

VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK

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BOARD OF TRUSTEES

WORK SESSION

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Via Video Conference
January 21, 2021
7:00 P.M.

B E F O R E:

GEORGE HUBBARD, JR. - MAYOR

JACK MARTILOTTA - DEPUTY MAYOR

PETER CLARKE - TRUSTEE

MARY BESS PHILLIPS - TRUSTEE

JULIA ROBINS - TRUSTEE

JOSEPH PROKOP - VILLAGE ATTORNEY

SYLVIA PIRILLO - VILLAGE CLERK

PAUL PALLAS - VILLAGE ADMINISTRATOR

1 (The meeting was called to order at 7 p.m.)

2 MAYOR HUBBARD: Okay. It's 7 o'clock. We
3 all set to go?

4 CLERK PIRILLO: Yes, sir.

5 ADMINISTRATOR PALLAS: Yes, sir, the meeting
6 has started.

7 MAYOR HUBBARD: Okay. Are you all set,
8 Paul?

9 ADMINISTRATOR PALLAS: Absolutely, yes, sir.

10 MAYOR HUBBARD: Okay. All right. Start
11 with the Pledge of Allegiance. Everybody join me,
12 please.

13 (Pledge of Allegiance)

14 MAYOR HUBBARD: Thank you. Okay. We'll
15 start with the Fire Department. Chief Kalin is
16 here. He's not on camera, but he's here, so we'll
17 go with his reports. Good evening, Chief.

18 CHIEF KALIN: Good evening, everybody.
19 Sorry, I couldn't log on to the commuter, so we're
20 doing it by phone.

21 We submitted the report, the Wardens'
22 report, the monthly report, the calendar, of
23 course, and then the final report for the Length
24 of Service Awards Program, the pension program.

25 MAYOR HUBBARD: Uh-huh.

1 CHIEF KALIN: Are there any questions on the
2 reports?

3 TRUSTEE PHILLIPS: Actually, Jimmy, I do
4 have a question that kind of arose out of the
5 Wardens' meeting last night.

6 CHIEF KALIN: Yeah, sure, go ahead.

7 TRUSTEE PHILLIPS: I noticed on Greg's
8 report that there are some -- still, there's a
9 problem with 301 North Street with faulty alarms.
10 Was that part of the discussion that was dealing
11 with investigating an alarm first?

12 CHIEF KALIN: That was part of the major
13 discussion. The part we've been discussing are
14 response to what we call commercial or automatic
15 fire alarms, and, like a Garden Apartment, is a
16 large contributor to the number of alarms that we
17 have. And there was some discussion whether
18 that's a commercial alarm or we should respond as
19 a residential alarm. They have been working with
20 their alarm company to rectify the situation,
21 though nothing's happened yet.

22 TRUSTEE PHILLIPS: Okay. The other question
23 was I understood there was some commercial
24 properties. Now we had the question as well, that
25 they were having -- shutting off the alarm before

1 the Fire Departments got there?

2 CHIEF KALIN: Yes. One of the ones was the
3 hotel down the street, the Harborfront Inn.
4 Recently, the three Chiefs spoke with, I believe
5 his name is Paul, the manager, and they
6 reinstalled -- they installed brand new smoke
7 detectors, 90 of them in that building, so we
8 should have less of a problem that we've been
9 having. And, also, they changed the pass code,
10 and the desk employees do not have the pass code
11 to turn off the alarm.

12 TRUSTEE PHILLIPS: Okay.

13 CHIEF KALIN: So they will have to wait
14 for -- they'll have to wait for Fire Department
15 access so we can turn off the alarm. They won't
16 be able to do it anymore on their own.

17 TRUSTEE PHILLIPS: Okay. It just -- it just
18 seemed to raise -- is there something that --
19 Paul, is there something that the Code Enforcement
20 can do with this, or has he been in contact with
21 them, these places that have problems with the
22 alarms?

23 ADMINISTRATOR PALLAS: Yes, he's been in --
24 he's been in contact with them, and we have taken
25 action on some of them. So it's a continuous --

1 Fire Department has been diligent about notifying
2 us whenever they have these issues, and we
3 immediately follow up with them. If there's a
4 violation, we do issue appropriate -- we do take
5 appropriate action, if it, in fact, is a
6 violation.

7 TRUSTEE PHILLIPS: Okay. That was -- that
8 was my concern, Jimmy, was that the violation
9 portion was being acted upon. How you all proceed
10 with your procedures on answering a call is that's
11 your Board of Wardens and your Fire Department
12 organization. But I just wanted to make sure that
13 the violations were being noted someplace.

14 CHIEF KALIN: Yes. The Village, the Village
15 is notified, and Greg Morris has been sending the
16 letters, we keep copies here. And I think it
17 spurred the one hotel into action to replace all
18 90 smoke detectors. They realized it was a
19 problem and they had to do something about it. So
20 we're pleased, we'll see if it works.

21 TRUSTEE PHILLIPS: Okay, thanks.

22 CHIEF KALIN: Thank you.

23 MAYOR HUBBARD: Okay. Any other questions
24 for the Chief?

25 (No Response)

1 CHIEF KALIN: I'd like to add one thing.
2 The Stony Brook Paramedic Program that was
3 supposed to start early February has now got a
4 startup date of February 22nd. That's a Monday.
5 That would be the first day of overnight paramedic
6 service to our community, as well as the rest of
7 Southold Town.

8 MAYOR HUBBARD: That's very good. Thank
9 you. It's going to be helpful to everybody in the
10 community. Thank you for that.

11 CHIEF KALIN: Oh, definitely. Thank you.

12 MAYOR HUBBARD: Anything else for the Chief?

13 (No Response)

14 MAYOR HUBBARD: All right. Thank you very
15 much, Chief Kalin.

16 CHIEF KALIN: Thank you. Have a good
17 meeting.

18 MAYOR HUBBARD: You, too. Thank you.

19 Okay. Village Administrator, Paul Pallas,
20 your report.

21 ADMINISTRATOR PALLAS: Thank you, Mr. Mayor.
22 Just a few updates and one, one resolution. I'll
23 start with the -- I'll go in order here, the ferry
24 project.

25 We did receive, at least tentatively

1 receive, approval from the DOT on the Alternate 4E,
2 I believe it is now, and they want -- want us to
3 refer to it. It does not allow us to permanently
4 eliminate access from Third, but it does allow us
5 to do it on a seasonal or an as-needed basis for
6 high volume days.

7 We are working with the engineer to come up
8 with a plan of how to -- how that will work,
9 whether it's a temporary barricade or a -- you
10 know, like an arm or something that comes down
11 that could be controlled, in addition to signage
12 that might -- we might be able to put up at Third.

13 Again, these are all preliminary ideas on
14 how to do this, but that's the option that the DOT
15 has basically said, if we send it in that way,
16 they're likely to approve it. So that's what
17 we're currently working on. And once that design
18 is completed, it will be incorporated into what's
19 called the preliminary design. And, again, after
20 that preliminary design is formally approved, we
21 can begin the process of detailed design.

22 The other thing of note is the -- we finally
23 got a letter from the MTA, basically agreeing in
24 principle to the expansion of the lease and the
25 use of the modifications to the queuing area, so

1 that was good news. It took a little bit of
2 effort to get them to do that. We actually
3 enlisted Lee Zeldin's Office to do that and it --
4 that worked, so I appreciate the Congressman's
5 efforts on that. So that -- those are two good --
6 good things on that.

7 I'm not sure if I mentioned on the last --
8 our last meeting, but the environmental review has
9 also come back clean. So we're in good shape on
10 that project as a whole. I don't see any other
11 impediments to change it, so that's going to start
12 to move at a pretty good pace at this stage.

13 Any questions on that.

14 TRUSTEE CLARKE: (Raised Hand)

15 MAYOR HUBBARD: Yeah, Trustee Clarke.

16 TRUSTEE CLARKE: Thank you, Mr. Mayor. So I
17 want to make sure I understand. Our options are
18 to accept the Alternate 4 with the restriction, if
19 you will, that it cannot cut off access
20 permanently, but it allows seasonal, or daily, or
21 peak hour cutoff access?

22 ADMINISTRATOR PALLAS: Correct.

23 TRUSTEE CLARKE: And the only other
24 alternate would be to push back on that and say
25 that we want a permanent restriction, which would

1 then kick off a lengthier time period and a full
2 traffic study?

3 ADMINISTRATOR PALLAS: Correct, yes.

4 TRUSTEE ROBINS: (Raised Hand)

5 TRUSTEE CLARKE: All right. When would we
6 envision some sort of an idea of what that
7 would -- I'm having a hard time envisioning what
8 it's like to not have access, and what happens
9 when cars get down there, and I don't want to jump
10 the gun. Perhaps it's a better conversation once
11 there have been some suggestions. But just out
12 the gate, I'm having trouble figuring out how that
13 would work.

14 ADMINISTRATOR PALLAS: If you -- if you look
15 at some of the -- of a couple of the designs, the
16 one that had the permanent restriction, folks
17 would have to make a right-hand turn onto Wiggins,
18 go through the lot, and then go back out, up Third
19 and out. So that -- that part hasn't changed, so
20 that the temporary barrier will just force people
21 to do that, and it will be temporary instead of
22 permanent. That's the overall plan.

23 TRUSTEE CLARKE: Good. So, basically, the
24 restriction is the same -- okay. And the way to
25 get out of the loop, if you make a mistake and go

1 down there is to follow the original design and go
2 through that small parking lot and exit going
3 north on Third Street?

4 ADMINISTRATOR PALLAS: Correct.

5 TRUSTEE CLARKE: Thank you, Paul, appreciate it.

6 ADMINISTRATOR PALLAS: Yeah. Again, some
7 of -- some of these details are still being worked
8 on, so we don't have that, you know, design
9 solidified yet. But as soon as we -- as soon as
10 we get -- as soon as I get that from the engineer,
11 I will share it.

12 TRUSTEE PHILLIPS: Okay. Paul, can I -- I
13 just have -- I just want to clarify something.
14 What you received back from the DOT was a
15 prelim -- was their thoughts on what they wanted
16 to see. So then the next step is we're going to
17 send our plans back to them again?

18 ADMINISTRATOR PALLAS: No, the -- in a
19 manner of speaking, yes. So the conversations
20 we've been having with the DOT are informal at
21 this stage. We've submitted an original plan. If
22 you recall, they rejected it, and we have been
23 having these informal discussions ever since.
24 These are still at the level of an informal
25 discussion. The basis of those informal

1 discussions, we now have guidance on what they
2 would accept.

3 Clearly, even when we do what they're
4 asking, there's no doubt that there'll be minor
5 changes. They may want parking angled instead of
6 straight, things of that nature. But
7 conceptually, the overall traffic flow and traffic
8 patterns, I do -- we believe they have -- well,
9 they have, because they put it in writing that it
10 is acceptable to them.

11 TRUSTEE PHILLIPS: Okay. And then there'll
12 be a final, a final one, which I believe at one
13 point Trustee Clarke was mentioning more greenery.
14 I think -- is that pretty much what's in the plan
15 that we've seen, is the actual amount of green
16 area that's going to be available?

17 ADMINISTRATOR PALLAS: Yeah. I think they
18 did add quite a bit on this last go-around, if I
19 recall, so -- but yeah. So I think -- I think
20 there really isn't anymore space left at this
21 stage to put in -- to put anymore green space.
22 We -- I think we've covered -- they've done a lot
23 of that. But, certainly, you know, when I get the
24 plan, we'll take a look at it, and if there's any
25 opportunity, we can certainly do that. And even

1 if, for whatever reason, we forget or don't do
2 that, at the detailed design point, if we want to
3 add things, that would be the time to do
4 that, yes.

5 TRUSTEE PHILLIPS: Okay. All right. So
6 there's three stages. Okay. All right. I just
7 wanted to clear that up. Thanks.

8 TRUSTEE ROBINS: I have a question for Paul.
9 Paul, you mentioned that the lease on the property
10 was extended. I did not know that the lease with
11 the MTA was close to expiring. And what is the
12 duration -- what is the term of that lease?

13 ADMINISTRATOR PALLAS: When I had mentioned
14 extended, I meant physically, where we're
15 actually -- part of the area that we need for this
16 is beyond the lease limits as it exists today. So
17 it wasn't -- it wasn't -- I apologize for using --
18 I shouldn't have used that word. It's expanded,
19 put it that way, it's an expansion of the area.

20 TRUSTEE ROBINS: An expansion of the area,
21 okay, yeah. Okay, got it. All right. Thank you.

22 ADMINISTRATOR PALLAS: Okay. The next item
23 is the -- I'm sorry. Is there anything else?

24 MAYOR HUBBARD: No, go ahead.

25 ADMINISTRATOR PALLAS: Oh, okay. The next

1 item is the microgrid bids. As you saw, we
2 received three bids. A little -- relatively close
3 together for a project of this size. One, the low
4 bid is still under review by both us and
5 Governor's Office of Storm Recovery. With a
6 project of this nature, given its size and the
7 complexities of the grant process, there are
8 significant amount of documentation that the
9 bidders -- the bidder, low -- apparent low bidder,
10 I should say, must provide to us, and we are
11 packaging that up. I hope to have something out
12 to them by Monday. If not tomorrow, it will
13 certainly be Monday.

14 None of the things that are missing are
15 insurmountable. They virtually agreed with
16 everything. These are more ministerial type of
17 documentation. And the contractor that -- the
18 apparent low bidder is certainly qualified to do
19 the work. They've done a significant amount of
20 these types of projects. They've worked -- they
21 did a large percentage of PSEG Long Island's FEMA
22 upgrade. So, actually, all three of these, all
23 three of the vendors have performed that level
24 work. So I'm very confident in all of the -- all
25 the bidders, and, hopefully, we can stay with the

1 low bid. That's -- yeah, that's where we are
2 with that.

3 The next item, the effluent reuse grant, we,
4 finally, got the contract from them. They had
5 asked us, as I -- as I had mentioned on -- for
6 probably a few months now, that they keep asking
7 us for more and more. They were waiting for one
8 more document and I sent it to them. And at the
9 same time I sent it to them, they said "Well, we
10 already finished the contract." So we spent an
11 inordinate amount of time getting this final piece
12 of paper, that it appeared they had no longer
13 wanted. So I just wanted to bring that to your
14 attention. Again, it's a small grant, but the
15 same paperwork is required.

