.

16 TRUSTEE PHILLIPS: Well, I think that what --  
17 what I think in reviewing the application is -- and  
18 you and I discussed whether the amount should be in  
19 there or not.

20 TRUSTEE ROBINS: Right.

21 TRUSTEE PHILLIPS: But they need a resolution  
22 from this Board saying it's okay for the  
23 application to move forward. It's one of their  
24 requirements that it says what -- it needs a  
25 resolution. And what was the other thing it

1 needed? A copy of the resolution, I believe, up at  
2 the top.

3 TRUSTEE ROBINS: Well, they -- yes, they need  
4 a resolution, the number of the resolution and the  
5 date it was approved, you know.

6 MAYOR HUBBARD: What does the resolution need  
7 to say?

8 TRUSTEE ROBINS: That the --

9 TRUSTEE PHILLIPS: That the Village --

10 MAYOR HUBBARD: No.

11 TRUSTEE PHILLIPS: Oh, I'm sorry.

12 TRUSTEE ROBINS: Actually, I don't have  
13 the -- I met with the Clerk, actually, today and we  
14 crafted a resolution. I don't have a copy of it,  
15 you know.

16 ATTORNEY PROKOP: Could this be put on the  
17 agenda, or you need it, you need it before next  
18 week?

19 TRUSTEE ROBINS: It should -- I mean, you  
20 know, it would be nice if it was on the agenda for  
21 this week, just so we could move forward. I want  
22 to get -- they've committed already verbally that  
23 they want to help us, okay, so -- but I have to  
24 go --

25 ATTORNEY PROKOP: I have a couple of



1 questions.

2 TRUSTEE ROBINS: We have to go through the  
3 formal process of asking them for help, and that's  
4 what this is about.

5 CLERK PIRILLO: Excuse me, Mayor. We crafted  
6 a resolution that reads as follows. I crafted a  
7 resolution. "Resolution approving a request of the  
8 Village of Greenport Carousel Committee to complete  
9 and submit the Friends of Mitchell Park funding  
10 request form." Now I think, Trustee Robins, where  
11 we probably should tweak is that we put in an  
12 amount. I think what your fellow Board Members may  
13 be saying is that if you go out for three  
14 quotations and that's the lowest one, you won't  
15 have enough money to complete the project. So  
16 perhaps we should leave out the amount.

17 TRUSTEE ROBINS: Okay.

18 CLERK PIRILLO: Okay? And say the painting  
19 of specified horses in the Village of Greenport  
20 Carousel, and authorizing Liaison, Trustee Robins,  
21 to complete and submit the funding request  
22 paperwork on behalf of the Village of Greenport.  
23 So this way you have your resolution --

24 TRUSTEE ROBINS: Right.

25 CLERK PIRILLO: -- but not complete the

1 funding request until all three quotes are in hand.  
2 And this way, A, you strictly follow our  
3 procurement policy, and B, you ensure that you have  
4 enough funding for your project. Does that sound  
5 reasonable?

6 TRUSTEE ROBINS: It does, yeah. I mean, we  
7 crafted that. You know, we have this list and we  
8 are ask -- we are actively seeking other help, but  
9 we kind of wanted to move this along and at least  
10 get on the agenda for the Friends of Mitchell Park  
11 for their early March meeting.

12 CLERK PIRILLO: Understood.

13 TRUSTEE ROBINS: Okay?

14 CLERK PIRILLO: Yeah.

15 TRUSTEE ROBINS: Good. So that's fine with  
16 me, okay?

17 CLERK PIRILLO: Okay.

18 TRUSTEE ROBINS: Thank you.

19 CLERK PIRILLO: Thank you.

20 TRUSTEE ROBINS: I just have a few notes.  
21 There was a BID meeting yesterday. So I just want  
22 to report that they are looking into purchasing  
23 some additional planters, because they've lost  
24 several over the years. They're looking at  
25 different ways, you know, to buy them at this

1 point, because they had originally been using the  
2 school. You recall, we partnered with them --

3 MAYOR HUBBARD: Uh-huh.

4 TRUSTEE ROBINS: -- and they built some. But  
5 that's probably not going to be an option at the  
6 moment. So, anyhow, that's one of the things  
7 they're looking into.

