VILLAGE OF GREENPORT COUNTY OF SUFFOLK
STATE OF NEW YORK

BOARD OF TRUSTEES
REGULAR SESSION

Third Street Firehouse
Greenport, New York
July 25, 2019
7:00 p.m.

BEFORE:

GEORGE HUBBARD, JR. - MAYOR
JACK MARTILOTTA - DEPUTY MAYOR (absent)
MARY BESS PHILLIPS - TRUSTEE
PETER CLARKE - TRUSTEE
JULIA ROBBINS - TRUSTEE
JOSEPH PROKOP - VILLAGE ATTORNEY
PAUL PALLAS - VILLAGE ADMINISTRATOR
SYLVIA PIRILLO - VILLAGE CLERK
(The Meeting was called to order at 7:00 p.m.)

(Whereupon, all stood for the pledge of allegiance.)


(All remained standing for a moment of silence.)

MAYOR HUBBARD: We have one announcement. The annual Shakespeare in the Park performance will be held from August 22, 2019 to August 4, 2019.

Also, last Monday night, we had a rainout and that concert has been rescheduled for September 9 which is beyond our normal date, but the band is going to play and close out the season for us, which is very nice we got that worked out, so we're not losing a week.

We have a presentation. Robyn Berger-Gaston of the Family Service
League regarding a new program serving the senior community.

MS. BERGER-GASTON: Thank you so much. Kathy Rosenthal is coming up with me.

The Family Service League --

MAYOR HUBBARD: Just give both your names for the transcriptionist.

MS. BERGER-GASTON: Robyn Berger-Gaston, Robyn with a Y. And Kathy Rosenthal.

MS. ROSENTHAL: With a K.

MS. BERGER-GASTON: Why don't you start.

MS. ROSENTHAL: So, first of all, thank you so much for having us here tonight. We are with Family Service League, and for those of you who don't know Family Service League, it is one of the largest, most diverse health and human services agencies on Long Island. We have been around for over 90 years. We serve about 50,000 people a year though 60 different programs in 20
different locations that are mostly in
Suffolk County. The agency serves very
young children to senior citizens. The
diversity of programs in between
early-childhood education, youth
services, which is all community based.
We have family support programs, a whole
variety and array of those, mental
health and chemical dependency services
that are licensed by New York State. We
also have prevention as well as
treatment in both of those areas. We
also have a 27/7 crisis stabilization
center for people with psychiatric or
substance abuse crises. That's based in
Hauppauge and it's brand new and very
strategic. We also have an array of
health and homeless services. We
actually operate the largest family
homeless shelter in Suffolk County, in
Brentwood. We have vocational services
for people with disabilities; and lastly
but certainly not least and what folds
in with what we're here to announce
today is our array of senior services. We are very excited to announce Long Island Sound Senior Care. Credit to Robyn for coming up with the name. She comes up with a lot of wonderful creative names for Family Service League.

Basically this program is called a NORC program. NORC is an acronym for naturally occurring retirement communities. NORC is a demographic term that was coined in the mid 1980s to describe phenomenon that was happening all over the country in which significant numbers of people were aging in place in communities that they helped to build, and they weren't moving away. They wanted to stay in those communities where they raised their children, where their children went to school, where they helped to see a community grow and they didn't want to leave, they wanted to stay. And so a model became evident in terms of need. New York State is
really, although there's models across the country, New York State played a very significant role in seeing that need and providing legislation that led to funding to support these communities that are aging in place.

So on Long Island in about 2004, a group of us had an opportunity to go up to New York State Office of the Aging and to the legislators the oversaw that aging portfolio for the State and lobbied for the legislation that led to funding to develop neighborhood NORCs or naturally occurring retirement communities in suburbia where the need was even more compelling than in the city where people were aging in place in, say, apartment buildings or complexes of apartment buildings. While seniors in suburbia on Long Island were aging in place in their own houses and properties, but it wasn't so easy to clean their gutters or mow their lawns anymore, and getting around, you didn't
have a taxi that was affordable or a subway system or a bus system, so transportation became a barrier. Plus social isolation. In apartment buildings, well, Mrs. Smith hasn't been coming out to get her mail. Her neighbors can notice that, might be able to tell the landlord, might be able to get them help, might notice and know the children of the senior citizen.

In suburbia, we might have people who might be increasingly socially isolated, having increasing health problems. Maybe they were healthy their whole life and productive in their whole life, but now they need help and they don't know how to navigate the system which has become so complex right, our social systems, our medical systems.

So we were able to lobby for a need for this on Long Island.

I was in a position in another agency at the time and we were able to develop two NORC programs with two
townships. One was the Town of North Hempstead, the other was, two years later in the Town of Huntington.

The funding from New York State stopped in 2006 for this model. There has not been new funding for this model since 2006. But when that 2006 funding opportunity came out, the Town of Southold went for that grant at the same time as the agency that I was working for at the time went for that grant and got it in Huntington. They did everything right. They partnered with Eastern Long Island Hospital. They had the Suffolk County Office for the Aging behind that grant application. They sent in the grant application and got it there in time, but it went to the wrong office, if you can believe it in New York Government, and the office for the aging did not accept their proposal, so I was like first of all even though they were competing with me, I was appalled, I couldn't believe that. They had a
really strong proposal. They were really, really passionate about understanding that the East End, the North Fork in particular, needed and could benefit from a program like this.

So when this new funding opportunity came out, they reached out to Robyn who oversees our senior services, who has a great relationship with Karen McLaughlin who is the director of human resources, human services and senior services in the Town of Southold, and Holly Rhodes-Teague who is the Suffolk County Office for the Aging director, and Juliette Ferdalla (phonetic) who oversees services here at Eastern Long Island Hospital, and we all got together and we said, let's do this for the Town of Southold, and let's do this for Greenport because Greenport has a senior population -- when we talk about seniors, by the way, we're talking about people over 60, which I will fall into
that category in one month, so.

What we're talking about is an initiative that is going to be here in Greenport. Actually, it already is, started July 1, it's called Long Island Sound Senior Care. We have our staff here. Robyn's going to introduce them in a couple of minutes. And we are going to, the goal of this initiative is to engage seniors over the age of 60 in a robust way that provides them with the ability to continue to age in place in their home with dignity, without social isolation and the ability to get help navigating those social services and health systems that are so challenging for all of us who have never had to navigate those kinds of systems before.

One of the main underlying tenets of this program and this model is that seniors are engaged before they maybe even may even need help, so to speak. So, we're gonna form a senior advisory committee, Long Island Sound Senior Care
Advisory Committee, and meet monthly,
and that group of people which I fully
anticipate is going to be so excited to
be part of this sort of program where
they tell us what their needs are, what
their interests are, how we can be of
help. And they're gonna volunteer.
They're gonna volunteer committee
members. They're gonna get involved in
all sorts of ways, and I can give you
lots of really fun creative examples of
how that manifested in the two programs
that I oversaw, which are still, by the
way, running up island. That's one of
underlying tenets. They're volunteers,
they're engaged, they're excited, they
go out and they help us identify people
and they help us identify the services
that we're gonna be providing that are
needed.

The other core services of this
program are health navigation, helping
people to, you know, we have a nurse on
the program. That person is gonna help
talk to doctors, go to doctor visits,
make sure the person has the right
medicines, make sure that they're
getting the proper care, timely, staying
out of the emergency room, if they don't
need to go to an emergency room, making
sure they get all the help they need and
that person will be overseen by Eastern
Long Island Hospital, they'll be
supervised by.

Another part of the program is
the social service navigation, case
management, we call it, accessing
people's needs, making sure they have
their light turned off or lose their
heat, that they get that turned back on,
you know, right away. If they need
financial assistance, we'll have a small
fund that can be able to pay for
emergency needs, all sorts of, you know,
identifying of needs and making sure
they get those needs.

The Town of Southold is in here
is a match. They are going to provide
transportation, taking seniors to
doctors' appointments, shopping, to the
senior center in Southold, social
engagement, recreational programming,
all sorts of wonderful components of
this program.

Last but not least, we're gonna
be doing an array of educational
programming, bringing in experts on
topics that the seniors tell us are of
interest to them. It can be anything
from what do I do when I start to lose
my eyesight, macular degeneration,
health issues like diabetes, you know,
you know, maybe, you know, what are the
common scams that are targeted to
seniors, because we see that all the
time now, right. We can be a resource
to adult children that may live in the
area or not live in the area. I haven't
heard from my mom, they'll call the
office, can you go check on her. Those
are the kinds of things that we can do,
so we can go on and on. We are very excited about this program. We feel very passionately about it. We're thrilled to have a partnership with The Village as well, which is why we're here tonight.

That's it. We're here to, we can answer any questions, but I'm gonna turn it over to Robyn. She can tell you a little bit more about what we do in the area of senior services which are out here as well, and introduce our staff.

MS. BERGER-GASTON: Thank you. I'll be brief.

We have a countywide caregiver support program where we provide free counseling and support groups to anybody caring for somebody over 60 or anybody caring for somebody with any kind of dementia.

We also have a long-term care ombudsman program, which means we have staff and volunteers in every single long-term care facility advocating on
behalf of all those residents.

Another program we have is nursing home transition and diversion, which keeps people at home who are technically at nursing home level of care, so they're in their houses, whatever support they need to stay home so they don't have to go into a nursing home.