16 I believe -- I believe we have already
17 approved the signing of the -- of the contract
18 pending legal review. Again, we only got that by
19 email today. We'll send that out to the Village
20 Attorney for review, and, hopefully, we could move
21 forward on that project as well.

22 The next item, the wastewater treatment
23 plant drainage system. As we have talked about
24 over the last year or more, we had had an
25 infiltration concern about groundwater, rainwater

1 getting into our wastewater system. The DEC,
2 obviously, wanted that fixed. We have done all of
3 the studies that they have required, and to date,
4 none of them seem to point to a source of
5 infiltration from the collection system, or at
6 least not a large amount from the collection
7 system.

8 It does appear, however, that there is
9 water, rainwater in particular, coming into the
10 system from the plant site itself. The drainage
11 for the plant site is diverted, for whatever
12 reason, back into the influent of the wastewater
13 stream, created -- well, under heavy rain
14 conditions, that creates problems for the
15 treatment process.

16 The -- we believe, and it makes sense, that
17 there's a significant amount of clay underneath
18 the ground there, so it gets very swampy in that
19 area whenever it rains. And the low spot, all the
20 water on the site tends to collect there, and it
21 gets drained in -- back into the system. In order
22 to fix that, we need to study a -- and design
23 what's known as a wick system. Basically, you
24 drill a pipe down through the ground, so that the
25 water can get drained down through groundwater.

1 So he -- we do have a resolution for -- for
2 your review and hopeful approval to do such a
3 design. That proposal includes the physical test
4 holes, which can be rather expensive. In fact, I
5 think the budgeted amount within that proposal,
6 almost half of it is the drilling of the test hole
7 itself. So, hopefully, that, we can move that
8 forward and get that designed and built, and that
9 will go a long way to solve this concern that
10 we have.

11 Any questions on that before I move on?

12 TRUSTEE PHILLIPS: I have, I have a
13 question. In kind of reviewing for tonight, or
14 the other day I reviewed, I had asked you about
15 the Suffolk County mitigation resolution that we
16 need to pass. And I was reading that in this --
17 in this resolution, under our plan, when you go on
18 the line here, we've identified -- we've
19 identified that on study of Village clay deposits,
20 which is on Page -- Page 9-43-13, is this
21 something that we really entered into this -- into
22 this document for Suffolk County, so for possible
23 grant opportunities?

24 ADMINISTRATOR PALLAS: I'll be honest,
25 Trustee Phillips, I'm not sure if that was one

1 that had been in there, or one that we -- we had
2 added. I just don't remember at this point.

3 TRUSTEE PHILLIPS: Okay. Because it says
4 the Village will spread and even out --

5 ADMINISTRATOR PALLAS: If it's in the plan,
6 then --

7 TRUSTEE PHILLIPS: -- the layers of clay, to
8 inform placement of drainage basins.

9 ADMINISTRATOR PALLAS: I'm sorry, I didn't
10 hear you.

11 TRUSTEE PHILLIPS: I said, it says that the
12 Village will study and map the areas of clay to
13 inform placement of drainage basins. So it just
14 seems to be kind of coinciding with what you're
15 talking about up at the wastewater treatment
16 plant. It was already in the Suffolk County
17 mitigation plan.

18 ADMINISTRATOR PALLAS: I suspect, but that's
19 for street drainage, primarily, that -- the way
20 that's written. I believe that was in the -- in
21 the plan prior. Again, I have to look back.

22 You know, that -- the process to go through
23 that plan, the actual items -- and the Village
24 Clerk and I spent a tremendous amount of time on
25 the backup data for that before we even got to the

1 point of reviewing what had been in the prior plan
2 and what we might add, and I think there were -- I
3 forget, again, how many there are. I think it's
4 like three or four items, and at least two of them
5 had -- were carry-overs, you know. And, like I
6 said, the lion's share at the time, and we -- I
7 can tell you that we spent, I think it was almost
8 an entire day on a -- on a conference call going
9 through this plan page by page. And, as you can
10 see, the Village portion of this is 70 some-odd
11 pages, I believe, and that's only one, one
12 community out of the entire county. So this is a
13 voluminous document. So, you know, it was
14 mind-numbing, to be -- to be frank, in that
15 process.

16 TRUSTEE PHILLIPS: I'm sure it was. It's
17 just this happened -- it says, "Opportunities for
18 future integration. So that's why I'm asking it,
19 because it also has 2020 Greenport 007.

20 So my main question is, if it's in here, is
21 this an opportunity, if we get down to having to
22 do this project, to look for grant money from
23 someplace?

24 ADMINISTRATOR PALLAS: Well, of course. I
25 mean, I would do that anyway, yes, of course. You

1 know, that, I don't know that that -- again,
2 because that refers -- I believe the concept
3 there, and I have to go through the entire report
4 to see the background on it, but I believe that
5 refers to street drainage more than something like
6 this. But a case could be made that this would
7 even enhance street drainage, if there's any
8 impact on Moores Drain, for example. You know, a
9 case could be made that there is some connection
10 there.

11 But, again, you know, once we get the
12 engineering done and the study done, the study and
13 then engineering, we would be in a good position,
14 certainly, to go out with a shovel-ready project,
15 if there are any grants that would fit. This is
16 such a unique problem at the site, that it
17 would -- the grant opportunity would have to be --
18 you know, the timing would have to be perfect for
19 this, let's put it that way.

20 TRUSTEE PHILLIPS: Okay. Like I said, it
21 just happened to catch my attention when I was
22 skimming through it, that's all.

23 ADMINISTRATOR PALLAS: Sure, yeah. I
24 appreciate you pointing that out.

25 TRUSTEE ROBINS: Paul, but on another level,

1 you know, the site in general, when it was -- you
2 know, the topography and the elevations and
3 everything like that of the site, I mean, are
4 there -- can any of these things be ameliorated
5 with regrading or anything like that, or isn't
6 that an option at this point?

7 ADMINISTRATOR PALLAS: No, it's really not.
8 Where the low point is, it's kind of in the
9 middle, in the middle of all the equipment and
10 bits and pieces of the plant, so it really
11 wouldn't, wouldn't work. We would have to raise
12 all of the equipment up in order to have a grading
13 be the fix.

14 TRUSTEE ROBINS: Isn't that something that
15 would have been apparent when they were designing
16 the plant in the first place and locating it on
17 the site?

18 ADMINISTRATOR PALLAS: I mean, the plants's
19 been in that location forever. You know, I
20 suspect that the -- that it may have -- may have
21 been an issue at times. When this became apparent
22 was during a -- what I would consider one of those
23 unprecedented rainfalls. To be clear, that
24 happened almost three years ago now, and, you
25 know, it hasn't happened to that level since. And

1 to anybody's memory, it hadn't happened, you know,
2 in the -- in the five, ten -- five years, or
3 whatever time frame since the new plant was built.

4 The older plant or the new one, I don't
5 believe this would have impacted it because of the
6 way that the plant was arranged. So I don't think
7 there was any real opportunity to witness this if
8 it's something that happens so infrequently.

9 TRUSTEE ROBINS: Yeah. I mean, do we
10 anticipate, you know, with, you know, the climate
11 change that we're seeing now and the increased
12 rainfall, you know, the intensity and, you know,
13 frequency, that this is going to be a problem we
14 can't ignore at this point, that we have to do
15 something with this?

16 ADMINISTRATOR PALLAS: Well, I can't speak
17 to the climate change impact on this, but I can
18 tell you that, you know, this is an issue for the
19 DEC, and we have to do something in order to
20 satisfy the DEC that we have done things. So, in
21 that regard, we ultimately don't have a choice but
22 to do something. And this, right now, this is the
23 only thing that we've found that would point to a
24 significant influx and infiltration of water.

25 TRUSTEE ROBINS: Okay. Thank you. You

1 answered my question.

2 TRUSTEE PHILLIPS: Paul, I just have one
3 more question just to clarify. So we are working
4 with the DEC on this plan?

5 ADMINISTRATOR PALLAS: Yes.

6 TRUSTEE PHILLIPS: We will be working with
7 the DEC to get their approval on this plan?

8 ADMINISTRATOR PALLAS: Ultimately, we have
9 to, yes.

10 TRUSTEE PHILLIPS: Okay. Oh, so they're
11 working with you now on it, or we're just starting
12 the stages on our own?

13 ADMINISTRATOR PALLAS: Well, it's -- we've
14 noted -- we have noted to them that we are
15 concerned about this as a potential source. We've
16 honored all of the report -- reporting
17 requirements that the DEC has put to us, and our
18 last report that went out a few days ago, and I'd
19 be more than happy to send it around, points to
20 this as a potential.

21 TRUSTEE PHILLIPS: Well, that would be
22 helpful for information. Okay. All right.
23 Thank you.

24 TRUSTEE CLARKE: (Raised Hand) Paul the
25 outline that you sent with your initial email was

1 an estimate on the study, not for -- or the
2 estimate for resolving the problem?

3 ADMINISTRATOR PALLAS: Correct. It's the --
4 well, it's the -- it's the study and the -- and
5 the design of a wick system in total.

6 TRUSTEE CLARKE: Okay. But not an
7 installation of one?

8 ADMINISTRATOR PALLAS: Not construction, no.

9 TRUSTEE CLARKE: And what do you think the
10 construction would be in some sort of very, very
11 broad-stroke amount?

12 ADMINISTRATOR PALLAS: To be perfectly
13 honest, without knowing the thickness of the clay
14 layer, it's impossible to even opine on that. The
15 cost, it's not a linear relationship, so the
16 deeper you go down, the wider you have to go. So
17 it's -- it really -- it varies so greatly, that
18 until we get the depth of the clay layer, it's
19 impossible to know.

20 TRUSTEE CLARKE: Do you believe that we have
21 an opportunity to ask the DEC for a recommendation
22 on how to mitigate this incursion of water from
23 the site and see what their recommendation would
24 be, and if there's support in giving us the
25 solution?

1 ADMINISTRATOR PALLAS: They traditionally
2 don't do that. They basically say, "That's your
3 issue to deal with." They don't provide any kind
4 of design service. In my experience, they never
5 have. You know, that question gets asked a lot,
6 even though I know what the answer's going to be.
7 And I can tell you in this case, it's a -- from
8 their perspective, it's a simple matter, "There's
9 too much water on the site, Village, figure out
10 how to get rid of it, it's your issue to deal
11 with."

12 TRUSTEE CLARKE: And then going back to our
13 conversation, I'm leery of voting to approve the
14 investment in this solution. I'm just wondering
15 if there was not, as we discussed, a way to link
16 our other ongoing drainage problems in that area
17 and the Moores Drain issues together and (audio
18 interference) remediation.

19 ADMINISTRATOR PALLAS: Trustee Clarke, your
20 question got cut off. If I can ask folks to --
21 whoever is not muted, if you're not speaking, if
22 you can mute, because we get background noise.

23 (Audio Interference)

24 ADMINISTRATOR PALLAS: I didn't hear your
25 question, I apologize.

1 TRUSTEE CLARKE: That's quite all right.
2 I'm referring back to my question to you, and when
3 we spoke, to understand this matter, and I was
4 wondering if we could at least consider having
5 maybe the Village Attorney give us an opinion, if
6 there's any way we could tie the drainage at the
7 site to the other drainage issues in the immediate
8 area, and the clearing of Moores Drain and the
9 investment of our funds in a --

10 (Audio Interference)

11 MAYOR HUBBARD: Can everybody mute their
12 phones, please, or their computers, because
13 something's breaking up in the middle there, it's
14 very loud.

15 (Audio Interference)

16 MAYOR HUBBARD: Okay. Paul, can you mute
17 the people that aren't muting their phones?

18 ADMINISTRATOR PALLAS: I can. Give me one
19 second. That's everybody now.

20 ATTORNEY PROKOP: I think it's fixed. I
21 think you just got the person that was doing that,
22 I think it was just fixed.

23 ADMINISTRATOR PALLAS: So, yeah, in
24 answer -- Peter, in answer to your question, I
25 mean, you know, I will -- I will speak with the

1 engineer. I don't -- there's not a real
2 connection between the -- that site and Moores
3 Drain. I don't believe there's a direct physical
4 connection, but diversion of the water from the
5 site to Moores Drain is an option. Diversion of
6 part of Moores Drain to this site, if this drain
7 works well, is also an option. You know, that's
8 something that can certainly be explored.

9 As far as Moores Drain itself, we have
10 noticed that in the Fall, it had drained very,
11 very far down. So I'm not sure. You know, we had
12 some, a little -- we did a little bit of cleaning,
13 but it definitely drained down. So I'm not sure
14 that the -- that there's -- that we would be able
15 to make much of a difference with this one drain.
16 We really need to deal with the site, and if
17 there's a -- if there's an opportunity to do
18 something more widespread at the same time, we
19 certainly will explore that.

20 TRUSTEE CLARKE: I appreciate that. I
21 recognize that the two issues aren't necessarily
22 tied together. However, I'm envisioning that the
23 solution that I'm thinking of could be more
24 far-reaching, perhaps less expensive, and, for
25 lack of a better expression, kill two birds with

1 one stone and one expense; cleaning the drain,
2 putting in a weir to eliminate the opportunity for
3 incursion of high tide coming in, and using that
4 as a diversion for the wastewater treatment plant
5 runoff, rather than spending money on the wicking
6 and drilling system through the clay.

7 And so I'm looking for another alternate to
8 the suggestion that's come from Holzmacher that
9 perhaps would be a different approach.

10 ADMINISTRATOR PALLAS: The only other -- the
11 only other thing we could do, quite frankly, is to
12 put a -- some sort of a collection system at the
13 plant and then pump it out to Moores Drain. That
14 would be the only other concept. And from a cost
15 standpoint and a maintenance standpoint, you know,
16 we would be going from -- the cost of installation
17 would likely be comparable, number one. Number
18 two, you were -- we would be introducing a system
19 that would require maintenance, as opposed to a
20 passive drain system. You know, I think -- I
21 think a better opportunity is to see if there's a
22 way to passively tie them together at the same
23 time we're doing this project, and I -- as I
24 mentioned, I will certainly speak with the
25 engineer about that.