8 MAYOR HUBBARD: Did they ask the school if  
9 they could do it?

10 TRUSTEE ROBINS: They -- I don't -- I don't  
11 think Dave has asked them recently, but six months  
12 ago he did and they were --

13 MAYOR HUBBARD: He did? Okay.

14 TRUSTEE ROBINS: Yeah, yeah. The -- they're  
15 going to be doing plantings again, you know, the  
16 spring. They'll be planting daffodils in March in  
17 the planters, and then they transition. On Mothers  
18 Day, they're going to put in geraniums and grasses,  
19 and stuff like that.

20 It's been an exceptionally dry winter, so the  
21 greenery that's in the -- in the planters right now  
22 has kind of browned up, unfortunately. But the --  
23 you know, the committee has volunteers who are  
24 willing to get out there and do the work. So  
25 that's the situation with them.

1           Their biggest project that they're working on  
2 right now is that they're going to be doing a new  
3 website, new logo. They're going to try and  
4 rebrand themselves, so you can stay tuned for that.  
5 I guess they'll be putting out more information on  
6 it. But we saw -- we had a look at some of their  
7 proposed -- their new logo, some of their new  
8 artwork and everything, and it should be different,  
9 that's all I can say.

10           And other than that, I reported to them that  
11 I did -- we did have a brief discussion about the  
12 rate -- about the rate study, you know, that we're  
13 doing for the Electric, Water, and Sewer, and  
14 Wastewater, just to let them know what was going on  
15 within the Village utilities. And that was  
16 basically it.

17           MAYOR HUBBARD: Okay. When -- just because I  
18 see some of the snowballs and stuff out of the  
19 trees, are falling down. When are they taking down  
20 that stuff?

21           TRUSTEE ROBINS: After this weekend. They  
22 plan on taking it down after President's --

23           MAYOR HUBBARD: All right. Because I've seen  
24 four or five of them squished by cars and they're  
25 blowing out.

1 TRUSTEE ROBINS: Yeah.

2 MAYOR HUBBARD: I mean, with the weather, if  
3 they're not -- you know, they need to either  
4 reattach them or take them down, because they're  
5 just destroying their lights.

6 TRUSTEE ROBINS: They're coming down, they  
7 are coming down, but they decided to wait until  
8 after the President's Day weekend, you know.

9 MAYOR HUBBARD: That's fine. I'm just -- I'm  
10 just asking, because when I drive by on a Sunday  
11 and I see the stuff in the middle of the road  
12 squished, you know --

13 TRUSTEE ROBINS: Yep.

14 MAYOR HUBBARD: Just trying to save them from  
15 having to replace everything again next year.

16 TRUSTEE ROBINS: Yep.

17 MAYOR HUBBARD: Okay.

18 TRUSTEE ROBINS: Just, you know, I don't go  
19 out and collect the stuff. I mean, I just --

20 MAYOR HUBBARD: Well, there's nothing  
21 to collect. I mean, the stuff is falling out of  
22 the trees and it's broken, that's all.

23 TRUSTEE ROBINS: Yeah.

24 MAYOR HUBBARD: That's -- you know, I don't  
25 know if they're aware of that.

1 TRUSTEE ROBINS: I'm sure they're aware of  
2 it, you know, but --

3 MAYOR HUBBARD: Okay. So it's coming down  
4 next week, that's fine.

5 TRUSTEE ROBINS: Yeah.

6 MAYOR HUBBARD: I'm not rushing them. I'm  
7 just saying either reattach them so they don't fall  
8 out in the road and get squished, and then they're  
9 saving their, you know, inventory, what they have  
10 to use for next year.

11 TRUSTEE ROBINS: Yeah.

12 MAYOR HUBBARD: Okay, great.

13 TRUSTEE ROBINS: All good.

14 MAYOR HUBBARD: Yep. Okay. Trustee  
15 Phillips?

16 TRUSTEE PHILLIPS: Going on, too, with the  
17 portion of the Waterfront Planning Advisory  
18 Committee, the Code Group has been meeting weekly.  
19 This last meeting we really got down to the  
20 Waterfront Commercial code, and defining what  
21 suggested uses should stay in and should not, along  
22 with the definitions, which we felt was important,  
23 to make sure that whatever definitions that were  
24 within the code were clear and accomplished what we  
25 wanted to present to the larger group.

1           I think that the first couple of meetings  
2 were a lot of discussions. I have to say that I  
3 have a great admiration for Patrick Brennan, and  
4 for John Saladino, and for Kevin Stuessi, and for  
5 Randy Wade for doing a fair amount of work. It's  
6 complicated and the topics are wide. And I  
7 appreciate all their thoughts, because it's been --  
8 it's been an interesting -- interesting  
9 discussions.