Another program we have called senior net which is for people 50 and over which kind or irks me, but it's a great program because because it's computer training from very basic how to use the mouse to very complex to programming. We have a really good history of providing services to people over 60.

We're thrilled to bring it out here. I worked out in Riverhead for almost 20 years with Karen and Juliette providing services, coordinating care and this really helps us formalize that relationship and our services.
Two of our full-time staff are here. Stand up. Betty Chowginowski (phonetic) in the pink shirt. Betty actually started with us as a student intern. Right before she graduated, we hired her and she worked in the caregiver support program for a number of years, and then she's come onboard as the director of this program, but what's great is that as a social worker with a caseload in this program, she will also be interacting directly with the clients, doing crisis interventions, being involved as much as needed.

Next to he is Erin Engman (phonetic) who has a lot of experience in short-term and long-term care planning for people over 60. She's our full-time case manager, so her job is to link people to different services that they may need.

I think about this program, where on one end, there are people who are homebound, we're doing home visits. We
have gone to a few homes already doing
the intakes and assessments, getting all
the information to get those people
services they need, but on the other
end, people over 60 who are very mobile
and very agile and they want to do fun
stuff and we want to help them do that
as well. So, we're gonna be able to
work with everybody over 60. And having
the advisory board will really help us
because it's gonna drive the services,
we want to be told what people want so
we can put that in place. And we're
just thrilled to be here, if anybody has
any questions.

MAYOR HUBBARD: Any questions
from them?

MS. ROSENTHAL: I'm gonna add one
thing that I forgot to mention. We have
fliers we can -- oh, you handed them out
already.

Just a caveat is that the two
planned communities, Peconic Landing and
San Simeon, they actually are not part
of this and for very good reason because this is State dollar and those programs and housing developments are robust, they provide a whole array of services already, so it would almost be double dipping, so this is really designed for people who are more, you know, on their own, living in their own home. I just wanted to make that one caveat.

MAYOR HUBBARD: Thank you very much. It's a very interesting program. I'm sure there is a need for it around here in our community, and I want to thank you for bringing it out, starting it, and anything we can do to help you along the way, just contact the Village Clerk at Village Hall, she can get in contact with any of the board members or myself, and we're more than willing to help in any way we can and help the elderly in our community.

MS. ROSENTHAL: The best thing you can do is refer people. You now have the phone numbers, e-mails address,
people interested. I see a lot of you guys, if you want to come sit around our table, we would love to have you, you know, we all have had careers and have expertise and interest and we want to put them to work.

MAYOR HUBBARD: Thank you all for coming tonight.

MS. ROSENTHAL: I'm sorry, we're gonna be rude, we actually have to go.

MS. BERGER-GASTON: We have another meeting.

MAYOR HUBBARD: That's fine.

Carry on, keep doing the good work.

Moving on to the public hearings.

We have a public hearing regarding the proposed amendment to Chapter 132 Vehicles Traffic, sections 54A, schedule 16, limited time parking on the Village of Greenport Code.

There were maps that were distributed and were on the website for parking proposed changes and all. There
is a lot to take in with all the
different areas, so basically, we have
not written a local law on this yet
because we wanted to get public input
before we go and try to write the law
and changes. The board has looked at
it. We're gonna discuss this at our
work session next month, but if there is
anyone from the public that has looked
at the map, I believe it's part of the
agenda and it was put on the website, if
anybody has any comments about any of
these changes please, your name and
address for the record, and let us know
how you feel about it.

(No response.)

No comments?

(No response.)

Okay

Somebody want to offer a motion
to close the public hearing?

TRUSTEE PHILLIPS: I'll offer a
motion to close the public hearing.

TRUSTEE CLARKE: Second.
MAYOR HUBBARD: All in favor?

TRUSTEE ROBBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried.

We will discuss this among ourselves, and our Village attorney draft the proposed changes that the Board has and that will come back up at our work session next month.

Okay. The second public hearing.

A public hearing regarding the wetlands permit application from Stephen Bull and Teresa Svoboda of 24 Sandy Beach Road to raise the existing building.

I have the whole file here. We have had, there were seven letters that came in, five in favor, two opposed to the project. They're gonna be given to the transcriptionist and be part of the public record, so the Village Clerk will
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give that to the transcriptionist so it
will be part of the record that
everybody has.

We'll open up the public hearing.

MS. MOORE: Thank you. Good
evening. Patricia Moore on behalf of
Stephen Bull and Teresa Svoboda.

I am here to address the wetlands
permit. The application is to raise the
house to comply with FEMA standards.
It's the existing house.

In order to raise, in order to
meet with FEMA, we have to raise the
foundation or raise the house from this
existing foundation, and raise it to a
flood-based elevation which the 2 feet
above free-board height which in this,
which would be would no hire herb case
would be no higher than 12 feet, a
12-foot elevation, not 12 feet, 12-foot
elevation. This would be a maximum
height. The height will depend to a
certain extent on the existing grade and
the extent of helical piles but we have
a maximum height. Generally FEMA recommends raising the height to a minimum, but ideally, the height is raised a foot or more or as is advisable due to, as you are aware, climate changes and storms that we are experiencing here on the North Fork.

The work has been detailed on paper for you. It's -- a new foundation will be required, new flooring, floor framing, floor joists and beams which the plans show. The helical piles are used to support the new floor structure with custom saddle and pile caps. And then finally just stairs are required to get access to the house. There are two sets of stairs. There is an old fashion access to the bathroom, which is the old beach house style that gives you access directly into the bathroom, and then into the front door.

So we have given you just a simple diagram. My client just shows you the survey, the location of the
stairs and ultimately in a drawing of where the pile would be in order to raise the height of the house.

I know there have been issues regarding what other matters the Board has been considering and as the Board is aware, there have been great efforts to bring the sewer to this area. Both the Bull family as well as Mr. Tasker and others have been working very hard to extend the sewer lines for the Sterling Basin and Sandy Beach Community, so this would provide significant environmental benefit to the quality of the water and ecosystem.

When the sewer line is extended, and we hope that that does come to fruition. Mr. Bull will, Mr. Bull will connect the new.

In the event that the Village efforts to extend the sewer line does not come to a favorable conclusion, we hope that's not the case, but in that event, they will apply for the health
Department to update their sanitary system in accordance with the health department standards. I think that was a concern that had been raised or pointed out to them that the regulations do not require for raising of the house, a new sanitary system. In fact, New York State Health Department and DEC, they try to encourage the raising of the house that complies with FEMA, and the process is pretty straightforward.

It's a building department process.

Our understanding is that the Board would like to see the system upgraded in the event the sewer is not extended, and my clients are prepared to do that. Certainly you wouldn't want to replace the sanitary system if the sewer does come to the property. The appropriate connection would be the sewer line.

We're here, and we're here to answer any questions that the Board or the public may have. And we thank you
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and we hope you will grant this
application. This is certainly a
benefit to the community and to the
applicant to keep a house out of harm's
way in the event of a storm.

Thank you.

MAYOR HUBBARD: Thank you.

PODIUM SPEAKER: Do you have any
questions?

MAYOR HUBBARD: Anybody on the
Board have any questions?

TRUSTEE PHILLIPS: Not right now.

We'll open up to the rest of the
public to speak and then we'll go
through the public hearing process.

MS. MOORE: Thank you.

MAYOR HUBBARD: Anybody wish to
speak?

MR. PAUL ELLIOT: Good evening.

My name is Paul Elliot, and I am at
25 Sandy Beach Road, Steve Bull's next
door neighbor.

I just know that Steve has been
at this for about four years trying to
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get this project off the ground, and we are in full support of lifting the building, lifting the cottage up. There has been some discussion as to what 12 feet, 8 feet, 9 feet means. And it's my understanding that it won't go up any more than, from the elevation now to the new elevation 5-and-a-half feet which is a tremendous amount of space. I have not seen a rendering of the building, I'd love to see one, that would be very helpful.

As a next door neighbor, it's concerning that instead of looking at a cottage, I'll being looking at the underneath of a dock; so if you can just picture it, I'm look at dock piling five-and-a-half high, okay, with cross beams in two different directions, and really looking at the underside of a dock with the existing cottage on top of that, so it's a drastic difference in what it would look like.

I'm very concerned that Sandy
Beach is really sort of, to me and to a lot of people, friends, it is just as important as the historic district in Greenport, maybe more important because it has, you know, a close relationship with old cottages that are very close together, and when you look at them all, they all blend together, it's very nice; so it's important, when you live that close to one another that you are shielding the foundation, or in this particular case, you have a dock. What I would like the see, there are some things that are beyond what you're talking about right now, but when it gets to the Building Department, which I hope it does get to the Building Department, I really would like to see a number of things taken into consideration because it will not be the last cottage raised on Sandy Beach, okay, there will be a number of them; but I'd like to see screening. Screening being some type of decorative
on three sides of the cottage, not on
the water side, but on the front of the
cottage and on both sides that affect
each neighbor. Again, this does not
just affect the applicant, it affects
everybody on Sandy Beach, so that's
really important.

I'd like to see a set of building
plans that really show some different --
I did see an early sketch of a ramp that
leads probably 20 feet in one direction,
more like a handicap ramp, ad I'm not
sure that that's the best way to handle
it, but I think if we have a full set of
plans you might be able to, the Building
Department might have some suggestions
to make it look a little different,
better, more useful at that time. So,
again, we're not at the Building
Department yet, but if you can pass that
message, I think it's important.