1 TRUSTEE CLARKE: Thank you, Paul, I
2 appreciate it.

3 MAYOR HUBBARD: Okay. If I could just add a
4 little intel on that. We had the violations three
5 years ago on -- at the sewage treatment plant from
6 water intrusion and the high tides and everything
7 else, and we had to come up with a plan that we
8 were going to do something. We need to keep
9 continuing on that plan or face future violations
10 from the DEC.

11 Moores Drain definitely needs to be taken
12 care of, but this is part of our remediation plan
13 that needs to be done, and we need to keep showing
14 that we're doing something constantly on it to
15 bring us back in compliance moving forward. So
16 that's -- that's why this is here at this point.

17 And, Peter, joining the other things
18 together and everything else, it's not a bad idea,
19 but we need to show the DEC we are working on the
20 problems that we had at the sewage treatment plant
21 while we had the two incidents of an overflow.

22 TRUSTEE CLARKE: But, Mr. Mayor, you do need
23 a resolution passed by the Trustees and yourself.

24 MAYOR HUBBARD: To move forward with this,
25 to go authorize the money to spend on designing

1 what we're going to do at the plant, yes, we need
2 a resolution and passage for that.

3 TRUSTEE CLARKE: Yeah. I would -- I would
4 prefer to see us have some alternates before
5 voting in favor of the resolution, and further
6 investigation. That's -- I don't know whether
7 that puts us in more danger of delay, how much
8 time it would take for Paul to explore the
9 conversation we've had this evening.

10 A week doesn't seem like a lot of time, but
11 this situation only came to my -- I'm certainly
12 aware of the violation, but the solution, you
13 know, we've only been thinking about for little
14 more than a week, at least me. It's the first
15 I've heard about wicking the plant.

16 So I'm looking for your leadership, if we
17 can delay and do some more investigation, and
18 perhaps find another solution, or one that's less
19 costly, or whether you believe that the timing is
20 of the essence that not approving this resolution
21 would cause us greater harm and greater expense.

22 MAYOR HUBBARD: Okay. We've been actually
23 asking the DEC for six years to be able to do more
24 with Moores Drain, and they have said no, not at
25 this point.

1 Going back to Sandy and Irene, when we had
2 flooding issues, Second Street, Third Street, when
3 the water table was up so high, we've been asking
4 them for numerous years for permission to do that,
5 and they have not given us permission to do that
6 yet. So the sewage treatment plant, which is
7 taking care of the raw sewage and the effluent, we
8 need to make sure we can deal with that and keep
9 that contained, and Moores Drain would be a
10 byproduct after the fact.

11 But Paul wanted to say something else.
12 That's my opinion on it.

13 ADMINISTRATOR PALLAS: Yeah. Trustee Clarke,
14 understand that this isn't something that we just
15 suddenly decided. We -- the -- we've had
16 Holzmacher working with us on this, on not -- on
17 the infiltration issue and plant matters for a
18 while.

19 And in order to come up with an alternate to
20 this would require an engineering study just to
21 come up with an alternate. That's not something
22 that I'm in a position to do in a week, in a
23 month, or ever, quite frankly, not only because
24 it's not my general area of expertise, but I don't
25 have the time. So we would have to hire an

1 engineer to decide which engineering solution is
2 best. And we have an engineer who's -- one of
3 their main focuses is wastewater and drainage,
4 and, you know, this is their opinion as to how to
5 deal with the water onsite.

6 TRUSTEE CLARKE: Thank you, Paul, I
7 appreciate that. I am aware that there have been
8 efforts in the year-and-three-quarters that I've
9 been on the Board to find the intrusions, the
10 smoke test, so I am aware. I was not aware of a
11 recommendation for wicking the clay until I
12 received your email. If I missed that, I
13 apologize, but it was new news to me within the
14 past week, so I'm just trying to absorb that as a
15 resolution.

16 I respect that the engineer is an expert in
17 the area. And if timing is of the essence, and,
18 as you say, expense and expertise is going to be
19 even more complicated than the one that's on the
20 table, I accept that and I'll follow the
21 leadership of you and the Mayor in voting for the
22 resolution. I'm merely trying to explore any
23 other way to look at it, because I'm not an
24 expert, certainly on wastewater treatment, nor on
25 engineering issues. But I am -- I was leery of

1 the overall expense and trying to look for any
2 other alternative. That's the only reason I'm
3 bringing up the conversation.

4 TRUSTEE PHILLIPS: Paul, can I ask a
5 question? If I remember correctly, in our
6 agreement, didn't we have a set of tasks that we
7 had to get done in order to stay in compliance?
8 Is this one of the tasks?

9 ADMINISTRATOR PALLAS: The -- not
10 specifically, but as --

11 ATTORNEY PROKOP: No.

12 ADMINISTRATOR PALLAS: Not specifically.
13 The task is to find the source of the water.

14 TRUSTEE PHILLIPS: Right.

15 TRUSTEE CLARKE: Right.

16 ADMINISTRATOR PALLAS: That's the task. I
17 mean, there was a series of tasks.

18 TRUSTEE PHILLIPS: Right.

19 ADMINISTRATOR PALLAS: All of them up to an
20 ultimate solution, and this is where all the
21 evidence is pointing us.

22 TRUSTEE PHILLIPS: Okay. All right. That's
23 what I wanted to know

24 ATTORNEY PROKOP: The task, the task that
25 they gave us were more related to water intrusion

1 within the system, not a drainage problem at
2 the -- at the plant. I think the DEC was
3 convinced that there was intrusion somewhere in
4 the system.

5 TRUSTEE CLARKE: That's been ruled out now.

6 ATTORNEY PROKOP: Yeah.

7 ADMINISTRATOR PALLAS: Well, to be clear,
8 it's -- there's certainly -- in any wastewater
9 system, you're going to get some water in, it's
10 almost a physical impossibility. But we don't
11 believe that the majority of it or enough of it is
12 coming from the system to matter. You know,
13 there's going to be little -- they think it's one
14 thing, and we think that most of the water that
15 comes in from the collection system is from roof
16 drains, and maybe one, one pipe, one manhole
17 cover. But, you know, we -- that's what we
18 believe.

19 We've done -- we've done a considerable
20 amount of preliminary work. We've sealed up a
21 number -- I forget the exact number, but I want to
22 say something like 30 manholes that we have sealed
23 covers for, as a -- as a for-instance of work that
24 we've done, and yet we still see the intrusion
25 during rainfall, not to the point where we are in

1 violation or in danger of violation. But,
2 clearly, the flow increases beyond what it
3 normally should, and that's why we're ending up
4 where we are.

5 TRUSTEE PHILLIPS: Okay. All right.
6 Thank you.

7 ADMINISTRATOR PALLAS: Okay. I'll move on.
8 The next item, the Energy Efficiency Program. We
9 are required by our recently approved long-term
10 agreement with the New York Power Authority to
11 design and implement, or, rather, to implement an
12 energy efficiency program. We have -- we have
13 kicked some things around at the staff level. I
14 actually got a preliminary proposal from a
15 consultant, but it's clear to me that we might --
16 might do better if we go out. There aren't a lot
17 of companies that do this, so it might be better
18 if we go out and see if there's others that can do
19 it, or refine it a little bit. So we have decided
20 to request a resolution for approval for an RFP
21 for an energy efficiency program. So that's --
22 there's really not much more I can say about that,
23 to be honest. So that's where we are with that.

24 We are modeling it after another
25 municipality that has one in place now. I guess

1 we're going to model our RFP after that, much,
2 much smaller, because we're a smaller system. And
3 it's going to focus on things like Demand Side
4 Management, which is basically reducing air
5 conditioning loads, thermostats. It's commercial
6 lighting, commercial thermostats, those are the
7 basics that we're going to be looking at this in
8 this RFP.

9 TRUSTEE ROBINS: Paul, what about the energy
10 audits that NYPA does on building systems and
11 things like that? Is -- they have a program,
12 don't they?

13 ADMINISTRATOR PALLAS: They do.

14 TRUSTEE ROBINS: Didn't we see a
15 presentation about that up in Albany?

16 ADMINISTRATOR PALLAS: Yeah, they do have a
17 commercial audit program. I'm not -- I mean, it's
18 their -- we have to implement something. This is
19 something that the Village has to implement, not
20 a -- not a NYPA program. They -- NYPA are
21 requiring us to implement a program.

22 TRUSTEE ROBINS: Okay.

23 ADMINISTRATOR PALLAS: It's a slightly
24 different take on it. We have to find ways to
25 reduce our load.

1 TRUSTEE ROBINS: And -- okay. But that
2 would be an engineering company that would come in
3 and do that, or they have specific --

4 ADMINISTRATOR PALLAS: No, there's -- yeah,
5 I mean, typically, there are -- there are
6 consulting firms that will design and implement
7 and manage the program. We don't really have
8 staff to manage an energy efficiency program, so a
9 big component of this is going to be to manage the
10 program. You have -- we have to be able to report
11 significant amount of information to the Power
12 Authority. And, you know, there are folks, this
13 is all they do, is just that. You know, they can
14 manage it full-time, because they're managing
15 multiples. And if we design the program
16 correctly, likely, we'll get a response, or at
17 least one, that will dove-tail into others. So
18 they already have some of the infrastructure in
19 place, so it would be a quick turn around to
20 implement such a program.

21 TRUSTEE ROBINS: Would this include the
22 streetlight program that we never decided to do?
23 You know, we've slowly been replacing street
24 lights, but I know some municipalities, you know,
25 did the full streetlight replacement.

1 ADMINISTRATOR PALLAS: It could. I -- the
2 concern I have with the street lighting program is
3 that we have a limited source of funds for this.
4 And I would rather, and I would hope that you
5 would all rather, that we reach out to individual
6 customers to get buy-in on energy efficiency from
7 our customer base.

8 You know, we are still looking at
9 streetlight replacement. I've been trying to
10 gather some information from the Power Authority,
11 because they have streetlight -- streetlight
12 program, LED streetlight programs that we can
13 avail ourselves of. And I'm going to try to see
14 if I can match that with our microgrid project, so
15 that when a contractor is out working on a pole
16 for the microgrid, we can -- you know, they have
17 to take down an old streetlight, we just stand
18 there and hand them the new one that we get from
19 the Power Authority. It's a no-additional-cost
20 item other than the material. You know, so
21 there's -- I'm working -- we're starting to work
22 with the Power Authority today, actually, on
23 gathering some information, and once I have that
24 information, I will certainly transmit it to
25 everyone.

1 TRUSTEE ROBINS: And then on the residential
2 side, if you wanted to, I mean, we talked at one
3 point about like a seeding program, where we would
4 distribute energy efficient light bulbs to our
5 customers, you know, at least to get them started,
6 you know, as a -- you know, a good -- best
7 practices kind of thing?

8 ADMINISTRATOR PALLAS: Well, you know, the
9 RFP will include, hopefully -- hopefully, people
10 respond and put that as part of the component.
11 But I -- it would be -- this stuff, there are so
12 many different things you can do, that even to put
13 out an RFP to put in all of those details, I
14 don't -- I just don't think it's worth it, because
15 it is going to be impossible to evaluate one
16 against the other. I'd rather do a generic, more
17 of a generic plan. You know, it will list things
18 like light bulbs.

19 And commercial lighting is really the big
20 bang for the buck. Remember, that we -- this is
21 funded out of money that we collect from
22 customers, and we're required to spend that money.
23 So, you know, we want to try to get as many
24 customers involved, yes, but save as much -- as
25 many kilowatts as we can for that amount.

1 One of the advantages with a Demand Side
2 Management program, as I've explained before, I
3 believe, our hydropower has a fixed number of
4 megawatts that we get from the Power Authority.
5 And if we can do peak shaving, the way that they
6 allocate that, if our peak is lower, but our
7 energy stays relatively close to where it is, we
8 actually get more hydropower in the following
9 year, which would then -- you know, it's kind of
10 a, you know, iterative process, and then we save
11 even more, our customers will save even more,
12 because we're -- the higher percentage of our
13 purchases would come from hydro, as opposed to
14 market-based energy.

15 TRUSTEE ROBINS: Thank you.

16 ADMINISTRATOR PALLAS: Anything else on that?

17 (No Response)

18 ADMINISTRATOR PALLAS: I just have one
19 additional item, more of an announcement than
20 anything else. Our sidewalk program has picked up
21 again. Madison is being worked on this week, just
22 so that you all are aware of that.

23 And if there's any other question on the
24 balance of my report, you know, you can certainly
25 ask me now, if you want, or reach out to me

1 tomorrow or next week.

2 TRUSTEE PHILLIPS: Paul, I just have one
3 question. The dredging is done at Stirling
4 Harbor?

5 ADMINISTRATOR PALLAS: Yes.

6 TRUSTEE PHILLIPS: And thank -- you know,
7 thanks to the company that pushed to pay for it.
8 But have we started the application process for
9 the maintenance permit?

10 ADMINISTRATOR PALLAS: I have not. I
11 have not.

12 TRUSTEE PHILLIPS: Okay. All right. Do we
13 have a timeline on it?

14 ADMINISTRATOR PALLAS: I will certainly get
15 it done within the next, you know, six months or
16 so. You know, it's certainly not something I
17 think we're going to look to every year. I don't
18 know. I mean, I don't -- I don't know. I mean,
19 maybe we are, but it's -- I don't -- I don't think
20 that it's needed, I don't believe, but I'm not --
21 I'm not the expert, so -- but, certainly, in the
22 next six months, we'll work on that permit.

23 TRUSTEE PHILLIPS: But the only -- the only
24 reason I'm asking it is, because if I remember
25 maintenance permits and -- is that they have --

1 they have to be filed -- I think they have to be
2 filed within -- after a certain time period of
3 when you've done some type of work. And the
4 maintenance permit is really something that is --
5 you don't need to be doing it every year. It was
6 something in place so that we wouldn't get into
7 the same situation that we had before. That's the
8 only reason I'm bringing it up.

9 ADMINISTRATOR PALLAS: No, I understand. I
10 think, the DEC permit I believe is all -- is
11 already -- it is not necessarily a maintenance
12 permit, they -- but they were allowed to do it
13 again as far as the DEC is concerned. It's the
14 Army Corps piece that we would need to renew and
15 put in as a maintenance permit. My discussions
16 with them was that it was just a completely
17 separate application, the two were not tied
18 together in any way, from my discussions.