10           And Attorney Prokop has been at our meetings,  
11 which has been very helpful. Instead of having to  
12 wait to get back and forth with questions, he's  
13 able to kind of guide us and help us in getting a  
14 clear picture of what we need to do. So that's --  
15 we're still meeting.

16           I did have the opportunity or I was asked to  
17 attend the Greenport Skate Park's meeting. They  
18 have formally organized themselves into a nonprofit  
19 group. They have raised -- my understanding is  
20 they have raised \$45,000 that they have for their  
21 nonprofit. They're continuing to discuss reaching  
22 out to the community. They've got a lot of plans  
23 going. They've got a lot of discussions. They  
24 didn't really come out with a true plan, per se.  
25 They're still discussing what they would like to

1 do. Part of it was leaving the existing Skate Park  
2 the way it is and upgrading it, because, to my  
3 surprise, apparently our skate park is unusual, as  
4 it has the heights and the dips, where the other  
5 ones don't. So it makes us a little unique and  
6 they want to keep the uniqueness. So they are very  
7 busy.

8 I do think that they're going to have a  
9 couple of events coming up. I'm not sure. Did  
10 they do a public assembly permit for April yet, or  
11 no? She was going to bring something in for April.

12 CLERK PIRILLO: Not that I remember, no.

13 TRUSTEE PHILLIPS: Okay, all right. But  
14 there was a thing for October that we passed.

15 CLERK PIRILLO: Yes.

16 TRUSTEE PHILLIPS: Okay, all right. They're  
17 a very, very intense group on skateboarding and  
18 rollerblading, and whatever. It was beyond me.

19 MAYOR HUBBARD: That's good.

20 TRUSTEE PHILLIPS: But it was interesting to  
21 see how committed they all are, okay?

22 Of course, the Carousel, I was working with  
23 Julia on that. I did connect with the school to  
24 put together my thought process on something that  
25 Kaitlin Charters has. It will be -- I will be



1           contacting her tomorrow or the next day to kind of  
2           move that on a little bit about getting the history  
3           of the Carousel in some type of a form at the  
4           Carousel, so that someone could push a button, or  
5           it will go through from how the Carousel came to  
6           Greenport from the beginning. So it's still in the  
7           formulation stages, so I don't really have a  
8           specific yet.

9           But every -- it's interesting to see how many  
10          people remember when the Carousel came here, how it  
11          came here, and how many people were involved in it  
12          in the beginning. And I'm -- as I joked around,  
13          there's not a Greenport child, student that hasn't  
14          ridden the Carousel.

15          Other than that, pretty much most of it's  
16          been dealing with the Code Committee for the LWRP  
17          situation, so --

18          MAYOR HUBBARD: Okay, thank you.

19          TRUSTEE PHILLIPS: -- it's been a lot.

20          MAYOR HUBBARD: Okay. At this point, we'll  
21          open it up to the public to address the Board.  
22          Anybody from the public wish to address the Board?

23          MR. SWISKEY: I'll take a shot.

24          MAYOR HUBBARD: Name and address for the  
25          record.

1 WILLIAM SWISKEY: I apologize about the  
2 public hearing, George, I misinterpreted. I didn't  
3 see it, it said reminder, it's my fault

4 MAYOR HUBBARD: That's fine, no problem.

5 WILLIAM SWISKEY: I think I'm going a little  
6 blind, maybe. Anyway, William Swiskey, 184 Fifth  
7 Street. I've got just a couple of things I want to  
8 ask about.

9 I don't know what this meant, but there was a  
10 resolution that the Clerk was going to put on the  
11 agenda for the sewer hookup on the -- you know, by  
12 the traffic circle. Does the Board --

13 MAYOR HUBBARD: Yes.

14 WILLIAM SWISKEY: Does the Board have to vote  
15 on that, or is it going on the agenda automatically?

16 MAYOR HUBBARD: It's going on the agenda for  
17 next week.

18 WILLIAM SWISKEY: All right. So that's all I  
19 wanted to know on that one. Thank you very much.

20 And one other thing. We're buying two  
21 compact general multi-purpose vehicles, and one  
22 doesn't say what it's for, and the other says it's  
23 for the meter reader. And they both have a, I  
24 don't know, BRB number. But why is one 20,000 and  
25 the other 40,000?