I'd also like to see that all
major work, heavy equipment, the
excavation, the actual dock building, be
done in the off season from November to April because that will really -- the road is very narrow, it can't take a lot of any type of truck during the summer season. Really what I'm talking about is the heavy work. Of course there'll be continual work through the year, but it might be interior and trim work or things of that nature; but not the heavy equipment that the road can't take at this time.

Fourthly, the contractor that gets selected for a job like this, it should be a requirement of the Village that they have a builder's risk policy, naming the Village, naming, you know, the community because there are actually, in this particular case, there are three structures to be raised and they're marginal. I've seen other houses that have been raised and a mistake happens and one falls apart, okay, so we have builder's risk, you got to look at coverage, it's not winding up
in someone else's yard, or the homeowner and the Village have some protection as well, no one gets hurt because that's what happens when things collapse.

My concern is that the shed that was built at the Bull property about two years ago doesn't exactly have the style or the dimension that I've heard a lot of comments about that it's a little too big, it's a little too tall. My concern is that this doesn't carry over to the residence and the cottage, and that proportionately on Sandy Beach, that the raised cottage is in proportion. I think 5-and-a-half feet, I agree to, but I believe it would be better at 4 feet, it might look better to the community.

So, you know, just want to let you know I am in full support for the raising of the cottage, but I'd also like to see these four items incorporated into the approval, the resolution that gets passed over to the Building Department.
Thank you.

MAYOR HUBBARD: Thank you.

Anybody else want to address the Board on this topic?

MR. SALADINO: John Saladino, Sixth Street. In the interest of full disclosure, I'm member of the CAC, but I don't speak for them tonight. The recommendations that the CAC made to this Board were unanimous, but tonight I speak for myself.

Like the DEC, like FEMA, like the applicant, we love it when people raise their house, we think it's a great idea. I don't think anybody has a problem with raising this house. I think the problems arise in the second sentence.

Just to refresh the Board's memory and perhaps for the public, the applicant, the newspaper, I'm going to read the portion of our, it's short, that was passed in 1988, this portion about waste water. I don't agree -- the reason I'm here tonight is because I
don't agree with the caveat that was requested with this new wetlands permit. In 1988, this Board passed a law saying that it's unlawful, shall be unlawful for any person to place, deposit, or permit to be deposited on public or private property within the Village of Greenport in any area under the jurisdiction of the Village any human or animal excrement of garbage or objectionable waste. It shall be unlawful to discharge into any natural outlet or sewer within the Village of Greenport or any area under the jurisdiction of the Village wastewater where suitable treatment hasn't been provided except as herein provided, it shall be unlawful to construct or maintain any private vault, septic tank, cesspool or other facility intended to be used for the disposal of wastewater. It goes on to say, where a public sanitary system or combined sewer is not available --
I didn't read the part where it says, if you're within 200 feet of a sanitary system, municipal septic system, you're obligated to hook up, if you don't live within 200 feet, which some people don't, it makes provisions for that. It says where public sanitary or combined sewer is not available under the provision of Article 2, the building sewer shall be connected to a prior wastewater disposal system complying with the provisions of this article.

Before commencement of construction of the private wastewater disposal system, the owner shall first obtain approval and a written permit from the Suffolk County Department of Health Services, and the New York State Department of Environmental Protection.

We had a small debate with the Board about the meaning of the word maintain. Again, I copied the definition from Google so you're not taking my words for it. The word
maintain is cause or enable a condition
or state of affairs to continue.
Synonyms are continue, keep going, keep
up, keep alive, carry on, preserve,
prolong, perpetuate.
If we use -- it has been
mentioned that, well, all they're doing
is connecting to the extending pipe, so
that's not really maintaining a
condition. That's contrary to the
definition, but if you use the spin
version of that, we have the comment
from the Village attorney from in March
that it was his opinion, and it's on
video, if somebody doesn't believe me,
that just extending the pipe to connect
from the bathroom to the pool would be a
modification of the system.
So you have the spin version
which kind of agrees the CAC. You have
the plain meaning of the word from the
dictionary.
Nobody here tonight can guarantee
that a sewer is going be there for the
next, according to what I read on the
permit application, it would be three
years, three years. Nobody can
guarantee it will be here in three
years, so the condition continues for
the next three years.

The applicant went to the Suffolk
County Department of Health Services,
they wouldn't sign off on his system.
That was the request that the CAC made
that the Suffolk County Department of
Health Services signed off on that
system, the CAC would have no problem
raising the house and make that positive
recommendation.

In zoning, this is not Zoning,
but in Zoning, this would be a self
created hardship. Nobody anywhere in
the Village, regardless where, anywhere
in the Village who has a home without a
septic system bought that home without
knowing there wasn't a sewer.

The fact that the Village hasn't
enforced that law, I don't know, but the
fact that you haven't enforced it doesn't, it doesn't stop being a law because it hasn't been enforced.

We heard the applicant say, so three years down the road, if there is now sewer, they will put a sewer in. We heard the applicant say it at the last public hearing that he wouldn't be able -- because of the size of the property, he wouldn't be able to put the system that the Health Department recommended in because of the sides over property. My question to you for the applicant is what is going to change in three years if there is no sewer. The property, if he raises the house, the property doesn't grow, so the same restrictions that he was having with size of improved system today would carry forward three years from now.

Someone said this has been in front of the Board for years; I believe it is four years. The request has been the same. The first time the permit
request was withdrawn it had nothing to do -- it had to do with between the Building Department and the applicant. The next time it came before the Board, the recommendation was the same. I don't want to repeat myself, but you really can't turn a blind eye to this, you can't say -- I'm making comments about this application. What's the address 24? 24 Beach Road, that's the only comments I'm making, what happens elsewhere, what could happen elsewhere, I'm not going to address that now, I'm talking about this application. The CAC has the paradigm that when they go to a property, they're invited to the property. When they're invited to the property, they don't look with blinders, they look at the entire property.

This is not an unreasonable request. There is no guarantee that sewers will be there. Nobody here tonight can guarantee that the sewers are going to be there.
I would like the Village to live up to its own code. This is -- I've been accused of a lot of things because I'm vocal about this because it's a passion of mine, so I hear that I'm the cause, I'm the one that does it. I have to remind everybody here that it's a five-member board and the vote was unanimous, the representation was unanimous.

I don't think it's unreasonable to ask an applicant to go to the regulatory agency that controls what happens with wastewater and let them approve the system. Right now, we admit that's right, everybody admits that's right. The applicant went there. They turned him down. Now they're saying, I really don't want to spend the money because if and when, maybe down the road, there's gonna be a sewer that comes there; but for the next three years, the condition stays the same. The detriment to the Village stays the
same. You can say, well, it's been like that forever. It's been at least 1988, it might be like that forever, whenever the first house went up there, 1898, whatever, up until 1988. In 1988 it became illegal. You can say, well, it's grandfathered because it's there. In the Village, there's certain things that the Village considers egregious enough, junkyards, storage lots, Chapter 150-22 tell us that you have three years to get rid of a junkyard or storage yard. Or a sign, an illegal sign in a residential neighborhood, you have one year to get rid of the sign in a residential district. This says you have to do it immediately, it says you have to do it immediately.

I would ask the Village to put the needs of the many above the needs of the few. This is a situation that's ongoing, that -- and I said this is the last -- nobody is asking you to tear this house down, nobody is asking you to
do something crazy. There are systems out there.

The caveat that this applicant added to the permit application is just about he doesn't want to spend the money, so I would say ask you to -- I'm sure you're all familiar with the code, I don't want to suggest anyone is not familiar with the codes, for the public, for the press, I would ask you to read the codes. Nothing I'm saying -- I read it verbatim. I would ask you to consider that.

Thank you for listening.

MR. BULL: Stephen Bull, 24 Sandy Beach Road, the applicant.

We have heard John Saladino, who we know, we have heard from John before, he is quite passionate about the subject. In fact, he is as passionate about the subject as I am. It was through my efforts in conferring with Paul Pallas and the Mayor that last December, we had a meeting here wit Safe
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Harbor in which we got some initiative going so that we're actually at a point where on Friday, the Village is going to be making an application to the economic development, ECD for assistance in paying for the delivery of a badly needed sewer system that has never been there, and the, John is correct, we don't exactly know when that sewer system is going to be there, but we've got community support, we've got the support of the Village, we're getting the support of Safe Harbor who owns both those marinas. The need is very clearly understood, it's not just about Sandy Beach, it's not about my particular property, but it's about cleaning up all of the septic systems that are surrounding that particular basin. This is where you and I are in alignment.

Where we're not in alignment is that John goes on and he makes statements which are not true. I believe his passion clouds his mind.
I went to the Suffolk County Board of Health and they said it was not in their jurisdiction to give me a grant at all about whether or not I would have permission to do that because it was up to the Village. The way the State code is written, and the way their code is written, we're not increasing the size, we're not flushing more frequently, we're just increasing that, the -- protecting our house in this particular situation.

So we have a very strong possibility that the sewer system is going to be available, we were going to be able to de-nitrify that whole basin.