19 TRUSTEE PHILLIPS: Okay. The only reason
20 I'm bringing up is I just -- I just don't want it
21 to fall between the cracks like it did from years
22 ago, that's all.

23 ADMINISTRATOR PALLAS: No. You know, it's
24 definitely on my list. And I will, I will reach
25 out to them to confirm that there's no tie-in to

1 the two. If there is, I will certainly adjust my
2 priority to suit that.

3 TRUSTEE PHILLIPS: Okay. And the other
4 thing is do we -- and I'm sure Trustee Robins will
5 go along with me. Do we have any idea about the
6 bulkhead at Mitchell Park as to -- you know, we
7 finished the study, and what next steps we're
8 going to take?

9 ADMINISTRATOR PALLAS: The -- yeah. The
10 study has been completed. The permits, I believe
11 we have, actually have received the permits at
12 this stage.

13 TRUSTEE PHILLIPS: Okay.

14 ADMINISTRATOR PALLAS: The -- what we're --
15 the next step is to investigate grants, and our
16 consultant has looked into it, but there just
17 weren't any available at the time. So we're --
18 we're basically at a standstill now with our
19 funding.

20 TRUSTEE PHILLIPS: Okay. But do we have
21 a -- so we do have an actual shovel-ready with the
22 permits put together. It was -- I'm hearing --

23 ADMINISTRATOR PALLAS: Yeah, yep.

24 TRUSTEE PHILLIPS: I'm hearing in the DEC
25 world that infrastructure, especially with the

1 climate change and with the high tides becoming
2 more and more a situation, that there may be some
3 funding coming down, and I just want to make sure
4 that we're moving forward, that's all.

5 ADMINISTRATOR PALLAS: You know, as -- when
6 they do the CFA process, when that ramps up again,
7 as I'm assuming that would be part of the CFA
8 process, that, you know, we will certainly look
9 through all of that to see if there's anything we
10 can do with that.

11 TRUSTEE PHILLIPS: Okay, because there is
12 discussion about changing the CFA process. So
13 that's why I'm asking, is if it's going towards
14 repair and maintenance for infrastructure. So
15 that's why, that's why I'm asking.

16 ADMINISTRATOR PALLAS: Sure. We will take
17 a -- as soon as that -- as soon as anything is
18 released on that, we will take a look at it.

19 TRUSTEE PHILLIPS: Okay. I'll see if I can
20 find something out ahead of time. Okay.

21 ADMINISTRATOR PALLAS: Okay.

22 MAYOR HUBBARD: Okay. Anything else for Paul?

23 (No Response)

24 MAYOR HUBBARD: All right. Thank you, Paul.
25 I can just say the DEC permit was a 10-year

1 permit, which was allowed to expire the last time.
2 So we have a 10-year permit, so we need to do --
3 in nine years, we need to make sure we renew that.
4 That's what happened, it took so long this past
5 time, because it had expired previously.

6 The Army Corps is, you know, an as-you-do-it
7 per base thing, but it is a 10-year dredging
8 permit that we got.

9 TRUSTEE PHILLIPS: Oh, it is, okay. All
10 right. I never actually saw the permit, so that's
11 why I was --

12 MAYOR HUBBARD: Well, it's good for 10
13 years. So, you know, as the whole conversations
14 we had with the people down there when we were
15 talking about it, to make sure we do it again in
16 eight years or nine years, so we don't get to the
17 point where we're expired and have to start the
18 whole process completely over just to renew it.

19 TRUSTEE PHILLIPS: Okay. All right. Well,
20 thank you, Mayor. It's just, as I said, you know,
21 it's that and --

22 MAYOR HUBBARD: No, we'll stay on top of it.
23 And Paul will deal with the Army Corps. If we
24 need to do it more often with them, that's fine.
25 But the DEC dredging permit was good for 10 years,

1 so we're good to 2030.

2 TRUSTEE PHILLIPS: Okay. But the bulkhead
3 behind Mitchell Park is getting -- I'm not sure if
4 the holes are fillable this year or not, so that's
5 the other question.

6 MAYOR HUBBARD: Yeah, that's -- it's been
7 there, it's hanging out there. We know it's
8 there, we know it needs to be done, it's just
9 trying to figure out how we're going to pay for
10 it. So, you know --

11 TRUSTEE PHILLIPS: Well, I --

12 MAYOR HUBBARD: -- we're going to keep
13 working on that.

14 TRUSTEE PHILLIPS: Right. And I think we
15 just need to plan and make sure that when
16 something comes up, we're ready to deal with it.
17 And that's the only reason I'm bringing it up, is
18 it seems to come up periodically, so.

19 MAYOR HUBBARD: Okay, very good. Okay --

20 TRUSTEE CLARKE: (Raise Hand)

21 MAYOR HUBBARD: Oh, go ahead, Peter.

22 TRUSTEE CLARKE: Would this be a good time
23 for us to discuss the next steps on the renovation
24 of Fifth Street Beach, or would you prefer to
25 discuss that later?

1 MAYOR HUBBARD: Yeah, I'd prefer that we get
2 to the regular reports of everybody, everybody's
3 reports, and then we can do that under Trustee and
4 Mayor discussions.

5 TRUSTEE CLARKE: Very good. Thank you.

6 MAYOR HUBBARD: Okay. Okay. Then next
7 would be the Village Treasurer. He was not
8 feeling well today, he went home. We'll try to
9 answer any questions, if anybody had any. There
10 wasn't much on his report. If anybody had any
11 questions, you could ask Paul and myself and we
12 could try to answer them, if there's anything.
13 Okay. Nothing there. Hopefully, Robert feels
14 better. You know, he's just having -- didn't
15 sleep last night and he wasn't feeling well today.

16 We'll go to the Village Clerk report,
17 Trustee (sic) Pirillo.

18 CLERK PIRILLO: Hi. Thank you, everyone.
19 First things first. I do have quite a few
20 additions this evening and I will try to be brief
21 with them.

22 The first one is simple, it's a resolution
23 hiring H2M, as we do every year, to provide the
24 annual water quality report for us, the consumer
25 confidence report. That will be for a total

1 of \$2200.

2 Next, we opened quite a few bids lately, and
3 we have results of those bids. So we are
4 requesting that those results be tallied into the
5 regular meeting. The first one would be the
6 awarding of -- excuse me -- of a contract to
7 Stanley Skrezec, who was the sole bidder for our
8 contractor services. Again, Stanley Skrezec was
9 the sole bidder for snow removal services.

10 And we also opened the tree bids, and those
11 are for the removal of trees and stumps and the
12 grinding of said stumps on specified streets, and
13 that we would like to award to Johnson Tree
14 Company, for a total of \$16,800.

15 We opened bids today, or I should say a bid
16 today, for the rehabilitation of the Fifth Street
17 Park restrooms. We received one bid, and we would
18 like to rebid that project. The bid was quite a
19 bit higher than management expected and what we
20 were hoping for. So we would like to rebid, and
21 we would like to expand our search, in particular,
22 using the New York State Contract Reporter, as I
23 did for the microgrid project, with excellent
24 results. So we are asking for permission for that
25 rebid.

1 Are there any questions on any of those
2 before I continue?

3 (No Response)

4 CLERK PIRILLO: Okay. Two things to note.
5 The first one is that we were approached by a
6 filming company that would like to use the Jail on
7 the inside and the Carousel on the outside to film
8 a movie. It's actually a horror movie, and it
9 will entail zombies, and they will be -- they will
10 be looking for extras. The entire process is to
11 take three days, of course not three full days,
12 three or four hours each day.

13 There is minimal to no causation on the part
14 of the Village. We don't need to close down
15 streets. They will not have food trucks of any
16 kind, there will not be cars. So they will simply
17 be asking, once I receive the permit, they will
18 simply be asking for the use of the inside of the
19 Jail and the outside of the Carousel. So I wanted
20 to bring that to the Board's attention before I
21 receive the permit application, in the event that
22 I do.

23 We received a letter from Off Soundings in
24 December regarding this year's event, 2021. I
25 wanted to let everyone know, in that letter, they

1 also did reference 2022, but that's for later
2 discussion. The 2021 Off Soundings event, we
3 found out yesterday, will not include the Village
4 of Greenport in any way. They are having the
5 event in Block Island instead of in Greenport. So
6 that's not something that, if we're allowed to
7 even have events this year, that we need to worry
8 about.

9 Any questions on those two?

10 (No Response)

11 CLERK PIRILLO: Okay. For my report, I have
12 one quick addition, it involves a contract between
13 the Village and Hands, and I wanted to let
14 everyone know that that contract was indeed fully
15 executed on the 18th of January.

16 And that concludes my report.

17 MAYOR HUBBARD: Okay. Any questions for
18 the Clerk?

19 (No Response)

20 MAYOR HUBBARD: All right. Thank you very much.

21 CLERK PIRILLO: Thank you, everyone.

22 MAYOR HUBBARD: Okay. The Village Attorney
23 report, Attorney Prokop.

24 ATTORNEY PROKOP: Hi, good evening. Thank
25 you. To cover, just to cover a few items, and

1 then I'll respond to questions, if there are any.

2 The management, I'm working with management
3 on the renewal of the -- both of the Peconic Star
4 agreements. The -- we came to a concept today.
5 We came to a concept agreement among the Village
6 about a proposal for rent on both crafts, and
7 there's some language that we need to put in now
8 that's slightly different from the existing
9 agreement regarding one or two things that we --
10 one or two concerns that we had that -- basically,
11 minor things that we need to work out with Peconic
12 Star for the future. So those agreements will be
13 going out now, and, hopefully, we'll have them
14 back to approve at our meeting next month.

15 The -- with regard to the Genesys agreement,
16 the two attorneys, the attorney for the Village
17 and the attorney for Genesys have agreed on a
18 mediator to conduct the mediation. And they're at
19 the point now where they're starting to talk about
20 dates, possible dates for the mediation.

21 Paul and I -- Paul and I are working with
22 the attorney to provide him some background
23 assistance, because he's going to have to submit a
24 position statement to the mediator, but we're at
25 the final stages of that process.

1 Some time ago, the Village -- we had a
2 presentation at a meeting from an attorney named
3 Grossman, I think that gentleman's name was, and
4 regarding the opioid crisis. And he solicited a
5 retainer from the Village for himself and another
6 attorney named Mark Tate, who is a Georgia
7 attorney that specializes in class action
8 lawsuits.

9 There's been -- since that time, they've
10 filed actions in a number of courts for the
11 Village. Some of them are direct plaintiff
12 actions, where we're suing, actually suing opioid
13 manufacturers and distributors. In other cases,
14 we've filed proof of claim in cases where the
15 manufacturers had already declared bankruptcy, and
16 we're waiting for a distribution in the Bankruptcy
17 Court.

18 In one of the locales where a lot of the
19 companies are getting sued is the -- actually, the
20 court right in Central Islip, where there's been a
21 consolidation of a number of the cases and
22 municipalities. We're involved in that.

23 And then, recently, there's been a couple of
24 favorable decisions to the position of the
25 municipalities, so I think that, you know, that

1 that's a positive sign. And I don't think it's
2 going to be resolved for some time, but the
3 initial part of it has been positive so far, I
4 would say.

5 We -- another case that we have outstanding
6 that's of interest is the case of Geyer vs. The
7 Village of Greenport and Sterling 123, where
8 one -- a couple of the neighbors of the 123
9 Sterling project are attempting to set aside the
10 stipulation and, I guess, stop the project. And
11 the Village made a motion to dismiss that case.
12 That was filed about a year ago now, and we're
13 waiting, we're waiting for a decision from the
14 Judge on that motion. So the case is still
15 pending. There still is an action, technically,
16 against the Village and Sterling 123 to set aside
17 the stipulation and stop the project, but we're
18 waiting for the decision on that motion to
19 dismiss.

20 We have -- in case the Board isn't aware, I
21 wanted to mention that the Southold Town Justice
22 Court is still open and functioning. If you have
23 any dealings with Town Hall, Town Hall is sort of
24 drive-up -- drive-up and call-in service, which,
25 to their credit, they still are helping people.

1 But the court actually remains open. If you have
2 a case on and you're a defendant, you can actually
3 go to the court the day of the case and be heard.

4 They're also offering Microsoft, through a
5 Microsoft product, sort of a Zoom session, so --
6 with a Judge. So on your court date, instead of
7 appearing, you can actually have a virtual
8 appearance with the Judge and the Prosecutor, so a
9 number of people are taking advantage of that.

10 And I give the Court and the two Judges,
11 Judge Ross and Judge Powers, a lot of credit for
12 keeping things going during, you know, what's been
13 going on, what's been going on the past year, and
14 the Village cases are being heard in that court.
15 And it's definitely slowed down, but they are
16 being heard and continuing to move ahead.

17 I don't think I had anything else to mention
18 from my report. I would like a brief executive
19 session, if it's technically possible to do that,
20 and the Board agrees. Otherwise, we would need an
21 attorney, an attorney meeting soon after, very
22 soon after this, but it's up to the Board.

23 Does anybody have any questions for me about
24 anything that has been going on or anything that's
25 in my report?

1 TRUSTEE PHILLIPS: Getting back to the
2 mediators for Genesys, you said they're looking
3 for several dates. Do you have any idea what
4 those dates are?

5 ATTORNEY PROKOP: No. I'm not directly
6 involved in that process, so I would think that it
7 would be approximately a month-and-a-half from
8 now. But Paul and I have some work to do in the
9 background, and with David Kosakoff, and, also,
10 the engineer expert that we have, but I would
11 think that that would be probably in March. You
12 know, considering we're near the end of January, I
13 would think that it would be in March.

14 TRUSTEE PHILLIPS: Okay.

15 MAYOR HUBBARD: Okay. In answer to the
16 question about the executive session, Paul says he
17 can keep the site secure, so we could try to do
18 that. So we'll try to do the brief executive
19 session this evening, if that works out, if
20 there's question about it, and making sure that
21 everybody is out. We'll do that as a conference
22 call beginning of next week. So we'll try the
23 executive and see if it works with Paul after we
24 get done with our regular business.