1 INTERIM TREASURER GAFFGA: It's just -- Bill,  
2 it's just the way that the budget amendments are  
3 structured. They're both the same price.

4 WILLIAM SWISKEY: Yeah, but --

5 INTERIM TREASURER GAFFGA: They're both \$20,100.

6 WILLIAM SWISKEY: Yeah, but the total amount  
7 moved here is 80,000.

8 INTERIM TREASURER GAFFGA: That's just the  
9 that way our software has it. That's just how it  
10 lines up.

11 WILLIAM SWISKEY: So now -- all right.  
12 That's -- because that was confusing. Usually, you  
13 could take this bottom line, cut it in half and  
14 that was the price, because it's in and out, you  
15 know what I mean? Yeah, and that one was -- all  
16 right. Thank you very much.

17 And about 10 down the street, or the storage  
18 facility up in Moores Woods, I think you're going  
19 to have to find a location, because I don't think  
20 the Village Code will allow you to rebuild that  
21 building in the same spot. It's in a wetland, you  
22 know, there's a canal there and everything else.  
23 So I don't know where you could find another  
24 suitable piece of Village property to put it on,  
25 but it's a good idea that they're willing to buy

1       you a storage building.

2               MAYOR HUBBARD: Uh-huh.

3               WILLIAM SWISKEY: You could put it where the  
4 old No. 2 pump is. That isn't too close to  
5 wetlands. That will just -- they'd have to knock  
6 down that building and fill in and maybe put a  
7 fence around it.

8               MAYOR HUBBARD: Correct.

9               WILLIAM SWISKEY: Yeah. So, yeah, because  
10 that -- the old No. 10 location could be sort of  
11 iffy. You know, somebody might complain. The DEC  
12 gets involved and says, "Hey, that's a" -- you know  
13 where it is, George, as well as I do.

14              MAYOR HUBBARD: Yes.

15              WILLIAM SWISKEY: Thank you. There's one  
16 more thing. And I have to agree with Mary Bess on  
17 that. The Town's been stiffing us for years on  
18 these things. They'll make all kinds of promises,  
19 big money, and we get nothing. Well, I would go  
20 back to the Town, because we could get some of that  
21 money for the sewer. And I understand they turned  
22 us down. Did anybody explain to us that one of  
23 their biggest employers is Peconic Landing, which  
24 wouldn't be possible without the Village sewer? I  
25 mean, you got get a little tough with those people

1 up there. You know, hit back. Tell them, "Hey,  
2 another big project comes, it ain't coming through,  
3 you're not going to get the job." Put yourself out  
4 there, fight them openly, get it into the paper. I  
5 mean, otherwise, you know what they're going to do  
6 up there. They're start like, "I won't do it,"  
7 but, basically, that's what they're going to do.  
8 Thank you.

9 MAYOR HUBBARD: Thank you. Anybody else wish  
10 to address the Board? Go ahead, John.

11 JOHN SALADINO: John Saladino, Sixth Street.  
12 Just to echo Billy about the resolution next week,  
13 because maybe I won't be here next week. So I want  
14 to -- I want to voice my opinion about it tonight,  
15 that I think it's a good thing. I think you guys  
16 are making the right move about -- I apologize,  
17 about a Letter of Agreement with 160 --

18 ADMINISTRATOR PALLAS: North Road.

19 JOHN SALADINO: -- North Road LLC. I think  
20 it's a good thing. I think -- I think you could  
21 probably try to talk the developer into putting the  
22 40 units back, as opposed to 30 units.

23 For the people that are concerned, I'm not  
24 concerned about -- about the people that don't want  
25 affordable housing across the street from their

1 house, because -- because I don't care about them.  
2 But I heard some comments about -- about the  
3 diminishing capacity of our wastewater treatment  
4 plant if we went through with this project,  
5 allowing this project to go through. I used my  
6 own -- I don't -- I don't know what the -- what the  
7 allocation for -- I'm sure Mr. Pallas knows. I  
8 don't know what the allocation for an apartment  
9 unit or a home is, what the County or the Health  
10 Department says is the average usage. I used my  
11 bill. You know, I kind of figured we run the water  
12 and take showers and flush the toilet as much as  
13 the average guy. And my bill is usually -- my  
14 water bill is usually the 3,000 gallons, and the  
15 sewer bill is 80 -- 120% of that, whatever it is.