I have been on CBS News and I have been on Long Island channel 12 advocating this. I have been in meetings this week with Paul and Safe Harbor about developing the application that we need. And I think it's very unfair of John Saladino to try to influence this Board to consider that we
don't have, for some reason, because I don't want to spend the money and because of the complexity of a five-chamber system should be prevented from raising up my house. John is suggesting that I should spend a lot of money, go to a lot of trouble, go to his Zoning Board which is, you know, a conflict of interest right there, to get permission to get an oversized contraption where a much more suitable sewer with a likely possibility that it will occur could be the answer. Listen, if we listen to John Saladino, and we have a bad storm in the next couple of years and heaven forbid something happens, all those septic systems are going to overflow and one of those houses or so may break loose. It's time to take a more nuanced and forward-thinking approach that a sewer is gonna come. And I urge the trustees to consider the need for us to raise that house, that we are trying to
do the right thing in a step-by-step fashion, and this is the next step. And to not to be clouded by my earlier attempts where I was trying to make a more -- trying to solve this problem, where now, on my third attempt at this, I think that, I hope the trustees will agree to allow us to raise the house.

Now, I'd like to speak very briefly about my neighbor, Paul, who lives next door to me. Paul and I like to sail, we have many, many things in common, and Paul and I are talking about those very issues that he's raised here before you. We are talking about them to work them out, so that they won't be, you know, conflict because Paul is right about the community, we're a tightly knit community and we want that community to be in harmony; so we are talking about it in the subject matter which is our community which is really not part of the granting of wetlands permit, but it is ongoing and being
discussed between us; and, of course, we have to come up with suitable floor plans, engineering plans, elevation in order to get a building permit, and I expect the Building Department will take its proper steps to make sure that all those needs are addressed after we would get the permission to raise the house.

Thank you.

TRUSTEE ROBBINS: I have a question.

Is this house a second home or a primary residence?

MR. BULL: This house is a primary residence on our income tax, it's where we spend most of our time, yes.

TRUSTEE ROBBINS: And it has a heating system and everything to live it in year round?

MR. BULL: No, it has a heating system, but you can't quite live in it year round, but it doesn't allow you to have a financial investment in a heating
system when the possibility of it being flooded -- I didn't bring a photo with me today which is where the water came right out to the skirt of the house, so it's not practical to make that kind of investment to have it all wash away.

Until the house is up in the air.

TRUSTEE ROBBINS: It is my understanding that most of the houses on Sandy Beach are seasonal houses, that they are only used about four months or five months a year.

MR. BULL: It is true, a majority are seasonal houses, yes.

TRUSTEE ROBBINS: No more questions.

Thank you very much.

TRUSTEE PHILLIPS: Steve, I have one question.

I happened to go on the Suffolk County Health Department website and there has been in 2017 residential paperwork that was created by the Walter Dawydiak and his staff dealing with
regulations for residential wastewater treatment in Suffolk County or their recommendations. They also recommend that you can have a holding tank or a contained septic tank instead of a cesspool.

Did you discuss that with them at any point at the Suffolk County Health Department or no?

MR. BULL: No, I did not.

I did not know about that option that one could install a septic, I mean a holding tank and have it pumped out, I believe would be the technique. That is an interesting possibility as interim solution that I had not considered.

TRUSTEE PHILLIPS: As I said, they do have a complete document on it. You can get it on their website. If you want it, I'll e-mail it to you.

MR. BULL: Thank you.

CHAIRWOMAN GIVEN: It does recommend other options other than a cesspool.
MR. BULL: Okay.

MAYOR HUBBARD: Thank you.

MR. PROKOP: Can I speak? Can I ask one question?

MAYOR HUBBARD: Yes.

MR. PROKOP: Steve.

I've been asked to ask you this by the Building Department.

The plan, what you sent around tonight is the elevation --

MR. BULL: Yes.

MR. PROKOP: The elevation shows --

MR. BULL: -- sketch of the elevation, yes.

MR. PROKOP: Okay. The elevation shows on one side of, I guess it's the stairs to the front door.

MR. BULL: Yes.

MR. PROKOP: And that has a landing. And the diagram that you handed out is a planned view of intended stairways --

MR. BULL: Yes.
MR. PROKOP: -- and it also has landings, it looks like stairs and then a space, but, if I'm not mistaken, the plans that you submitted with your application have a straight run of stairs with no landing.

MR. BULL: That is correct.

MR. PROKOP: It might be an insignificant thing from a Building Department standpoint, except that it affects the number of pilings that you would be using which is part of the wetlands permit application.

The other thing is the front door into the bathroom entrance is shown on the, on your planned view of intended stairways for those new stairs.

MR. BULL: Yes.

So at the moment, the cottage has three entrances, it has the main entrance, which is where we were going to make it look more attractive and extend that stairway wherein the engineering drawing, it was just going
to be one entrance and that was going to be the main entrance.

We have an existing entrance which is next to the highway or next to the road. That entrance would be closed off, and then we would have an entrance that is adjoining, it goes right into the bathroom which is where people who live at the beach and go swimming go and that's the change that you see on the intended floor plan which we would need to make the modification to the Building Department, that change.

MR. PROKOP: So the stairs to the bathroom, they don't exist now or they do?

PODIUM SPEAKER: There is a set of stairs that goes to that bathroom entrance now.

MR. PROKOP: But it's a smaller set because it's not raised, right?

MR. BULL: Exactly.

MR. PROKOP: You have, it says bathroom entrance, and then it points to
a, sort of a structure on the side; that's not existing, is it?

MR. BULL: I'm not sure the --
I'm not sure what structure you're talking about.

MR. PROKOP: It says bathroom entrance and it points to a rectangle.

MAYOR HUBBARD: It looks like a deck.

MR. BULL: Yes. Oh yeah, the landing is already there, it's already there. It's part of the bathroom entrance, so there is a couple of steps that go and there's a landing, then there's a door on that landing to the bathroom entrance. So the landing would remain, but the entrance would be taking another approach because the building is higher.

MR. PROKOP: Okay. So in the plans, the plans don't show the bathroom stairway.

MR. PALLAS: They do not.

MR. PROKOP: If you need helical
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piles to support that bathroom stairs, and that would have to be part of your application also.

MR. BULL: I'm a little confused about the part where, if you have stairs and that are exterior structures, obviously they need to be supported by something that holds the staircase in place, so those, each of those pieces is called, would be, we call that a piling or a post?

MR. PROKOP: Helical post, whatever you call them.

MS. MOORE: I'm sorry.

Paul might know better if you need the helical piles for the structure because of its weight, but you're probably the most qualified person here. Sorry, Mr. Mayor.

We're talking about two different support structures. You probably need a more thorough helical pile underneath the house, but do you need helical piles for a stairway system or can posts work
adequately. Certainly helical piles are the most expensive method and you don't usually need it for that type of weight, for stairways, its structures.

MR. PALLAS: If I may, I don't think that's the issue that the Village attorney is referring to. The issue is on the plan submitted for the wetlands permit, the stairs aren't shown at all, so with stairs not shown at all, so whether you use a helical pile or just a foundation as it's shown for the other, or just put a piece of wood in the ground, none of it is shown, and they do impact -- it is a difference from what the application originally shows.

MR. PROKOP: The two renderings that you passed out tonight don't match each other and neither of them match the plans you submitted with the application.

MS. MOORE: When Steve and I were talking, he mentioned that the hope was to do a better design of the stairs
because the engineer -- the drawings you have were done by the engineer, right, John Condon.

MR. BULL: Right.

MS. MOORE: John Condon. He would have to go back to the engineer and pay him for a re-design to re-design the stairs and provide structure, show the structural supports for the stairs, ultimately, we will do that, but as far as the wetlands permit, it seems that as long as you know that is the floor plan, the structure, the location of the structure, the type of supports, whether they're piles, whether they're just sticks or helical piles would depend really on the engineer's design.

MR. PALLAS: But that's really not on the application. You're supposed to show -- you're applying to do construction in a wetland area, and we need to know what construction is going to be done as part of the application. It's not something you can decide later
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on. This is really the heart of the application.

MS. MOORE: If we have to go back to John Condon and have him design, we would.

Typically, it depends, some municipalities will, they want to see the area that is affected because you will then comply with whatever the construction standards are within that footprint.

MR. PROKOP: Right, that's one of the things you have to do.

MS. MOORE: But in your case, you're asking for more detail of what exactly are the posts that are going to be put into the ground.

MR. PROKOP: No. We just want to know, your diagrams don't match up to each other and they don't match up to the plans you submitted with the application. It looks like you're going to be doing construction that's not indicated on your plan.
MS. MOORE: We'll clarify that.

MR. PROKOP: The other thing I want to point out is, for one thing, the bathroom stairway and landing is not mentioned in your plan, it's also not mentioned in your elevation. The main stairway to the front door in your plan does not have a landing, but in the two renderings you submitted, it does have a landing. All those things affect the construction that's going to occur in the wetlands.

MS. MOORE: That's fine.

These were modifications to the design that, after some thought, he was trying to improve upon it. It came in, certainly, the design that was done by John was done in December of 2018, he has been at it for a while; so in that period of time, John was doing the design mostly for the placement of the house, the access that John provided was very minimal stairways, not particularly attractive means of access and over the
period of time, that's why, when he mentioned it to me, I said you better be very clear that you need to get into the building, what is it you want to do and this was an effort as being more specific about the type design for the access way.