25 ATTORNEY PROKOP: Thank you.

1 MAYOR HUBBARD: Okay. Anything else for the
2 Village Attorney?

3 (No Response)

4 MAYOR HUBBARD: Okay. Board Discussions:
5 We had nothing that was pending on that.

6 Trustees Reports: We'll just start. I got
7 Trustee Robins in the center right here. We'll
8 start with Trustee Robins and work our way across.
9 That's how it shows up on my screen. Paul, she's
10 muted, can you turn her on?

11 TRUSTEE ROBINS: Okay. Can you hear me?

12 MAYOR HUBBARD: All right, now I got you.

13 TRUSTEE ROBINS: Okay. I'll give you a
14 brief BID report from the last meeting that took
15 place last Wednesday, moderated by Rich Vandenburg.

16 The Treasurer gave a profit and loss
17 statement and balance for the last year. There
18 was an analysis given of the holiday season. The
19 two events that took place for Halloween and
20 Christmas, they were both considered quite a
21 success.

22 The businesses, in general, did fairly well
23 this past season, in spite of everything that went
24 on. They certainly attribute part of that to the
25 parklets and the attraction of people coming to

1 the Village.

2 They had a couple of -- they had a really
3 nice contest, a window decorating contest, and
4 they gave out a fantastic raffle basket that was
5 worth over \$1,000 of gifts to local restaurants
6 and things like that. The drawing took place at
7 the Blue Duck Bakery, they did a little video of it.

8 So all in all, I think the bid is feeling
9 pretty good the way they weathered this last year.
10 And they plan to come to the Village to make
11 another ask for the parklets for next year. I can
12 tell you, you will be getting a letter from them.
13 I told them it had to be a formal ask, okay?

14 Right now the timbers and everything have
15 all been removed and they're stored over at the
16 scavenger plant. If you could see, they have them
17 stacked up there. They have a container that has
18 the rest of their items, their pots for the trees
19 and various things like that. They had a pretty
20 well organized volunteer effort to take care of
21 all of that cleanup, and I think the streets look
22 clean and decent now.

23 So I suggested to them that, at some point,
24 they arrange to come to the Board and enter into a
25 discussion with us about the parklets moving

1 forward.

2 I do -- I am going to continue to advocate
3 for the BID with the parklets. And I do think
4 that the overall -- that the one-way traffic on
5 Front Street was a -- was a good thing. Reports
6 from a lot of the people that do business down
7 there said that it cut down on the illegal U-turns
8 that we were having with people trying to get
9 parking spaces, you know, in the summer before.

10 But, in general, I think we have to say that
11 the BID, I thought, this year really stepped up
12 and became, you know, more involved with the
13 community as a whole. I think they provided some
14 much needed relief for everybody with what was
15 going on.

16 So I know that we still have the area over
17 at Mitchell Park with their picnic tables. I
18 don't know if we want to continue that next year
19 or not. But I think we should be hearing from
20 them probably by the work session next month to
21 enter into a conversation about the parklet
22 situation for next year.

23 So -- and then I had some other things that
24 I -- again, just Board discussion that I think all
25 of -- all of the Trustees are going to be bringing

1 up some of these items, but I'll just give you a
2 brief comment on a few things I'd like to discuss.

3 Peter, I think, and Mary Bess, we all want
4 to have some conversations about what's going to
5 be done down at Fifth Street Park. My thing, one
6 of my things that I'm thinking is that the -- if
7 we're building handicapped bathrooms, that we have
8 to have handicapped access for wheelchairs from
9 the parking lot to the bathrooms and from the
10 beach, at least from the Mobi-Mat area of the
11 beach to the bathrooms. So I think that's
12 something that needs to be included in the site
13 plan.

14 I'm not advocating for special Village
15 permits. I think that's something we have to
16 discuss, but I don't -- I look at Fifth Street
17 Park as a public park. And I think that for us,
18 with limited enforcement, and the fact that it's
19 used by the residents of greater Greenport as
20 well, I personally am not interested in making it
21 just exclusively a park for the Village residents.
22 That's just my take on it, and we'll, you know, as
23 I said, hear from the other Trustees on it as well.

24 I appreciate the work that Joe did on the
25 draft for the new noise ordinance. So I guess

1 we'll probably be discussing that in the -- in the
2 Board discussions. Mayor, I won't talk, talk
3 about that anymore right now.

4 We're having a virtual meeting, so I'm
5 considering that we're making progress in that
6 department. And, hopefully, maybe we'll get some
7 feedback from the Fire Department at some point
8 about their opinion about whether or not they are
9 willing to allow us to use some of the -- some of
10 their space in the Fire Department in the
11 Firehouse.

12 I put a couple of things in here about
13 parking enforcement. I took a -- I took a
14 conference call with a man from ParkMobile
15 called -- named Lex Blum, who did a presentation
16 last week on a plan that's going into place for
17 East Hampton. This is a phone-based app where
18 people come into town and they would pay for timed
19 parking through their phones. And it's -- it
20 would be a way to raise revenue for parking. It
21 would be a way to manage timed parking spaces. It
22 could be used for whatever spaces we would
23 designate. And there would be a way of exempting
24 local residents from being charged for timed
25 parking.

1 I specifically told him that we're not
2 necessarily -- we're not looking to charge our
3 residents to park in town. But I just -- I do
4 think that along the lines of, if we ever are
5 going to create any other kind of a parking area
6 in the Village, that we do need to find a way to
7 raise some revenue, so this is -- this is
8 something that we should look at.

9 And the last thing I did want to talk about
10 was housing, workforce housing. There's a housing
11 crisis going on on the North Fork right now. The
12 cost to purchase a home has become unaffordable
13 for those who live and work on the North Fork.
14 Year-round rentals are disappearing, and those
15 that do exist are charging very high rent. Many
16 businesses owners are desperately looking for
17 housing for their employees. Workers are facing
18 housing insecurity due to the unprecedented rise
19 in real estate prices on the North Fork. I'd like
20 to -- I'd like to assemble a panel to address
21 this, and I think it's time that we start thinking
22 outside the box.

23 It's funny, the day that I wrote this
24 report, I think on the -- later in the local news,
25 I read that Fred Thiele has -- was asking for the

1 possibility of looking into using community
2 development land and funds to help seed some kind
3 of affordable housing thing.

4 I know that in the Village we don't have a
5 place to build any affordable housing, but I do
6 believe that we still have our sewer plant here,
7 which does offer the possibility of developing
8 housing somewhere, you know, denser housing than
9 is available anywhere else on the North Fork.

10 So I think it's imperative that we look into
11 this. And I know, Mayor, you wanted to look into
12 increasing accessory apartments, possibly. But if
13 we don't do anything about this, we will not have
14 a community here. I sincerely believe that we
15 have to do something to protect our community, and
16 this is -- this is one of the big issues of our
17 day, it really is.

18 And so I hope that as a Board we can all
19 come to -- come here with other ideas, and I
20 think -- I put it out there for all of us, and any
21 resident or whatever that would like to weigh in
22 and discuss it with me, I'd be happy to talk with
23 you as well.

24 So that's it for me. And, by the way, Happy
25 New Year, and God bless everyone. I hope 2021 is

1 a much better year for us. Thank you.

2 MAYOR HUBBARD: Okay. Thank you very much.
3 Paul.

4 ADMINISTRATOR PALLAS: Mr. Mayor, may I
5 ask -- may I ask a question on the parking of
6 Trustee Robins?

7 TRUSTEE ROBINS: Yes.

8 ADMINISTRATOR PALLAS: The parking system
9 that you're talking about, doesn't it require a
10 metered system to be in place first before you can
11 use this app, I guess? Is that what he's selling?
12 I'm just curious.

13 TRUSTEE ROBINS: No, it's not, it's not a
14 metered system. People use their phones to pay
15 for parking and register. They download the app
16 on their phone. So it would be based, then -- I
17 guess our officer would go around, and I don't
18 know whether -- I can't tell you. I have this,
19 the videos, and the I've watched the videos. It's
20 really quite simple, but it's not a meter system.
21 And, actually, there would be no cost to the
22 Village to use it, either.

23 They do a billing system for fees, similar
24 to -- we use a collection agency, you know, and we
25 get a -- they get a percentage of it. So it

1 would -- but it's a no-cost entry level thing
2 without metering. So that's why I thought it's
3 something we should look into, because I know that
4 meters are going to be many thousands of dollars.

5 This gentleman, Lex Blum, was willing to
6 come and do a virtual presentation. He would be
7 even willing to come out in person to make a
8 presentation to us about it.

9 I did, you know, a 15, 20-minute meeting
10 with him, but I understand he did a paid event
11 on -- that was sponsored by -- the Sag Harbor
12 Express, I think, did one last week. It was a
13 virtual event, and there were participants from
14 East Hampton, Sag Harbor, and, I believe,
15 Southampton.

16 MAYOR HUBBARD: Okay. Well, make sure Paul
17 has the information, and we can look at, you know,
18 trying to maybe have him come to a future meeting,
19 you know, virtual meeting and just explain the
20 system to everybody so we understand it.

21 TRUSTEE ROBINS: Great. Thank you, Mayor.

22 MAYOR HUBBARD: Okay, thank you. Okay.
23 Trustee Phillips?

24 TRUSTEE PHILLIPS: First of all, thank you,
25 Paul and Joe, for doing the noise ordinance

1 document that we received to review. I did go
2 through it, and I'm sure we'll discuss that later.

3 I was just wondering how we were working on
4 with 123 Sterling as far as has there been any
5 progress on moving things forward with the review
6 of their application?

7 ADMINISTRATOR PALLAS: Are you asking me,
8 Trustee Phillips?

9 TRUSTEE PHILLIPS: Yeah, Paul. I'm sorry.
10 Yeah, I thought -- yeah, I'm sorry, I'm talking
11 softly today. Yeah. Is there any progress moving
12 forward on getting them before the Boards?

13 ADMINISTRATOR PALLAS: Well, we only just
14 received the -- we issued a Notice of
15 Disapproval --

16 TRUSTEE PHILLIPS: Okay.

17 ADMINISTRATOR PALLAS: -- as a result of
18 their application. They were required to submit a
19 permit application in order to get it before the
20 ZBA, which is, you know, a predicate of getting
21 the -- all the Boards together. So we did issue
22 a -- he did submit a permit application that
23 incorporates his requested changes. We issued a
24 Notice of Disapproval. We only just received in
25 the last day or two an application to the ZBA.

1 I'll be working with both the Village
2 Attorney and the Zoning and Planning Board
3 Attorney to go over logistics of how that might --
4 how that meeting would transpire. And once we get
5 that nailed down, we'll figure out a couple of
6 dates, perhaps, and send that out to everybody to
7 see if there's consensus on dates.

8 TRUSTEE PHILLIPS: Okay, great. Thanks.

9 Trustee Robins is correct, the parklets,
10 I -- she had mentioned to me that they were going
11 to -- the BID was going to be presenting -- was
12 going to be giving a formal request. I think,
13 while we have the opportunity right now to review
14 as to what happened over the summer, where some
15 sections of it worked, some sections didn't. I
16 was very uncomfortable with what was going on in
17 front of the post office, because there seemed to
18 be congestion in the post office's own private
19 parking lot, because there were lack of spaces on
20 Front Street.

21 So I think some of those things we need to
22 talk about with the BID, whether it is a joint
23 meeting with some of their -- you know, with Rich
24 and some other members of the Board and ours, but
25 I think it's worth us to talk about it.

1 I also think that since we've been reaching
2 out to the New York State DOT with other projects,
3 i.e., the ferry, and getting the parklets up, it
4 might be the time to take a look at that section
5 between First Street and Main Street, and perhaps
6 have them take a look at the traffic flow.

7 Perhaps a suggestion or a thought is that we
8 make that section one way, take away the parking
9 all together, so we can widen the sidewalks, and
10 that just may help out the business community down
11 there a little bit better than using parklets. I
12 mean, that's a pie-in-the-sky idea, but it would
13 be worth looking into.

14 The Carousel, I hope that at some point
15 we're going to start discussing that maybe we
16 could try to reopen the Carousel at some point
17 this -- you know, in April, or starting in May. I
18 think that -- I think that we need to, in all
19 honesty, try to think about how we can reopen it.

20 As far as circulating air, we all know that
21 it opens, the doors open. Disinfecting, I don't
22 know. As I said, I think we need to figure out a
23 way how to reopen it, because it was -- it was
24 kind of disappointing this summer not being able
25 to see the children riding on the Carousel. So

1 that's -- that's one thought.

2 MAYOR HUBBARD: Okay. If I could just -- if
3 I could just answer you on that. We did ask the
4 County about it through the State. This past
5 week, Village Hall did ask.

6 TRUSTEE PHILLIPS: Okay.

7 MAYOR HUBBARD: And carousel, amusement
8 rides are not allowed under the State Executive
9 Order at this time, and there's no plan on
10 changing that in the near future.

11 TRUSTEE PHILLIPS: Oh, there is none? Okay,
12 all right. I was hoping. Okay.

13 MAYOR HUBBARD: Yep. We put a special
14 question out to them this past week after we saw
15 the report. We asked them, and the Director
16 from -- Amy Keyes from Suffolk County checked with
17 the State and said that it's not allowed at this
18 time. So we're going to have to see what happens,
19 but we can't go and do it on our own.

20 TRUSTEE PHILLIPS: No, no, no. I just -- I
21 just think it's time to plan for it, if we can get
22 it open, that was my question.

23 MAYOR HUBBARD: Okay.

24 TRUSTEE PHILLIPS: That's the answer. We'll
25 have to just keep waiting to see what comes from

1 Albany.

2 The bulkhead, I already asked the question.

3 The Fifth and Sixth Street Beach area, I
4 know that we have the discussions of the plans,
5 and we're going to be going back out for the RFP.
6 But I do know that Southold Town is planning on
7 limiting their day permits, which I strongly want
8 to keep Fifth and Sixth Street Beach open to
9 Greenporters.

10 And I know that Trustee Robins has suggested
11 using the Town permits, which I think -- I think
12 we really need to rethink that, or we need to
13 think of something, because we're going to get
14 overrun.

15 In listening to the Transportation
16 Commission meetings about the other beaches in
17 Mattituck, what was happening, they had people
18 parking down the street and walking onto the
19 beach.