16 So I did the numbers, and if we're using --  
17 if our capacity is 600 and something thousand  
18 gallons per day and we're using 60% of that, 350 or  
19 370,000 gallons a day, I used my bill and divided  
20 it, and it came out per day, if we added 40  
21 apartments, the amount of sewer intensity usage  
22 that we would get by those 40 apartments would  
23 be .006%. I don't -- I don't know. You know, to  
24 me, that sounds minuscule. And to be concerned  
25 about losing our ability to sell sewer capacity

1 down the road, I think sometimes we just have to  
2 deal with the here and now, as opposed to worrying  
3 about the unborn down the road. And if the sewer  
4 business gets that great that we're selling a lot  
5 of sewer capacity, maybe with the extra money that  
6 we're collecting, we could just build more. But  
7 right now we have the opportunity.

8 I'm not sure about the four medical  
9 buildings. You know, I don't know about that. I  
10 don't know if they're going to fill that. I know  
11 they put 80 medical buildings in Riverhead and  
12 they're all full. You know, people are saying,  
13 "Well, nobody's going to come and use those medical  
14 buildings," I don't know.

15 But the 40 apartments, I've been listening to  
16 everybody in this room, everybody for the last 20  
17 years whining about no affordable housing, no  
18 affordable housing, and now we have the opportunity  
19 to get 40 affordable apartments in close proximity  
20 to Greenport central, Greenport center, I just  
21 think it would be crazy to turn our back on that.

22 The developer that's doing it, we all know  
23 about developers. Developers do what developers  
24 do. They do what you let them get away with.  
25 Hopefully, the Town, if they allow this to go

1 through, will keep their eye on it. Greenport  
2 probably wouldn't have any say-so. But, I mean, to  
3 let -- to let -- I'm going to make a lot of enemies  
4 here. To let six, or, eight, or 10, or 12 people  
5 decide what's right for the Incorporated Village,  
6 and to quote a lawyer from last month, that have no  
7 skin in this game is kind of -- I heard worried  
8 about like what about the ferry traffic. Me,  
9 personally, I don't care about the ferry traffic.  
10 I don't care if those people have to wait an  
11 hour-and-a-half to get off the ferry, I don't  
12 really care. And if the ferry line is longer,  
13 maybe they'll put a traffic light someplace at the  
14 end of the dock to break the ferry up -- the  
15 traffic up.

16 But four -- I would rather see 40 affordable  
17 units in an area that could support it, 40  
18 affordable units that would help, especially when  
19 the developer said that he would make it priority  
20 for the residents, for First Responders, for the  
21 residents in the Incorporated Village. I would  
22 rather see that than mobile homes in Moores Woods  
23 or tiny homes in my backyard.

24 So I applaud you guys for going forward with  
25 this. I hope -- I hope nobody here talks you out



1 of it. And, hopefully, next week you'll vote on it  
2 and send it, and maybe the Town will take notice.  
3 I don't know.

4 As far as the Mini Railroad, I think it's the  
5 greatest thing in the world. I applaud you guys  
6 for that. I don't think -- I think the benefit to  
7 the Village far, far outweighs the detriment of  
8 Moores Woods. So I think you guys made the right  
9 choice with that, I think it's a great thing. I'm  
10 not prepared to volunteer, but I will be a  
11 concessionaire on the bar car, if they have one.

12 (Laughter)

13 JOHN SALADINO: So thank you, guys, thanks  
14 for listening.

15 MAYOR HUBBARD: Thank you. Oh, boy.

16 (Laughter)

17 MAYOR HUBBARD: Okay. Anybody else wish to  
18 address the Board?

19 LILY DOUGHERTY-JOHNSON: Lily Dougherty-Johnson,  
20 51 Washington Avenue. A couple of things.

21 One is just that the public hearing next week  
22 for the net metering, it's going to be hard for the  
23 public to speak if we don't know what you guys  
24 are possibly going to pass, so -- and I don't know  
25 that maybe you're not obligated, or maybe I'm

1 wrong, that it's somewhere, I just didn't see it.  
2 And maybe you aren't obligated to share it, but it  
3 would be a nice thing, just so that everyone knows  
4 what we're talking about.

5 MAYOR HUBBARD: Okay. Well, they're checking  
6 right now. I thought there was --

7 LILY DOUGHERTY-JOHNSON: And I know there was  
8 a public notice for the -- that there is a public  
9 hearing, but, again, the like actual details I  
10 didn't see anywhere, but maybe I missed it.