They obviously don't match because John did a structural design particularly for the piles, and he was doing what would be more of the floor, the footprint of the areas that would be impacted, so it's just a matter of how much detail you want in a wetlands permit. Usually you leave, you know, as long as you know where the footprint is, some boards are happy with that because they know where the area of disturbance will be, and then leave it to the building department as to meeting the State codes and structural requirements.

We defer to you, whatever you want, we will do. When he did mention the discrepancy, I said we better tell
the trustees that you want to redesign
the stairs.

MAYOR HUBBARD: I think we need
to have a complete set of plans for what
you're actually doing. I mean you
you're worried about the house blowing
away in a storm and everything else, so
a staircase that could damage the
neighbor's house that was put in with a
couple of poles stuck in the ground, the
staircase blows away, that's gonna be in
your neighbor's house. I think we need
to know what you're putting in with
that. Whether, you know, a standard
deck, you're putting 3 foot of cement on
it with a pole going up. I mean there's
State standards for that, that's part of
any building permit. We need to know
what's actually going to be there and we
need a new set of plans to go forward
with that.

MS. MOORE: That's fine.

You'll have to go back to John
and be very specific and kind of detail
the access. So really make the decision now as to where the stairs are going to, how they're going to be designed. You don't want any modifications or architectural --

MAYOR HUBBARD: If we're gonna approve something as a wetlands permit, we need to know what we're actually approving, and a staircase and what it's gonna be held up by going to the house and everything else, that's part of the application, we need to know that.

Also, I know you said originally you're going 19 then maybe 12 feet, and Mr. Elliot said you made a compromise at 4-and-a-half feet.

MS. MOORE: No, he's talking feet and we're talking elevation. I wanted to clarify that because he's saying feet, you know, height in feet, but really the FEMA describes it as elevation, so the ground elevation is at, maybe 4 and the, it's seven plus two nine is minimum requirement under FEMA
which complies with FEMA regulations so elevation 9 is the absolute minimum to meet the FEMA regulations in place on this property.

MAYOR HUBBARD: Okay. Clarify for me with all the other --

The floor joists where they are right now --

MS. MOORE: They're on the ground right now.

MAYOR HUBBARD: Okay. How high are they gonna be up, when the building is raised, how high are they going to be up?

MS. MOORE: Do you want height or do you want elevation because the term is -- I'm sorry.

MR. PROKOP: Why don't you do both.

MAYOR HUBBARD: This is where it is now, right, that's supposing it's on the ground. The new floor joists that are to be there, what's the difference in height?
MS. MOORE: Okay. Is it gonna 4 and a half feet or is it gonna be 12 feet.

MAYOR HUBBARD: I understand what you're asking. You want a dimensional, not just at elevation from five to nine, you want to know --

TRUSTEE ROBBINS: That doesn't mean anything.

MAYOR HUBBARD: You're on a hill, whatever, you're changing it from point A now is where the floor joists are sitting, where are the floor joists gonna be when you go through and put the helical piles in and everything else when you raise it up to wherever your floor joists are going to be.

MS. MOORE: Right. From grade, what you're asking if I'm standing here, and the floor joist is here at five, I'm probably note even five-three now, but five-three or is it at six three, is that what you want to know, from the ground --
MAYOR HUBBARD: From where it is -- you're saying you need, you know, 12 feet from what the FEMA guidelines are, I don't know the actual elevation myself and where that is so as everybody else is sitting here talking about it, you started with twelve, Mr. Elliot said four and a half, that's a big difference.

MS. MOORE: We're talking apples and oranges in that respect, so I want to make sure we're talking apples and apples.

MAYOR HUBBARD: When I'm standing in my house and I'm looking across at Sandy Beach and I see the new house that's 12-feet higher than the rest of them for the elevation, is that what we're looking at, or are we looking at 4 feet higher, 4 and a half higher than the elevation that's there.

MS. MOORE: Got it.

MAYOR HUBBARD: From where you're sitting at the --
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MS. MOORE: -- of the height.

MAYOR HUBBARD: -- this house is here, this is gonna be 12 feet higher than the other houses.

MS. MOORE: I understand.

MAYOR HUBBARD: That's what everybody else is gonna be looking, so I'm not an engineer with all the different maps and everything else, so right now if everybody's already at five, you're going to twelve, so you're going up 7 feet. That is what everybody else is all at five now, but say if we were to raise it 12 feet from whatever your starting base is, I would like --

MS. MOORE: We need to know what the base is, if it's --

TRUSTEE ROBBINS: Where is that, my question is, you start at grade, okay. Is that 12 feet up to the bottom of the house, the bottom of the floor joists.

PODIUM SPEAKER: It has to be.

All measurements have to be based at the
base of the free board. There is a particular definition which is the lower beam, lowest beam of the cross section of the house, that's when you take a measurement, that's the measurement FEMA is looking at and flood insurance looks at.

TRUSTEE ROBBINS: Then the height of that building will be from that point up to wherever the roof is, whether it's 12 feet, 14 feet.

MS. MOORE: Are you asking for that height, too?

TRUSTEE ROBBINS: No. We can estimate that, but we have to know what that is.

MS. MOORE: I understand, in layman's terms, in feet.

MAYOR HUBBARD: Paul, according to the plans, the house now is it a 5-foot elevation.

MR. PALLAS: Grade changes from front to back, that's one problem with interpreting this.
MAYOR HUBBARD: Okay, well --

MR. PALLAS: Give me one second.

The grade is at elevation two-and-a-half on the sides, looks like the other end is four point one feet and they're raising it up to elevation 12 according to these plans, so that would be a difference at one end, 9 and a half feet and on the other end 8 feet, something like that.

MAYOR HUBBARD: So that's addressing Mr. Elliot's concern --

MS. MOORE: Right.

MAYOR HUBBARD: -- so it's gonna be 8 feet higher than where it is now.

MS. MOORE: Correct.

MAYOR HUBBARD: If that's what that is, the one side of the house is gonna be nine point two feet high, nine and a half feet higher than where it is now.

MS. MOORE: Right, if --

MAYOR HUBBARD: -- the floor joists are gonna be nine and a half feet
higher than what it is now?

MS. MOORE: Right, if that's raised to the 12 foot.

MAYOR HUBBARD: So your floor joist is gonna be higher than the ceiling of the neighbor's house if it's nine feet higher. You got 8 foot ceiling in your house, so just addressing Mr. Elliot's concern, that's why he's saying that, so if you're sitting here and you have an 8-foot ceiling in your cottage, the house next door now, their floor joist at the bottom of their house is gonna be above your ceiling.

MR. BULL: If I may say something here at this moment --

MS. MOORE: More or less 4 feet.

MR. BULL: We will come back with an elevation and ask John to do a redrawing which will also come back and it will show where each of footings would lie because I think there's even some, in my mind, there's even some
confusion about this a.e. seven plus two, this actually comes from high
watermark, it doesn't come from grade; so if the house is already above grade,
and it is already above grade as you can see in the photographs except for that
one end which is on the road which is sort of at grade at that end, then we're not going to be raising it to a height of 8 feet higher than where it is now because that would be, the bottom of the house would be in, Paul's view, you know, looking out underneath. That's not the intention of our plan. We will come up with a plan, asking John to come up with a design that much more clearly explains this complication between grade and whatever --

MAYOR HUBBARD: -- as an example. This one here is at grade, that's where it is. What is the distance that's gonna be from the floor joists here back to the grade of what you have there?

That the number I would like to have
without have the FEMA amount and
everything else. What is the distance
between here and there? What is the
floor joist that's here, what is that
height there between grade and the
bottom of the floor.

MR. BULL: Good.

MAYOR HUBBARD: That would clarify it for me and --

MS. MOORE: That's fine. He can --

MAYOR HUBBARD: -- exactly what you're looking to do.

MS. MOORE: But keep in mind that every house that's on this block will eventually have to do that if they want flood insurance or if they want to ever do improvements in their house. It's unfortunate but --

MAYOR HUBBARD: This is the test case and we want to get it right on the first one, so we don't have --

MS. MOORE: (Unintelligible.)

MAYOR HUBBARD: -- trying to do
it, you know, so one here, one there, whatever, everything pretty much common seascape if you want to say from the other side of the harbor --

MS. MOORE: I understand.

MAYOR HUBBARD: -- uniform. I don't want one up here, one down here, a second story, all kinds of different things that's gonna change the view that everybody has entering Sterling Creek, and I just want to make sure that we all know what we might be approving when it comes to that.

MS. MOORE: Right, and then ultimately when new homes come in or the other homes come in to be raised, they'll, know, okay, as long as the FEMA map doesn't change and the flood doesn't change, this is the line where you're gonna be, all of you are gonna be in that certain line of --

MAYOR HUBBARD: -- common ground so we all understand.

MS. MOORE: That's actually a
logical conclusion.

MAYOR HUBBARD: Thank you.

MR. PROKOP: I'm sorry. I have one other thing. The main stairway that you have in your plans does not have a landing and it's a straight run of 15 or 18 stairs down. You need to have a discussion with the building department before you resubmit everything so we don't go through this again at the next meeting, you need to have a discussion with somebody in the building department about whether you actually need the landing or not. You may need a landing, if that's the main stairway to the house, you may need a landing, you may not be able to do that straight run.

MR. BULL: That particular part had crossed my mind where engineer had taken an approach, of course it was for a house, finished floor level that we're not at now, but a landing wouldn't necessarily or perhaps be required because you can't have so many stairs in
MR. PROKOP: Thank you.

MR. BULL: Thank you.