20 So I think it's important that we really
21 start discussing now a plan of action down there.
22 Perhaps, if we did do a permitting process, and
23 this is throwing out, we would do whatever the
24 East-West Fire District is. That would encompass
25 the greater Greenport areas. But it would also

1 deter a little bit of the outsiders who are coming
2 down for the day trips looking for a place to go
3 to the beach. And without -- without something in
4 place, I'm afraid they're going to land at the end
5 of Fifth and Sixth Street this summer.

6 123 Sterling.

7 TRUSTEE CLARKE: Excuse me, Mary Bess.

8 TRUSTEE PHILLIPS: Yes, Peter.

9 TRUSTEE CLARKE: Did you say limiting the
10 day passes or eliminating?

11 TRUSTEE PHILLIPS: They're eliminating the
12 day passes. The Town of Southold is going to --
13 in other words, someone can't come out during the
14 day and purchase a permit to go to the Town
15 beaches. They're going to be eliminating that, so
16 that they can decrease -- so that the Southold
17 Town residents can use the beach and it's not
18 overflowed by the day visitors. That's what I'm
19 reading and that's what I was told.

20 TRUSTEE CLARKE: Thank you.

21 TRUSTEE MARTILOTTA: Mary Bess?

22 TRUSTEE PHILLIPS: Yeah.

23 TRUSTEE MARTILOTTA: I'm sorry. Trustee
24 Phillips, is there a -- or has Southold Town
25 mentioned any -- like a maximum occupancy, you

1 know, they're allowing a certain amount of cars at
2 a certain size beach, or something along those
3 lines?

4 TRUSTEE PHILLIPS: I think that's what
5 they're discussing. But I haven't really been
6 able to find out anything, Trustee Martilotta,
7 other than the fact that I do know that they are
8 seriously contemplating eliminating out of their
9 code allowing the day passes to the Town beaches.

10 TRUSTEE MARTILOTTA: And if I may follow up,
11 did they say how many of those they give out in an
12 average weekend? I just -- I was unaware that you
13 could even get one for the day. I didn't know,
14 I'm just curious.

15 TRUSTEE PHILLIPS: I actually have that
16 question into somebody, but she hasn't responded
17 yet with it. I was hoping to get that
18 information, because that would be -- that would
19 be an important number to know. But it must be --
20 it must be significant enough for -- where they've
21 had enough complaints, because they do limit the
22 parking, I believe, on the Town beaches' parking
23 lots to "X" number of vehicles, I think they do.

24 TRUSTEE ROBINS: Mary Bess.

25 TRUSTEE PHILLIPS: But my concern is the

1 load is going to come here.

2 TRUSTEE ROBINS: Mary Bess.

3 MAYOR HUBBARD: Okay. Well, I know all --
4 everybody saw the map that Paul and Greg worked on
5 and all. Just some numbers to go with that. We
6 have 52 available parking spots abutting our beach
7 at Fifth and Sixth Street, and we have 2200
8 residents in the Village. So if you're going to
9 give out 1,000 permits for 52 parking spots for
10 Village residents, I don't believe that's going to
11 work. That's my opinion. Just looking at
12 numbers, there's just no way, that people are
13 going to be more upset, "I have a permit, but I
14 can't get down there because they're always
15 taken," because there's only 52 spots, so.

16 TRUSTEE PHILLIPS: Well, that's what I'm
17 saying, is we need to discuss. In the overall
18 plan, we need to discuss how we're going to deal
19 with the overflow, because we certainly did
20 have -- it was a busy beach this summer. And I
21 envision, with Town of Southold limiting people
22 coming out for the day, that they're going to keep
23 on coming east. That's -- that's one of my
24 concerns, other than the fact they're trying to
25 get a plan of action down there, so that not only

1 those going to the beach can enjoy it and not feel
2 like they're being watched over by Code
3 Enforcement because they're doing something wrong,
4 but also the residents can feel comfortable that
5 everything's being taken care of. And I'm sure
6 that's something we'll be discussing continuously.
7 I think Trustee Clarke has some thoughts on
8 that, too.

9 I was wondering where the -- a while ago I
10 had asked about language in the code to onsite
11 plan approvals having an expiration date or a time
12 limit. I don't know exactly where that's going.
13 I'm hoping we can start working on that at some
14 point.

15 MAYOR HUBBARD: Okay. I can give you an
16 answer on that right now, because I've discussed
17 that with Paul and the Building Department
18 and all.

19 Any plans that go before the Planning Board
20 right now, same as we do with our wetlands permit,
21 they could just say this expires in two years.

22 TRUSTEE PHILLIPS: Okay.

23 MAYOR HUBBARD: They don't need to change
24 the code to that -- to do that. They could just
25 say, when they issue a permission to give a

1 variance or a building permit, or whatever,
2 whatever goes before the Planning Board, they
3 could just say, and this expires two years from
4 this April, if -- you know, if it's in April. So
5 they could just do that automatically, just
6 administratively, without changing the code and
7 going through the whole process. And Paul was
8 speaking to the Boards about that, so they could
9 just include that on there.

10 TRUSTEE PHILLIPS: Okay. I think -- I think
11 that it's something that's come. Other than the
12 fact that, you know, 123 Sterling was a separate
13 situation, but we've had other, other situations
14 where site plans went on for years. And we do
15 develop and change, and I think that we need to
16 be -- we need to be aware of that. So thank you
17 for the answer to that, Mayor, that I appreciate.

18 I know that we were talking about parking,
19 and I think we need to talk about the
20 grandfathering of parking in our code a little bit
21 with -- with any new business, new businesses
22 going into old buildings. I think we need to
23 think about that carefully, because that
24 originally was put into the code when Greenport
25 back in the '80s had a lot of empty stores. And

1 it's been successful in moving forward, but I
2 think it's time now to reevaluate it.

3 And that's pretty much it for me.

4 MAYOR HUBBARD: Okay. Thank you very much.
5 Trustee Clarke.

6 TRUSTEE CLARKE: Thank you, Mr. Mayor. Most
7 of the subjects that are near and dear to me have
8 been brought up. I imagine the most overarching
9 issue with most of the things is the workload
10 involved, the amount of things that are on our
11 plates, particularly the Administration, the
12 prioritization of those projects, and then some
13 sort of a timely action plan.

14 So many good ideas have come up, both from
15 you, Mr. Mayor, and from other Trustees, as well
16 as the Administration, that instead of going
17 through my list, it's more of how are we going to
18 accommodate a growing community amidst a crisis
19 with so many things to do that seem to -- I don't
20 want to use the word languish, I think, that's too
21 strong of a term, but it's hard to get it all
22 done.

23 So I imagine the things that have traction,
24 that are happening because they are in process,
25 would be the ones that would get the highest

1 priority, rather than introducing something new
2 that we perhaps talked about a lot, but no work
3 has been done on it.

4 So, for example, you know, the noise
5 ordinance was an accomplishment from last year
6 that was delayed due to some of the Trustees
7 requesting additional information or input after
8 it had been developed. So I accept responsibility
9 for that. It's now moving towards closure,
10 clearly a priority. That's great. The beach
11 received a grant, so that has more energy around
12 it, because there's upcoming work. So I would
13 suggest that is also a priority.

14 And so rather than just bringing up random
15 points, when can we review and go through all of
16 our ideas on Fifth Street Beach and Park in a
17 logical basis, where we're all prepared, and have
18 a conversation, so that then the Administration
19 can move forward with the full support of the
20 entire Board with all of our input being
21 developed, so that we don't keep coming back and
22 coming back, and reviewing, and asking again and
23 again for repetitive things?

24 I'm delighted that the overview to
25 understand the parking and the desire to mark the

1 parking was distributed. I'm very grateful that
2 that was done, but there are other things to do.

3 I'm not even sure I completely understand
4 the bid on the new bathrooms. Are the -- is that
5 building going to be demolished? Is it going to
6 be remodeled? At one point, I heard that it
7 needed to be raised above the floodplain level,
8 because it was post Sandy and it's now in a
9 floodplain. Does it need to be raised or not?
10 Unfortunately, unless I'm missing documentation
11 that I've seen, I don't know the answers to any of
12 those questions.

13 So, at some point, it's incumbent on us to
14 have a thorough conversation around the entire
15 project, so that we're fully informed, so that
16 bids can come in and that those could be completed
17 in a timely fashion, rather than coming back month
18 after month, sort of, if you will, picking apart a
19 project piece by piece, rather than looking at it
20 holistically.

21 My notes include that we need railings on
22 the steps. We have a question about the parking
23 and who can go, we have to resolve that. We have
24 a new building that should go up. We have a shade
25 pavilion that needs to be located. I've requested

1 that we have an outdoor shower to the building. I
2 believe that is in the overall idea, but I think I
3 heard that, but I'm not -- I'm not 100% sure.

4 We've asked to review all the rules, so that
5 we can all agree on what is a commonsense list of
6 rules for that park that we can all agree to, so
7 that they can be printed on a professional highway
8 type sign in metal, that's mounted on both sides
9 of that park, and ready to go for the opening of
10 the beach, which I understand is not Memorial Day,
11 it's when school let's out.

12 So I'm just looking for an opportunity where
13 we can, with time and information, have a thorough
14 review of the entirety of that subject, rather
15 than going after the pavilion and the bid, and
16 then the -- you know, let's pull it all together
17 and make that a priority. It would seem like that
18 is a high priority for everyone that's on the call
19 tonight.

20 ADMINISTRATOR PALLAS: (Raised Hand)

21 MAYOR HUBBARD: Okay. Go ahead, Paul.

22 ADMINISTRATOR PALLAS: I mean, I won't speak
23 to much, much of that, Trustee Clarke, but as far
24 as the bathrooms are concerned, I thought we had
25 circulated the plans. If we didn't, I apologize

1 for that, but I'm fairly certain we did. And I
2 know that I had mentioned on prior meetings that
3 an outdoor shower is included in the plans, and to
4 not --

5 TRUSTEE CLARKE: Paul, I'm very sorry if I
6 did. It could be when I was out in November, I
7 don't know, but I have not seen the plans. So I
8 missed it if you circulated it.

9 ADMINISTRATOR PALLAS: It was just a
10 renovation, it was just a renovation of the
11 interior. We believe that if we were to remove
12 the walls of the building, that it would need to
13 come up to FEMA standards, we believe that to be
14 true. We didn't go too deep into exploring that,
15 number one, because of cost. Number two, it was
16 because we were able to find enough room by moving
17 some things around in the interior to accommodate
18 two stalls, if you will, in each of the men's and
19 the ladies room. So we opted for the -- what we
20 believe to be the cheaper solution, given the
21 potential that we would need to raise up the
22 building.

23 MAYOR HUBBARD: Okay. And just another
24 answer on that. You know, Trustee Robins had
25 asked about being handicapped accessible. There's

1 a blacktop entrance that goes from the parking lot
2 around to the Mobi-Mat. There'll be a blacktop
3 section that will go over to the bathroom, so
4 somebody in a wheelchair could get over there.
5 That's been discussed. I don't if just it's all
6 actually part of what we're doing with that.

7 Moving the bathroom, I know that's been
8 talked about. We really can't move the bathroom
9 to another location. It's there, the foundation
10 is there, and that's pretty much where the
11 bathroom is with the outside showers on it.

12 The pavilion, anybody who has an idea where
13 they want to see the gazebo, whatever you want to
14 call it, a place where you think it might be
15 better located. It's basically around where the
16 playground equipment is, and we're looking into
17 getting some new playground equipment down there.
18 We could take that map that we had for the parking
19 and each Trustee sketch in where you think might
20 be the ideal location to put that together to try
21 to do it.

22 The rules for the park, a lot of it's
23 unwritten rules, park closing at dusk. I mean,
24 we've never enforced that at any of our parks,
25 only because when it gets dark at -- dusk is at

1 8:30. There's nobody around to go and tell
2 everybody they have to leave. If they're sitting
3 there, they're not bothering people, it hasn't
4 been enforced. It's -- you know, it's a code that
5 was there from 30 years ago and it's still there.

6 The other rules for the beach, there aren't
7 many that are there. So if Trustees have rules
8 that they want to put in place, if you could each
9 just put it together, rules that you think should
10 be -- we should govern by down there, put it in
11 writing, put it all together, get it to Paul and
12 Sylvia. They can compile it together, and then we
13 could discuss rules at next month's work session.
14 Just take that all together so we can try to do
15 that.

16 The parking, it's unfortunate, I know it's
17 an issue, but there's not much room down there to
18 do it. I don't know what we're going to be able
19 to do about it. The parking ordinance that you
20 needed a sticker was when Greenport had a Police
21 Department. Southold Town will not enforce that.
22 And I think to try to say the 52 spots are going
23 to be for just Village residents, and then there's
24 two handicapped spots on each side, one at
25 Fifth -- two at Fifth Street, two at Sixth Street.

1 Besides that, the other parking is on the road and
2 you're allowed to park on any road in the Village.
3 So we really can't enforce much on that part on
4 the outskirts of it.

5 TRUSTEE PHILLIPS: I think -- Mayor, just if
6 I can say something. I think it's not really so
7 much the parking. I think that you're right, that
8 the rules and regs down there have kind of
9 cultivated from issue to issue. I think there is
10 a point that we're really going to have to
11 institute some type of a mass assembly permit for
12 the parties that want to go with over "X" number
13 of people, because that seemed to be the bulk of
14 the issue. It wasn't really so much the parking,
15 it was the number of people that were gathered in
16 their groups that got to be larger than a lot of
17 the residents felt comfortable with under the
18 COVID regulations.

19 You know, we over the -- over decades, and
20 you and I both know, over decades, there's been
21 plenty of families that have family reunions down
22 there. And it used to be maybe five or ten family
23 members, and it's now grown to 50, 60, where
24 they're down with their barbecues, and they're
25 down with their tables full of everybody brought

1 food, and music. And I think that's -- that seems
2 to be the biggest issue, not really the parking.
3 I think it's the volume of activity, or the volume
4 of people on the beach.

5 Maybe Jack will add a little bit more of an
6 observation from that on mine, because it is -- he
7 and his wife and the kids go down there much more
8 often than I do now.