11 The other thing is similar, which is the  
12 Waterfront Advisory Committee meetings have been  
13 talked about as being public many times. But if  
14 the subcommittee's meetings aren't on the calendar  
15 or noticed anywhere about when and where they are,  
16 they're not very public. So, I mean, I love to  
17 hear about all of the great things that are  
18 happening, and I know you have great committees,  
19 but I think it would be, if they're going to -- if  
20 they've been talked about as public several times,  
21 then people need to know when and where they are to  
22 be public.

23 MAYOR HUBBARD: Okay. Some of that, I could  
24 just explain, was really getting the committee to  
25 find out what they wanted to do and how to go about

1       accomplishing what their goals were before you get  
2       to the bigger part of the larger group and  
3       everything else. We're all kind of just feeling  
4       out where we have to go with this, and looking at  
5       the documents and see where we want to go. There  
6       will be more. It's not going to happen right away,  
7       this whole thing, it's still going to be a couple  
8       of months working on the whole thing.

9               LILY DOUGHERTY-JOHNSON: I understand.

10              MAYOR HUBBARD: They're just trying to get  
11              together some kind of proposal and then get  
12              committee -- community input on that to move all of  
13              it forward. You know, right now, they're kind of  
14              just putting together a game plan.

15              TRUSTEE PHILLIPS: Well, they're technically  
16              what's called working groups, okay, and they have  
17              no official capacity other than being a  
18              subcommittee of the bigger committee. And I'll be  
19              honest with you, several people have approached me  
20              and have sat through it, and decided that it really  
21              is -- it's something that needs to have the  
22              finalized product from this committee or this work  
23              group to bring to the bigger committee, and that's  
24              where the public -- you know, that is -- it's an  
25              actual set group that has to do public notices and

1 has to put out for the information. But I'll be  
2 honest with you, Lily, you could come sit if you  
3 want, but it's --

4 LILY DOUGHERTY-JOHNSON: I know. I  
5 appreciate that, but that's just one, and I'm  
6 not -- I just know, or I can tell another one,  
7 but --

8 TRUSTEE PHILLIPS: No. I've had a lengthy  
9 discussion -- not to interrupt, okay, but I've had  
10 a lengthy discussion with some BID members who were  
11 upset over it. And when I explained to them  
12 exactly what it is, it was understood that it's not  
13 going to get what they're looking for, okay? What  
14 you're looking for is the actual product that comes  
15 out from these to discuss and to digest and to vote  
16 on, so okay?

17 LILY DOUGHERTY-JOHNSON: Okay. I just think  
18 there was confusion, because they were told --  
19 talked about as public, and then they're not so  
20 public. And I've talked to business owners and  
21 residents, too, who are wondering what's going on.  
22 So that's just my two cents. Thank you.

23 MAYOR HUBBARD: Okay. Yeah, just to --

24 CLERK PIRILLO: On our official website,  
25 which is [villageofgreenport.org](http://villageofgreenport.org), they are under

1 Public Hearings/Legal.

2 TRUSTEE PHILLIPS: Is the whole description.

3 CLERK PIRILLO: There is a legal notice for  
4 the net metering and the tariff, the affected  
5 tariff pages.

6 LILY DOUGHERTY-JOHNSON: Okay.

7 CLERK PIRILLO: And that has been up there  
8 for quite some time.

9 LILY DOUGHERTY-JOHNSON: Okay, thank you.

10 CLERK PIRILLO: You're welcome.

11 MAYOR HUBBARD: You know where to find it  
12 now --

13 LILY DOUGHERTY-JOHNSON: Yep.

14 MAYOR HUBBARD: And everybody could look at  
15 that before we have it. Okay, great.

16 All right. Anybody else wish to address the  
17 Board?

18 (No Response)

19 MAYOR HUBBARD: All right. The Village  
20 Attorney wanted an executive session, so I'll offer  
21 a motion for an executive session for legal  
22 consultation.

23 TRUSTEE PHILLIPS: Second.

24 MAYOR HUBBARD: All in favor?

25 TRUSTEE PHILLIPS: Aye.

1 TRUSTEE ROBINS: Aye.

2 MAYOR HUBBARD: Aye.

3 Opposed?

4 (No Response)

5 MAYOR HUBBARD: Motion carried.

6 Thank you all for coming. And remember, the  
7 parade is this Saturday. Come on down, have some  
8 chowder and hot dogs and join us.

9 (The Meeting was Adjourned to Executive  
10 Session at 8:36 p.m.)

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