MAYOR HUBBARD: Anybody else wish to address the public hearing?

CHAIRMAN SALADINO: Two seconds.

I just wanted to rebut being called a liar. Everything I said regarding --

John Saladino, Sixth Street.

Everything I said regarding Mr. Bull's conversation with the Suffolk County Department of Health Services to them and to this Board is part of the public record.

MAYOR HUBBARD: Okay.

MS. JENNINGS: Thank you for hearing a dinosaur. I'm not a local but I have been here longer, I am sure, than every one of you here.

MS. PIRILLO: Excuse me. May we have your name and address for the record.

MS. JENNINGS: I'm sorry. I'm Marney Skank Jennings, and I'm at
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8 Sandy Beach Road. I'm a neighbor.

I have a septic tank, and I've had flooding and I've also seen the differences in the creek and the bay and everything else in my 85 years here.

When I was born -- my family came to Sandy Beach from 1918 to rent. My grandfather was one of the first people when they bought the beach from, I think it was somebody by the name of Floyd and they formed an association and we got our house and so I have been here every year since I was six weeks old. I also have picture of me falling off, of my nose after I fell off our outhouse. But I want to say that in none of this have I heard that Steve and Teresa intend to increase the number of people who are going use their septic system and we're not the ones that are polluting. I can remember when I could go up to the point and we dug our steamers and my father collected the scallops that came up and we dug and we'd go over to Gull Pond and
dug steamers and 15 or 21 on Sandy Beach are not pollution.

And so, yes it's a wonderful spot but they're not talking about increasing -- we need sewers, I'd love to have sewers for -- I have made arrangements so that my property cannot be sold until my youngest grandchild's grandchild reaches maturity, Arthur is not here, but he did the same; but anyway my youngest grandchild is six, so we intend to be here for a long long time. I would love it if the sewers came in, Morris is one of my favorite people, and he's not going to pollute anything by not allowing him to raise his house, so I would -- if you have any questions, I'll be happy to answer, but let him raise the damn house. He's not going, he's not putting anymore people, he's not gonna -- so that's it.

MAYOR HUBBARD: Thank you.

Anybody else want to address the Board?
MR. SYCATTI: My name is Kevin Sycatti (phonetic). I live at 6 Sandy Beach.

And after Sandy, the storm came through, two neighbors, one re-did her house and another one, number 8, think set the precedent for raising a house. I'm wondering why that's not discussed or during this conversation where she went up to, I believe, it's about the level that Steve wants to have it on, on concrete pilings with exposed underneath and all that.

During the construction, the points that Mr. Elliot is bringing up was the same thing, we had constant construction and I dealt it with for a year, so that's the concern. But I'm wondering what has changed since 2013 when this house was raised, wasn't made any bigger, same thing Steve wants, he just wants to raise it. He's not adding bathrooms, he's not doing anything; and if the sewer system does come through,
there is also going to be, hopefully
myself raising and expanding the house
because now I can have more bathrooms
and a bigger living space, as long as it
fits my lot once we have the sewer
system. I don't understand, Mr. Bull
should wait until the sewer comes
through and he can blow his house as big
as he can make it on his lot.

My biggest point is that, hasn't
precedent already been set because I
know Nancy Pope went through all the
legalities to do that, could you look
back on what she did?

MAYOR HUBBARD: Do we have a
wetlands permit for that application?

MS. PIRILLO: It was several
years ago.

MR. SYCATTI: It was after Sandy.

MAYOR HUBBARD: 2013.


MAYOR HUBBARD: I don't remember
voting on a wetlands permit and a house
being raise there, so --
MR. SYCATTI: It was, I believe --

MAYOR HUBBARD: We can investigate that. I don't remember that, doing the process.

MR. SYCATTI: I do remember the Village of Greenport Board at the time actually came to that house and looked at what she was proposing and that all happened --

MAYOR HUBBARD: That would be the CAC that did that. I don't remember that application, but we will review that. Thank you for the information. We will review that and find out what went on back if 2013.

MR. SYCATTI: You got it.

MAYOR HUBBARD: Thank you.

MS. SAMUELS: Hi, good evening.

Ricki Samuels, 20 Sandy Beach Road, and I've seen where Steve lives in Manhattan, and I think he moved into that place the '70s when things were really bad in Manhattan, and I've seen
what he and Teresa did to that apartment
that they own, and he just does things
tastefully, sensibly. He can be trusted. He and Paul are good
neighbors. I know this will work out,
what Paul doesn't like can be worked
into Steve's plan and I think it's just
a wonderful idea for Sandy Beach to
move, as Nancy Pope started protect
these houses. It's like a history, very
old fashion community. We're very
proud of it.

Please consider this.

MAYOR HUBBARD: Thank you.

Anybody else want to address the
Board on this topic?

MR. LEIBLER: Paul Leibler
(phonetic), 18 Sandy Beach. Been there
50 years. When a storms comes, we open
the front door and backdoor, we let the
water pour through the house too and we
replace our appliances. We got to raise
the houses.

MAYOR HUBBARD: Anybody else wish
to address the Board?

(No response.)

I just want to say, none of us are opposed to raising the house and doing that. It's a matter of procedure. We all understand the FEMA guidelines and everything else, we're doing that with our own pump stations that we need to do work on at the end of Ludlam Place. We understand the guidelines that they have now, so I don't believe any of us are opposed to you doing it, it's a matter of procedural things with the sewers, the septic and how it's being built and we have solid plans here, so I just want to clarify I'm definitely in favor of the house. I've been there with the fire department and I've been down there when you have propane tanks that are floating out in the creek during Irene and Sandy, I was down there, so I know what it's like. So I mean I completely understand that, so we're not opposed to that part of it,
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we just want to make sure that it's done equally and properly for everybody and you're all good neighbors and we got something taken care of and you don't lose the investment of your house.

I think that's the consensus of our Board, we're not opposed to it, we just got to go through and do the procedure the right way.

We will check on the other information.

I'll offer a motion to keep the public hearing open, let's get updated documents and everything else, and we will discuss this, get us whatever plan you have to solidify with the building department and Mr. Pallas and Mr. Prokop so we're all looking at the same thing, we have elevations we all understand, public understands it and we try to move forward.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor of keeping the public hearing.
TRUSTEE ROBBINS: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE CLARKE: Aye.
MAYOR HUBBARD: Opposed.
(No response.)
Motion carries.
That's all the public hearings.
Public to address the Board on any topic.

MR. PERRY: My name is Joshua Perry. I would like to kind of backtrack a little bit to the parking proposed amendment. I live at 123 Main Street in one of the apartments, if you want my specific apartment number, I have no problem addressing that.

Living in the Village, we do not have assigned parking for our particular building. I know myself and many other residents in the Village do not have particular parking, so we rely solely on the parking directly in the Village. It kind of seem as the Village gets more and more and more popular, the amount of
parking that we can, I guess, access, kind of grows smaller and smaller and smaller, so especially during the summer season, it becomes increasingly difficult after coming home from work, from a weekend or even going out do day-to-day errands during the weekend or during weekday it's become increasingly difficult to park in the Village. I know for myself, I personally like being able park in the Village and have the safety and security within the Village.

It is my hope that the Board moving forward with parking would maybe consider a permit. I know myself and people would have no problem potentially paying into in order to have little more access to some of the spots that would be normally timed just so I don't have to go and pretty much move my car every two hours or every 30-minutes or every hour to have to get the parking ticket not be, in a sense, punished for trying to go home.
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That's it's. Thank you so much for allowing me to speak.

MAYOR HUBBARD: Thank you.

Anybody else wants to address the Board on any topic?

Board on any topic?

MS. ALAN: Chatty Alan, Third Street.

I'm just curious with resolution 7, I mean 20, are you going to be posting what the proposed amendment is going be?

MAYOR HUBBARD: Number 7.

MS. ALAN: Yeah, Bed and Breakfast. 20, I read the month first, sorry.

Resolution 20, the proposed amendment for the bed and breakfast.

MAYOR HUBBARD: What is your question?

MS. ALAN: You're proposing to schedule a public hearing next month.

MAYOR HUBBARD: Correct.

MS. ALAN: Are you going to be
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posting what you want to amend?

    MAYOR HUBBARD: We're amending
    from three rooms to five rooms.

    MS. ALAN: So this just involves
    the bed and breakfast?

    MAYOR HUBBARD: Yes.

    MS. ALAN: Okay. That's why I
    wasn't sure what it meant, State law --

    MAYOR HUBBARD: State law allows
    five rooms, our code says three rooms,
    we're gonna do the same as State law and
    make three beds to five. All the other
    requirements and things, nothing's
    changing, just changing the three to a
    five.

    MS. ALAN: That's all I wanted to
    know because, you know, it didn't say,
    state any of that in here, and it's like
    you're gonna have a public hearing so --

    MS. PIRILLO: We don't normally
    do that when we schedule the hearing,
    later on we'll post --

    MS. ALAN: That's why I wanted to
    know, are you gonna post before the
public hearing what you're planning on amending. That's all, just so that we know.

Thank you, guys.

MAYOR HUBBARD: Thank you.

Anybody else?

(No response.)

We'll move on to the regular agenda.

Offer the resolution 07-2019-1.

Resolution adopting the July, 2019 agenda as printed.

So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried.

Trustee Clarke.