9 But that seems to be the biggest issue, is
10 the -- do we need to have some type of a mass
11 assembly permit for someone who wants to hold a
12 gathering over "X" number of people? You know,
13 that seemed to be -- that, along with the garbage
14 that came along with it.

15 So that seemed to be one of the -- one of
16 the major points. It wasn't really the parking,
17 it was just the amount of activity and people.
18 And what is our maximum amount down there? How
19 many people can we maximally have on that
20 property? I think that's where the problem
21 comes in.

22 TRUSTEE CLARKE: I would agree with you, and
23 I would say noise is the other mitigating factor.
24 Once you have a large group with a large party,
25 then amplified music is introduced, and then you

1 have a situation where what one person's idea
2 of -- for use at the park is not the same as the
3 other person's. And rules are set in place so
4 that the majority of people can enjoy themselves,
5 not just those who want to have large group
6 activities. I just think that there should be a
7 voice for all.

8 I love the fact that there's children there,
9 I love the fact that there's noise from children,
10 but amplified music and large family parties I
11 don't think are in keeping with a public park.

12 MAYOR HUBBARD: Okay. Let me just -- part
13 of that, any gathering on Village property of more
14 than 25 people are supposed to get a mass public
15 assembly permit. And that's the confusion,
16 because I know a lot of people on Facebook and
17 elsewhere say they don't have a permit for that,
18 where's the permit, and everything else.

19 A family gathering that's not an organized
20 event, where people just go down there and get
21 together, there is no requirement in our code for
22 a permit. Some people had asked to have a
23 graduation party down there with 75 people, they
24 were told they needed a permit. Other people had
25 an impromptu basketball tournament down there this

1 past summer that just popped up. And they didn't
2 ask for a permit, and it was supposed to be a
3 small amount of people, and it got out of hand.

4 The amplified music, people are bringing
5 there own generators down there and renting a
6 generator to do the amplified music, because all
7 the power has been cut in the park. We took it
8 all off the poles and everything else. There's no
9 power from the Village anymore, because they were
10 stealing it, so that's all gone.

11 So if somebody's running a generator down
12 there to power their deejay equipment, we can
13 write them for that and tell them to shut the
14 generator off. But besides that, there's limits
15 on what we could do.

16 We tried to do everything we could, you
17 know, this past year. There's going to be new
18 signage going up on Johnson, Johnson Place to let
19 everybody know. It's going to be bigger signs,
20 it's going to be where they won't be able to park
21 their cars, because the signs are going to be in
22 the way. It's not going to be off to the side,
23 trying to keep with the decor. It's going to be
24 harder to mow the grass and everything else, but
25 we're going to put them farther out. When people

1 were parking on private property with their cars
2 at a few of these events down there, it was out of
3 control and there was too many people.

4 So, yes, we have to step that up and do more
5 about that, but, again, we still only have the one
6 Code Enforcement Officer that's working the whole
7 Village and the park at weekends and all, and it's
8 difficult to be everywhere at once. But that's
9 just some of the steps that we are taking.

10 But, you know, rules and everything else,
11 just everybody put together what they want to see
12 on the sign of what we're going to try to enforce.
13 Put it all together, and then Paul and Greg will
14 sit down with it and see what is or isn't going to
15 be enforceable and what we can try to do. And
16 that will be helpful to everybody, so we could get
17 this done in February, so that we will be ready
18 for the summer season.

19 TRUSTEE CLARKE: Thank you.

20 TRUSTEE MARTILOTTA: If I may, Mr. Mayor, to
21 Trustee Phillips' point. A lot of these start off
22 as something smaller, but the Fifth Street Beach
23 is where everybody goes, because it's a beach. So
24 even if you start out with 10 or 20 people, or a
25 smaller family gathering, everyone you know is

1 coming down there, because that's where everybody
2 goes, you know.

3 And I think that sometimes people -- and
4 I've joined in plenty myself. You see some people
5 there that you know and they offer you a hot dog,
6 you hang out for a little while, and then the
7 kids, you know, go back in the water, and I think
8 it's this back and forth.

9 To the Mayor's point, you know, the
10 basketball tournament started out as something
11 small, turned into something big. Okay, now we
12 can deal with it. Like the amplified music, it
13 doesn't make any sense to me, it's a beach. But
14 the challenge is going to be defining, did you
15 invite these people? Did they just -- you know,
16 we walk down -- we walk down to Fifth Street, I
17 don't know -- we don't. Like whenever I'm home, I
18 do, but my wife takes the kids down there almost
19 every day in the summer.

20 And the -- I mean, think about it, too, like
21 a daycare center, right? They take packs of kids
22 down there, packs. You know, they're coming down
23 20, 30 at a time. You know, are they going to
24 need a permit? It's a public beach where people
25 naturally congregate.

1 So that's kind of why I was asking Trustee
2 Phillips before about like is there a maximum
3 occupancy, and I don't know. You know, for like
4 restaurants or interior places, it's based on the
5 bathrooms, it's based on, you know, how many
6 people can actually fit in there. That might be
7 something. You know, we do only have 56 spots,
8 and they're going to use 56, and probably then
9 some, but I think it's a challenge. And I'm very
10 hesitant to get into any sort of permitting or
11 anything along those lines, because it's a great
12 place to meet up with everyone.

13 You know, Mitchell Park is over -- is
14 generally fairly filled with people that would
15 come out for the day. And if you go down to Fifth
16 Street, there's people who were there -- most of
17 those people who down there, in my experience, you
18 know, are going down there to use the beach and
19 live in the area, or summering in the area.

20 You know, I don't think that there's quite
21 the draw that you might find at Breakwater Beach
22 in Mattituck, or, you know, something much larger.
23 You know, it's just limited by its space. You
24 know, when Southold was looking at this, the Town
25 beach in Southold, they've only got probably --

1 you know, say they have 100 spots, I'm not sure,
2 but you got people double-parked down the North
3 Road. It's a -- you know, and I understand why
4 they're taking steps, because they're blocking the
5 street. There's people running across the North
6 Road when people are driving 60 miles an hour,
7 it's a bad move.

8 But I have to be honest, I'm very hesitant,
9 just because -- because I think that's a place
10 that people naturally congregate, and it's one of
11 the advantages to living in Greenport. And I
12 really would hate for it to be something where,
13 you know, my kids couldn't go down there one day
14 because there was 56 cars, and we walk down the
15 block and it's too full.

16 You know, amplified music I'm all about.
17 You know, you want to close it at dusk, my kids
18 are going to be mad, but they'll figure it out.
19 But I think we don't want -- I think we also have
20 to set realistic expectations in that the beach
21 has existed as it has existed forever. You know,
22 we've been living down the block from it for over
23 a dozen years, and I'll be honest, I don't think
24 it looks terribly different than it did 12, 14
25 years ago.

1 This summer was a little crazy, but, you
2 know, I just -- I would say before we come up with
3 100 rules about what we want for the beach, I just
4 think that we should all consider what we want it
5 to be, like what function do we want it to serve.
6 And that was just my two cents, Mary Bess.

7 TRUSTEE PHILLIPS: And taking it one step
8 further, Jack, is that I -- you know, Nathan, when
9 he was small, we went down there every day, and
10 it's a little bit busier than it used to be,
11 there's no doubt about that.

12 But it's -- getting back to the idea I threw
13 out before is -- and the Mayor made a valid point,
14 we only have one Code Enforcement Officer. But we
15 need him -- him or her, whatever, has to have
16 extra eyes down there. And we can't rely on the
17 lifeguards doing that, because they need to be
18 doing what they're doing.

19 So it's -- and bringing back to the point of
20 Mitchell Park, we have the Marina staff that's
21 constantly going around Mitchell Park with eyes
22 and ears, picking up if there's a problem, or
23 whatever. We don't have it at Mitchell Park, and
24 that's why I've suggested that perhaps one of the
25 basic ways to just get a handle on what's going on

1 is to hire some part-time help to just be park
2 attendants that are walking around, cleaning up
3 the garbage, watching what's going on. If there's
4 a problem developing, he could get a hold of
5 the -- he or she could get a hold of the Code
6 Enforcement Officer and come down in anticipation
7 of it, instead of, all of a sudden, getting out of
8 hand, and the neighbors are all complaining and
9 screaming and upset, and whatever.

10 So that's -- and I know it's budget time
11 right now, and that's why I think it's an idea we
12 need to think about. I think just the visual
13 presence of somebody walking around, similar to
14 Mitchell Park, with a staff member T-shirt on is
15 just going to remind people that we all need to be
16 in the same spot and enjoy the same spot, and
17 not -- not try to outdo each other with loud
18 music, or garbage, or whatever, okay?

19 The parking is going to going on up and down
20 the street, it's been going on for years, to be
21 honest with you. When we lived on Fifth Street, I
22 would come home from work and could never park in
23 front of the apartment house we lived in, because
24 the beach-goers were still there. But I think we
25 need to go to the basics of some visual presence

1 of Village staff down there just trying to
2 control -- you know, another set of eyes and ears
3 for everybody. That's where I've been coming
4 from, and I'm going to strongly advocate for
5 that, so.

6 TRUSTEE CLARKE: I support that as well. I
7 know anything that is an increase in the budget
8 needs to be offset somewhere else. We don't have
9 an increased stream of revenue that comes in each
10 year, so I'm very cognizant of that.

11 I think that we could agree that, really,
12 the only real need for that physical presence is
13 on holidays and weekends. So we're not looking at
14 a full-time expense. It doesn't even have to be a
15 particularly long day. I would say, you know,
16 afternoons on weekends and holidays would be a
17 huge, huge way to solving problems in advance,
18 without putting additional pressure on the Code
19 Officer, who is already wearing many hats, and
20 cannot possibly do everything that needs doing
21 within the Village.

22 So I guess that's enough on that from me.

23 MAYOR HUBBARD: Okay. Just if I could just
24 add on that. I'm sure we could find the money to
25 have somebody down there to help out with it, but

1 the person is going to need to know the rules and
2 regulations, and that needs to come from us first.

3 TRUSTEE CLARKE: Yes, sir.

4 MAYOR HUBBARD: So we need to get that in
5 place. So you can't put somebody, a 20-year-old
6 kid down there, saying, "You can't do that,"
7 without it being in place, and so it's in writing
8 and everybody knows that and the public would know
9 that. So we would have to put it together on our
10 part, give it to Code Enforcement, and then put an
11 ad in the paper, saying, "These are the rules for
12 the beach down here," so that all these people,
13 even the people in greater Greenport that spend a
14 lot of time down there, they know what is and
15 isn't allowed, so everybody knows it ahead of
16 time, so that we're not putting a 20-year-old
17 person down there that could get in harm's way and
18 people are going to argue and fight with them.

19 TRUSTEE CLARKE: That's good.

20 MAYOR HUBBARD: The rules need to be
21 straight across the board to everybody. So let's
22 get our homework done on it, let's get that
23 together. Get it to Paul and Greg and Joe to make
24 sure it's legal, and then we could -- you know,
25 we'll find somebody to go down there and work the

1 weekends and holidays.

2 TRUSTEE PHILLIPS: Great. I think that's --
3 that's a positive. Thank you, Mayor.

4 MAYOR HUBBARD: Yep. Okay. Were you done,
5 Peter?

6 TRUSTEE CLARKE: The only other thing that I
7 saw come up this week was the continued request
8 for mitigation at the Fourth Street road end. And
9 we don't have to discuss that any further here.
10 I've lent my voice and recommendation to my fellow
11 Trustees and to you, Mr. Mayor, and to our
12 Administrator. But I think that letting it ride
13 is not a -- in my opinion, a good recommendation
14 for forward action. And whether you want to
15 discuss that here or handle it in another way,
16 I'll defer to you. But it's on the table, and I
17 think it's going to come back again until there's
18 some sort of a concrete plan for resolution.

19 MAYOR HUBBARD: Okay. Yeah, Paul is -- I've
20 discussed that with Paul after, you know, we had
21 the heavy rain, 2 1/2 inches in eight hours, and
22 the tide went up in there and it stayed up.
23 It's not -- the hole was only 2-feet deep, it's
24 not 4-foot deep. Just that's a misconception that
25 some people have, because if you go at the level

1 of the whole thing, it's 23 1/2 inches. So it's
2 not a 4-foot deep pond that's there.

3 But, still, we're going to reach out to
4 Peconic Land Trust to see if we can put a pipe
5 over, or something over on their side, or put some
6 catch basins farther up the road to catch water
7 before it gets down there. Unfortunately, it's
8 highlighting the need for the MS4 program that's
9 going on all over, because all of that water was
10 running right out into the bay, and that's what
11 was killing oysters and scallops and everything
12 else.

13 So it is catching the water. We -- you
14 know, we did a couple of the wicks in there after
15 the problem in the springtime with the springtime
16 rain. We're going to need to do more, but we're
17 going to have to try to -- whether it's, you know,
18 putting more dry wells in, try to catch more of
19 the water before it gets down there.

20 The bad part is the water table from the bay
21 is so close, you can't put in, you know, two
22 4-foot rings, because you're already in water, so
23 that doesn't work. So we're trying to -- Paul is
24 going to try to figure out another way to try to
25 do that. I mean, the plans were drawn up. The

1 County approved the plans, because the money was
2 coming from them for most of the project. So the
3 County engineers looked at everything. Nobody
4 realized how much clay was actually down in the
5 soil. We did not do boring samples beforehand,
6 which would have alleviated knowing how far you
7 had to go down and what you could do there. That
8 part wasn't done. But, I mean, it was designed,
9 and it went through the County engineers, and they
10 signed off on it, or we never would have gotten
11 the grant money to do it.

12 So it's been reviewed by quite a few people.
13 Nobody realized how hard the soil was underneath,
14 so -- but we are looking at ways to go and
15 mitigate that to make it better. If it's a matter
16 of, after a heavy rain, pumping it out or doing
17 something, you know, but we'll just try to keep
18 all that water and the silt and everything else in
19 the roads from going out into the bay, which was
20 the original idea, but we've got a problem on that
21 one road end, but we will be looking at that.

22 TRUSTEE CLARKE: Yeah, it's a -- it's a very
23 good idea, and it's obviously working, and I'm a
24 huge proponent of that activity. So I want to
25 make sure that that is understood. It just seems

1 to have developed into a safety hazard. For
2 whatever reason, the residents feel as if it's a
3 safety hazard, and I have to respect their
4 feelings.