Accepting the monthly reports of
the Greenport Fire Department, Village
Administrator, Village Treasurer,
Village Clerk, Village Attorney, Mayor
and Board of Trustees.

So moved.

TRUSTEE ROBBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried.

TRUSTEE ROBBINS: Resolution

Resolution approving the
application for membership of James
Defrancesco to the Star Hose Company of
the Greenport Fire Department, as
approved by the Board of Wardens on
May 15, 2019.

So moved.

TRUSTEE PHILLIPS: Second.
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MAYOR HUBBARD: All in favor?

TRUSTEE ROBBINS: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried.


Resolution ratifying the hiring of Lucas Webb as a part-time, seasonal Camp Counselor, at a wage of $12 per hour; effective July 1, 2019.

So moved.

TRUSTEE CLARKE: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBBINS: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried.

TRUSTEE CLARKE: Resolution 07-2019-5 ratifying the hiring of Nyla
Levy as a part-time, seasonal Carousel Employee, at a wage of $12 per hour; effective, July 1, 2019.

So moved.

TRUSTEE ROBBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried.


Resolution ratifying the hiring of Olivia Inzerillo as a Life Guard at a wage of $15 per hour; effective July 4, 2019.

So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE CLARKE: Aye.
MAYOR HUBBARD: Opposed?
(No response.)
Motion carried.

Resolution approving an increase in the hourly wage rate of Remi Droskoski from $12 per hour to $13 per hour; effective August 7, 2019.
So moved.

TRUSTEE CLARKE: Second.
MAYOR HUBBARD: All in favor?
TRUSTEE ROBBINS: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?
(No response.)
Motion carried.

TRUSTEE CLARKE: Resolution 07-2019-8 authorizing the Village of Greenport to apply for a Consolidated Funding Application Grant for the purpose of obtaining funding for the potential re-use of effluent, and
further authorizing Village Administrator Pallas to sign the corresponding grant application.

So moved.

TRUSTEE ROBBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried.


Resolution setting the car-charging rate at the DCFC [DC Fast Charger] car-charging station as $.20 per kwh [kilowatt hour], plus a surcharge of $10 per hour, with the surcharge to begin two hours after the start of charging.

So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?
TRUSTEE ROBBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried.


Resolution authorizing the Village of Greenport to enter into a State/Local Agreement with the New York State Department of Transportation regarding the re-design of the North Ferry Terminal access area.

So moved.

MR. PALLAS: Mr. Mayor, if I may before you take a vote.

MAYOR HUBBARD: Second first.

TRUSTEE CLARKE: Second.

MAYOR HUBBARD: Discussion.

MR. PALLAS: There's a further clause that should be added to this resolution if I may read it.

MAYOR HUBBARD: Okay.
MR. PALLAS: It says, and further authorizing Mayor Hubbard to execute the contract between Village of Greenport New York City State Department of Transportation.

That was left off from the resolution initially.

MAYOR HUBBARD: Is everybody comfortable with that?

TRUSTEE PHILLIPS: Do you want me to amend it?

MAYOR HUBBARD: You're gonna have to amend it.

Any questions on that?

TRUSTEE ROBBINS: No.

TRUSTEE PHILLIPS: I amend the resolution to include what Mr. Pallas just --

MR. PROKOP: Motion to amend the resolution to read what Paul just read authorizing the mayor to sign the agreement.

So moved.

TRUSTEE CLARKE: Second.
MAYOR HUBBARD: All in favor of the amendment?

TRUSTEE ROBBINS: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried.

All in favor of the resolution as a whole?

TRUSTEE ROBBINS: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries with the amendment.

TRUSTEE CLARKE: Resolution 07-2019-11 approving the selection of L.K. McLean Associates, P.C. per the recommendation of Village Administrator Pallas and in accordance with the Local Design Service Agreement, to perform engineering services related to the
re-design of the North Ferry Terminal access area, per the proposal dated July 22, 2019; in the amount of $112,200 to be expensed from Account H.5110.200 (Road Construction), and authorizing Mayor Hubbard to sign the agreement between the Village of Greenport and L.K. McLean Associates, P.C. The execution of the agreement between the Village of Greenport and L.K. McLean Associates, P.C. is contingent upon confirmation to the Village of Greenport of grant approval/receipt from the New York State Department of Transportation.

So moved.

TRUSTEE ROBBINS: Second.

TRUSTEE PHILLIPS: I have one question for Village Administrator Pallas.

In reading the document that you sent to us where it says the preferred alternative vehicle circulation, is that something that -- that's not the final plan, the final plan will be from the
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engineer's design?

MR. PALLAS: Correct. That's not the final plan. That was based on a prior recommendation just a basic overview of the plan, but the final plan is nowhere near. We only have a preliminary plan from the engineer at this stage.

TRUSTEE PHILLIPS: So we have flexibility with it.

MR. PALLAS: Absolutely.

TRUSTEE PHILLIPS: Thank you. That's all I wanted to ask.

MAYOR HUBBARD: Any other discussion?

(No response.)

All in favor?

TRUSTEE ROBBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried.

TRUSTEE ROBBINS: Resolution
Resolution authorizing Treasurer Brandt to perform attached Budget Amendment #4153, to appropriate reserves for Fiscal Year End 2018-2019 adjustments for the Sewer Fund, and directing that Budget Amendment #4153 be included as part of the formal meeting minutes of the July 25, 2019 regular meeting of the Board of Trustees.

So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried.


Resolution authorizing Treasurer Brandt to perform attached Budget Amendment #4154, to appropriate reserves
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for Fiscal Year End 2018-2019

adjustments for the Electric Fund, and
directing that Budget Amendment #4154 be
included as part of the formal meeting
minutes of the July 25, 2019 regular
meeting of the Board of Trustees.

So moved.

TRUSTEE CLARKE: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried.

TRUSTEE CLARKE: Resolution

07-2019-14 Authorizing Treasurer Brandt
to perform attached Budget Amendment
#4155, to appropriate reserves for
Fiscal Year End 2018-2019 adjustments
for the Water Fund, and directing that
Budget Amendment #4155 be included as
part of the formal meeting minutes of
the July 25, 2019 regular meeting of the
So moved.

TRUSTEE ROBBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried.


Resolution authorizing Treasurer Brandt to perform attached Budget Amendment #4156, to appropriate reserves for Fiscal Year End 2018-2019 adjustments for the General Fund, and directing that Budget Amendment #4156 be included as part of the formal meeting minutes of the July 25, 2019 regular meeting of the Board of Trustees.

So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?
TRUSTEE ROBBINS: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE CLARKE: Aye.
MAYOR HUBBARD: Opposed?
(No response.)
Motion carried.
TRUSTEE PHILLIPS: Resolution 07-2019-16.
Resolution approving the request of the Greenport Fire Department to use a portion of the Fifth Street Beach/Park from 7:00 a.m. through 7:00 p.m. on July 28, 2019 for the Annual Fire Department Picnic.
So moved.
TRUSTEE CLARKE: Second.
MAYOR HUBBARD: All in favor?
TRUSTEE ROBBINS: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE CLARKE: Aye.
MAYOR HUBBARD: Opposed?
(No response.)
Motion carried.
TRUSTEE CLARKE: Resolution
07-2019-17 Scheduling a public hearing for 7:00 p.m. on Thursday, August 22, 2019 at the Third Street Fire Station, Third and South Streets, Greenport, New York, 11944 regarding the Wetlands Permit Application Submitted by applicant Costello Marine Contracting Corp. On behalf of Rosemary Gutwillig for the property at 109 Bay Avenue, Greenport, New York, 11944 to: Resheathe 265' of face of existing bulkhead, remove 37' of existing concrete and stone seawall and construct 37' of new southwest Bulkhead in-place, and directing Clerk Pirillo to notice the public hearing accordingly.

So moved.

TRUSTEE ROBBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)
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Motion carried.


Resolution hiring Tyler Doherty as a full-time Groundskeeper I for the Village of Greenport Road Department, at a wage rate of $16 per hour effective August 7, 2019. All health insurance and other full-time employment benefit provisions specified in the current contract between the Village of Greenport and CSEA Local 1000 apply to this hiring, as does the standard 26 week Suffolk County Civil Service probationary period.

So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried.

Resolution hiring Amanda Aurichio as a provisional, full-time Account Clerk, at a wage rate of $15 per hour, effective July 31, 2019. All health insurance and other full-time employment benefit provisions specified in the current contract between the Village of Greenport and CSEA Local 1000 apply to this hiring, as does the standard 26 week Suffolk County Civil Service probationary period.

So moved.

TRUSTEE CLARKE: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried.

TRUSTEE CLARKE: Resolution 07-2019-20 resolution scheduling a
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public hearing for 7:00 p.m. on
Thursday, August 22, 2019 at the Third
Street Fire Station, Third and South
Streets, Greenport, New York, 11944
regarding a proposed amendment to
Chapter 150 (Zoning), Section 7(B)(7)(c)
(Bed and Breakfast Facilities) of the
Village of Greenport Code, and directing
Clerk Pirillo to notice the public
hearing Accordingly.

So moved.

TRUSTEE ROBBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried.

TRUSTEE ROBBINS: Resolution


Resolution approving all checks
for Fiscal Year 2018/2019 per the
Voucher Summary Report dated June 20,
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2019, in the total amount of $19,524.58
consisting of: All regular checks in the
amount of $19,524.58.

So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried.

TRUSTEE PHILLIPS: Resolution


Resolution approving all checks
for Fiscal Year 2019/2020 per the
Voucher Summary Report dated June 21,
2019, in the total amount of $495,764.55
consisting of: All regular checks in the
amount of $445,028.07, and All prepaid
checks (including wire transfers) in the
amount of $50,736.48.

So moved.

TRUSTEE CLARKE: Second.
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MAYOR HUBBARD: All in favor?

TRUSTEE ROBBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried.

Okay. With no further business I'll offer a motion to adjourn at 8:36.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE CLARKE: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carried. We're adjourned.

(Time noted 8:36 p.m.)
CERTIFICATE

STATE OF NEW YORK )
COUNTY OF SUFFOLK )

I, STEPHANIE O'KEEFFE, a Reporter and
Notary Public within and for the State of New
York, do hereby certify that the within is a
true and accurate transcript of the
proceedings taken on July 25, 2019.

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

IN WITNESS WHEREOF, I have hereunto set my
hand this 25th day of July, 2019.

_____________________
STEPHANIE O'KEEFFE
Dear Village of Greenport Trustees,
I am a neighbor of Stephen Bull & Terese Svoboda. I support their effort to raise their cottage #24 as they propose on their WLP1 application.

Sincerely yours,

Scott Wachenfeld
3 Sandy Beach Rd
Dear Village of Greenport Trustees,
I am a neighbor of Stephen Bull and Terese Svoboda. I support their effort to raise their cottage #24 as they propose on their WLP1 application.
Sincerely yours,
Lenore Buckley and John Roberts
16 Sandy Beach
Greenport, NY
Dear Village of Greenport Trustees,
We are neighbors of Stephen Bull & Terese Svoboda. We support their effort to raise their cottage #24 as they propose on their WLP1 application.

Sincerely,

Par Jorgen & Annika Sten Parson
Owners of 21 Beach Street, a property owned through our wholly owned company 21 Beach Street LTD

Pär-Jörgen Pärson
Partner

Northzone
Mäster Samuelsgatan 42, 16tr · 111 57 Stockholm, Sweden
5-9 Union Square West, 3rd Floor · New York 10003, NY

tel +46 709565221 (Swe)
tel +1 917 304 3276 (US)

northzone.com
London | Stockholm | New York | Oslo
Dear Village of Greenport Trustees,
I am the next door neighbor of Stephen Bull & Terese Svoboda here at Sandy Beach, Greenport. I support their effort to raise their cottage #24 as they propose on their WLP1 application.
Sincerely yours,

Annika Sten Pärson

21 Beach Street
11944 Greenport

Sent from my iPhone
Jul 23, 2019
Re: Bull/Svoboda WLP1 permit

Dear Village of Greenport Trustees,
I am a neighbor of Stephen Bull & Terese Svoboda. I support their effort to raise their cottage #24 as they propose on their WLP1 application.

Sincerely,

John D Roberts
16 Sandy Beach Rd
Greenport NY
-----Original Message-----
From: Rikki Samuels <rikkisamuels8@gmail.com>
Sent: Tuesday, July 23, 2019 5:20 PM
To: Sylvia Pirillo <spirillo@greenportvillage.org>
Subject: cottage number 24 Greenport

I am at 20 sandy beach Road I am a neighbor of Terese and Steve Bull. I fully approve of their lifting of their cottage. Seeing their apartment in Manhattan I know how tastefully they renovate I know they love their cottage and want to protect it.

Sincerely,

Rikki Samuels
347-498-4048
Rikkisamuels8@gmail.com
To the Mayor and Trustees
of the Village of Greenport

Ladies and gentlemen:

I write to express my concern about the subject application to raise a cottage on Sandy Beach (hereafter, the "Bull cottage") by an indeterminate amount with nebulous plans to install a new septic system of unspecified, unproven design.

Although I would prefer to make my comments in person at the public hearing, I am traveling in Canada and cannot attend. So, I respectfully request that the Village Clerk distribute a copy of my letter in advance of the hearing to Mayor Hubbard, the Village Trustees, Mr. Pallas, the Village Attorney and other appropriate village staff, and to the applicants. Further, I request that this letter be read aloud into the record of the hearing during the meeting.

The applicants propose to raise the Bull cottage—a fragile one story shack that suffered severe structural damage from hurricane Sandy, and is 100+ years old—by an ambiguously stated amount substantially higher than its present level. And it takes no crystal ball to foresee another permit application to add a second story to raise the shack to its full 35 ft limit.

The applicants further make ambiguous promises to upgrade their septic system, either by installation of an as-yet unproven in-ground system; or doing nothing for three years and connecting to an as-yet unplanned, un-designed and, most importantly, unfunded sewer line that is unlikely to be completed in three years or perhaps even ten years. The details of the Bull application and the reports of the CAC and its members regarding their evaluation of the details of this project flesh out the inappropriateness of the application. But there is no financial assurance provided to enforce their promises—a performance bond should be required.

Since their ownership of the cottage, Mr. Bull has made structural modifications to the under structure without a building permit; replaced the roof structure (not just the shingles) without a building permit; and built a shed on the property without obtaining a wetlands permit that became the subject of a lengthy legal action by the Village, all examples of an entitled approach to the Village’s ordinances—don’t seek permission, beg forgiveness.

History does repeat itself. In about 1992, Peter Bradshaw, then owner of the cottage directly west of the Bull cottage, now owned by Elliott, proposed to tear down that one-story building and replace it with a 35 ft. high all-season residence. Bradshaw's wetlands application was denied, because of neighbors’ objections, primarily because of the fire threat presented to the adjacent two cottages (ironically, one of which is now the Bull cottage) by the proposed high structure.
In addition to the technical requirements, aesthetics are a wetlands application criterion, so the impact of such construction on the 'character' of the surrounding area must be taken into consideration. Chapter 142, Wetlands, Floodplains, specifically states that the legislative purpose of section 142 is to "protect the quality of ... coastal wetlands ... marshes, shorelines ... [and] beaches ... for their conservation, economic, aesthetic, recreation and other public uses and values ... . VoG Code 142-1 B.

The New York Times reported early this July of the negative impact of "lollipopping" individual houses in a Newport RI historic neighborhood by elevating them substantially, an excerpt of which follows:

"‘We Cannot Save Everything’: A Historic Neighborhood Confronts Rising Seas

“Elevating buildings has become a more common response to the threat of coastal flooding; often, building codes require it. But in historic neighborhoods, elevating individual structures is controversial. The process can turn a harmonious streetscape into an unsightly hodgepodge of rooflines, some far higher than others.

“‘We call it ‘lollipopping,’ said Liliane Wong [professor of architecture at Rhode Island School of Design]. Post-Katrina New Orleans experienced ‘lollipopping at its extreme,’ she added, with some buildings raised as much as 20 feet in the air. ‘That’s exactly anti-historic-neighborhood,’ she said.

“[In an historic district in Newport RI], .... a number of ... houses have been elevated. ‘It is concerning to me,’ said state Rep. Lauren Carson, who until recently lived in [that district]. ‘I think we are going to lose the streetscape integrity.’ “*

While Sandy Beach is not an 'official' historic area, it certainly is an historic area of the Village that should not be permitted to be mutilated, or, as Rep. Carson put it, to lose the streetscape integrity. And the aesthetic values of all of the Village's wetlands should be protected as Chapter 142 of the ordinance requires.

I respectfully urge the Mayor and Trustees to deny this application.

Respectfully submitted
by a 75-year Sandy Beach resident,

ARTHUR M TASKER
17 Beach Street
Greenport NY 11944

Dear Mayor Hubbard and Board,
Below is my response to the offered "plan/deal/scheme" Mr Bull is proposing...

It should be obvious to all involved, that I am opposed, the sewer is not in any way shape or form guaranteed, all this does is give this applicant a three year grace period at the end of which he hopes that as is typical of all "deals" in the VOG someone will either just forget, or a new authority is appointed or elected and he will be absolved from complying.
He has many many low cost options available to him in order to comply with the code, and when they are included into the overall cost of the project, the cost of an approved septic system becomes almost a none issue.
At some point the Village should be obligated to follow their own code and take the benefit to the many over the unwillingness to comply of the few, and stand firm.

Regards
John Saladino
Ps. Sylvia if you could, please forward this email to Mr. Clark, I for some reason, do not seem to have his address. Thanks

On Fri, Jul 12, 2019 at 9:51 AM Paul Pallas <pipallas@greenportvillage.org> wrote:

All,

Please see the attached application for raising a house on Sandy Beach. This is the same project we had already commented on, with one exception. The applicant is agreeing to install an approved septic system within three years of completion of the project if a sewer system is not installed by then.

Since we have met on this project already, I do not think we need another meeting, but would like your opinions of the applicant's proposal. If you we find this acceptable, we could modify our comments to the Village Board accordingly.

Please let me know your thoughts.

Paul

From: Kristina Lingg
Sent: Friday, June 21, 2019 12:53 PM
To: Sylvia Pirillo <spirillo@greenportvillage.org>
Cc: Paul Pallas <pipallas@greenportvillage.org>
Subject: Steve Bull - Updated Wetlands Application (6/21/2019)

See attached application that was dropped off today.

Kristina A. Lingg
Clerk to the Boards
Village of Greenport
631-477-0248 ext. 209