5 I don't know whether you think that any
6 temporary construction fencing or other type of
7 barrier be placed there until this can be fully
8 mitigated, but I'm afraid of leaving it open.

9 MAYOR HUBBARD: Okay. We can look into to
10 that. But, I mean, they complained about the
11 little tree that went down there, the kiosk, the
12 bench. They complain about anything that goes
13 down there that ruins the vista. So we put fence
14 up there and leave it for the next six months, I'm
15 sure we're going to hear about that also, not that
16 I want a safety issue to be out there. I'm just
17 saying, you know, small, little things that have
18 been put there, you know, a tree that was 75 feet
19 away, we got numerous complaints about.

20 TRUSTEE CLARKE: I understand.

21 MAYOR HUBBARD: So I don't want to put the
22 big orange fence around it and leave it there
23 until Fourth of July, until we get somebody to,
24 you know, design something to try to change it.
25 So we might go down and pump it out this week, or

1 we'll do something, but I'd rather not put the
2 orange fence all the way around it

3 TRUSTEE PHILLIPS: Mayor, just because I've
4 been observing it, because I go down there quite
5 regularly because of my new granddaughter, there
6 are times when it doesn't empty out completely.
7 And I think that you're on the right track, that
8 we really -- we really need to be observing it
9 every day to see what the situation is with it.
10 And if there is a heavy rain coming, we need to be
11 cognizant of it.

12 I know that at the end of Manor Place, it
13 does -- you know, the water does back up, but it
14 dissipates quickly and goes through. This one
15 seems to be taking a little bit longer. So I
16 just -- I'm happy to hear that it's being looked
17 at, but I do go along with the idea that if we
18 have to pump it out, we have to pump it out.

19 You know, the fencing, I'll agree with you.
20 I know some of them are, you know, saying, "Oh, we
21 need to put it up for safety." And I kind of will
22 probably hear complaints, as you will, that if
23 it's orange fencing and it stays there for too
24 long, they'll be complaining about that, too. So
25 we just need to be more diligent in watching

1 what's going on with it so we can fix it.

2 MAYOR HUBBARD: Okay.

3 TRUSTEE ROBINS: Mayor, actually, it did go
4 down. I was there this afternoon. It's probably
5 half of what was there. It's probably about 12 to
6 18 inches maximum right now. So it is draining,
7 but, you know, it will come up again, so --

8 TRUSTEE CLARKE: It's doing its job. I
9 don't have any problem defending ourselves and
10 hearing complaints about anything that we do to
11 mitigate safety, to borrow time for what we need
12 to resolve a situation. That doesn't bother me.
13 That's just my opinion.

14 TRUSTEE MARTILOTTA: If I may, how far would
15 you say that -- that it is from the bay? So like
16 we're concerned about 24 inches of water, and it
17 can't be 20 feet away from the bay, right?

18 TRUSTEE CLARKE: About 30, 35.

19 MAYOR HUBBARD: It's probably about 50 feet,
20 but I'm not sure exactly

21 TRUSTEE MARTILOTTA: But, I mean, it's --
22 you know, it -- I mean, I know -- I kind of agree
23 with the Mayor in that, you know, there's been
24 like a number of complaints about it, but, you
25 know, there's less than two feet of water 50 feet

1 from the bay. You know, we're trying to do the
2 right thing. Like I would ask the -- you know, I
3 would look for the people who are complaining
4 about it to just consider, like we're trying to
5 preserve the health of the bay, and there's some
6 water right next to the water. You know, we'll
7 get to the bottom of it. It has improved, but, I
8 mean, just putting it in a greater context, if
9 we're going to put a big, orange fence around a
10 small pond very close to the bay, that -- I don't
11 know, I wouldn't think that that makes a lot of
12 sense to me, that's all.

13 MAYOR HUBBARD: Okay.

14 TRUSTEE CLARKE: Understood. You know,
15 perhaps I could be misreading this situation, and
16 perhaps the real issue is one that I mentioned
17 today in my note, that the residents there feel
18 not heard about the project, or they didn't see or
19 understand the project. And so what really is at
20 issue is that they just don't like the project.
21 Maybe the safety issue is not as strong in their
22 minds, but there is something there that has got
23 the residents riled up about everything, as the
24 Mayor said. Otherwise, why would they hound us
25 about a tree, then a bench? It just -- it goes on

1 and on.

2 So maybe the bigger question is more about
3 our outreach on our public works projects, which
4 is, you know, making sure that people get to see
5 things, that they -- that we are communicating and
6 widely distributing plans and documents that don't
7 require public hearings, so that people really
8 have a sense, even to the extent of where we
9 publish drawings in the local publications, so
10 that people get to see them. That allows everyone
11 to get all their issues on the table before it's
12 installed, so that once it happens, it's done
13 with, and you can move forward.

14 I don't understand these situations where
15 things like this that are ostensibly good
16 decisions, that are sound decisions that are made
17 for good reasons, as the Mayor has explained, turn
18 into like, you know, no good deed goes unpunished,
19 and I'm trying to look for the reason why. I
20 can't believe that people just want to complain to
21 complain. There has to be more of a root cause
22 that we can find, and trying to draft and how we
23 approach these projects, so that everybody is on
24 board, rather than always looking for a way to
25 shoot us down, if you will.

1 MAYOR HUBBARD: No, I do, I understand that.
2 And, I mean, this project, we had -- the County
3 Executive was out here, along with Legislators,
4 people that worked on the project. We had a
5 photo op at the end of the road. Paul worked, you
6 know, individually, Paul with Derryl at first, and
7 then with whoever else was working in the office.
8 At the end of Flint Street, Clark Street, Brown
9 Street, spoke with all the homeowners there, and
10 they voiced all their concerns and stuff about it,
11 saying, you know, "It's going to be here," "That's
12 going to block my driveway." We had to do a
13 different curb cut, we had to change things.

14 Actually, the Flint Street project, we never
15 did that road end, because it wasn't going to
16 accomplish what we wanted to do. And the
17 homeowner right there was like, "No, we can't do
18 it that way. We'll try to work out a different
19 way of doing that road end."

20 But the people that had adjoining
21 properties, all of them were a part of the
22 process. And the pictures were sent out, we
23 mailed them out to any homeowners who wanted them.
24 We had it on our website at the time when we were
25 doing it, because that's stuff that we had to do

1 to be able to get the County grant money, so we
2 tried to reach out.

3 The one homeowner at the end of Fourth
4 Street didn't realize it, but they had bought
5 their house and hadn't been here in two years.
6 And they came back after two years and realized
7 that something had happened there. But that's not
8 something -- you know, it's hard to reach somebody
9 when you don't know where they are and they're not
10 reading local papers. I mean, we did try. And
11 anybody that had concerns, you know, along that
12 whole stretch, they came out and they talked to us
13 when we were down there working.

14 When they were working on the project, Paul
15 was down there talking to them, you know, weekly
16 to see what it was, any concerns. You know,
17 somebody couldn't get their car or the trailer
18 back in their garage, so we went back afterwards
19 and changed the curb cut to make sure that they
20 could.

21 You know, we did work with everybody around
22 there. So, I mean, it's unfortunate. We tried to
23 reach out to everybody. We could reach out more,
24 put it on the website longer, but this whole
25 process went on for almost three years, by the

1 time we started it, talked about it and had the
2 press release. And then we were bugging to try to
3 get it done, the County was saying, "When are you
4 going to do this project?" Just going through the
5 planning and the process of going out to bid,
6 getting the right contractors and everything else.

7 But we'll try to reach out more to people.
8 But, I mean, that one, it was pretty well vetted,
9 especially with the people that lived right there.
10 You know, they saw what we were doing, you know,
11 they had questions. And we modified and did
12 things differently, you know, to try to make sure
13 everybody was comfortable with the finished
14 product, because that's all we really want. We
15 don't want to spend a lot of money and have people
16 angry at us --

17 TRUSTEE CLARKE: No.

18 MAYOR HUBBARD: -- which we went through
19 with Sixth Avenue with trying to do that project
20 during school time, with buses and everything
21 else. I had numerous complaints about that, with
22 traffic jams and everything else. But, you know,
23 they're down there, they're trying to work and get
24 the project finished up, and it was a little
25 difficult on certain days. So we had some people

1 that were very irate, and I heard a lot of
2 complaints about that. Now that it's done,
3 everybody's really happy, and people around the
4 block are saying, "When's mine going to get done?"

5 You know, but it's hard when you got, you
6 know, adjoining roads that go to the school, or
7 whatever. Any project was difficult. Main Street
8 was difficult when we widened that and we had a
9 lot of complaints. But now, you never would have
10 been able to put the parklets in there or
11 anything. Everybody forgot how narrow it used to
12 be, because it's wide, and it's accessible, and
13 it's good now. But we had a summer of hell --

14 TRUSTEE PHILLIPS: Oh, yeah.

15 MAYOR HUBBARD: -- when we were working on
16 that, it was nonstop. But, you know, the finished
17 product works out well. We just need to fix --
18 fix the end of Fourth Street and get it so it
19 drains better, or do something there, which
20 we will.

21 TRUSTEE CLARKE: Very good. Thank you for
22 indulging me.

23 MAYOR HUBBARD: No problem. Okay. Trustee
24 Martilotta?

25 TRUSTEE MARTILOTTA: Sure. Well, myself and

1 Paul, we've continued to work with the Governor's
2 mandate on the Justice Review and Reform Task
3 Force. We've been meeting, been meeting twice a
4 week consistently. We had a number of trainings.
5 We're working on -- we're working on getting
6 recommendations together to put before the Board
7 for a review. We have to get a consensus of the
8 people on the Board and Southold Town and a number
9 of other constituencies.

10 But we've been working at it diligently
11 Monday and Tuesday for hours on end. But it's
12 been a very -- it's -- so far, I think we've
13 accomplished quite a bit. I can't really go into
14 the details of it yet, but we'll have a product
15 for you guys soon. We're coming up against a
16 deadline. I can't remember what it is off the top
17 of my head, but it's closer than one would think.
18 And I'll be honest, that's where I spent most of
19 my time this month again, Mr. Mayor.

20 MAYOR HUBBARD: Okay, very good. Thank you.

21 TRUSTEE MARTILOTTA: Yes, sir.

22 MAYOR HUBBARD: Okay. The only thing I
23 wanted to bring back up was the noise ordinance.
24 Is everybody comfortable with where we're at with
25 the noise ordinance with the way it's written, so

1 that we could schedule a public -- send it out to
2 the public and schedule a public hearing for next
3 month, or do you want another month to hash it
4 over?

5 TRUSTEE PHILLIPS: I just have one question.
6 I know that we also had been discussing increasing
7 the fines. Is that going to be a separate -- a
8 separate --

9 MAYOR HUBBARD: That's in there.

10 TRUSTEE PHILLIPS: Is it? Maybe I missed it.

11 MAYOR HUBBARD: On the third page, I
12 believe, fourth page.

13 ATTORNEY PROKOP: Yeah, they're increased.
14 It's Page 13 at the bottom.

15 MAYOR HUBBARD: Okay.

16 ATTORNEY PROKOP: It says 13 at the bottom,
17 but they're increased above what they are now.

18 TRUSTEE PHILLIPS: Oh, okay, I'm sorry. I
19 saw that crossed out area and I didn't see that.
20 Okay, okay. And then there was a question on
21 Page 8.

22 MAYOR HUBBARD: Well, the other question was
23 about the fee that we're going to charge that we
24 have to do by resolution.

25 TRUSTEE PHILLIPS: Right, that was -- that

1 was the other question, the fee for the permit.
2 And then the other question, on Page 8. I'm a
3 little confused where -- Joe, it's on Page 8 of
4 this document, where it says, under Section B,
5 businesses shall be required to provide current,
6 or keep current and updated as needed, the
7 necessary information for contact persons listed
8 maintained by the Village. Is that dealing with
9 all businesses in the Village, or you are you --
10 or is this something that needs to be combined
11 with the permit?

12 ATTORNEY PROKOP: I think it's all
13 businesses in the Village.

14 TRUSTEE PHILLIPS: All businesses in the
15 Village?

16 ATTORNEY PROKOP: I think that -- right. If
17 the contact person is -- it goes with the
18 definition of the contact person.

19 TRUSTEE PHILLIPS: Are you going to require
20 every business in the Village of Greenport to
21 provide to the Village a name of a contact person?

22 ATTORNEY PROKOP: It says a contact person
23 is a person that's employee or representative, or
24 authorized by the business at the sound source
25 site. So I guess it -- that could probably be

1 changed to say with -- somebody with a permit.

2 MAYOR HUBBARD: But it should be just -- the
3 intention is just somebody that's getting the
4 permit, because we had the one restaurant
5 downtown, the owner said, "I never knew about any
6 of these violations," because nobody told them.
7 And we're trying to take that away, because Greg
8 wrote them tickets, and they fought it, saying,
9 "Well, I didn't know, nobody told me." So the
10 owner of the property or the person that gets the
11 permit has to say who their contact people are, so
12 that --

13 TRUSTEE PHILLIPS: Okay, but --

14 MAYOR HUBBARD: -- we know that we're giving
15 it to the right person.

16 TRUSTEE PHILLIPS: Okay. Well, that -- it's
17 a little confusing where it's placed in this code,
18 John -- Joe, because it makes -- it sounds like
19 everybody that has a business in the Village of
20 Greenport needs to give this to the Village, Paul.

21 ATTORNEY PROKOP: Okay. So I'll make
22 that -- I'll make that change. Thanks for
23 bringing that up.

24 TRUSTEE ROBINS: Yeah, I agree with Mary Bess,
25 I think it needs to be a little clearer, too.

1 TRUSTEE CLARKE: Mr. Mayor, when are you --
2 when are you planning the public hearing? Could
3 you say that again for me, please?

4 MAYOR HUBBARD: If everybody's comfortable
5 with it, we could schedule the public hearing for
6 February.

7 TRUSTEE CLARKE: Yes, I'm comfortable with
8 that. I have not seen the document.

9 MAYOR HUBBARD: It's attached to Joe's work
10 session report today. You have Joe's report? It
11 should be on the back of that.

12 TRUSTEE CLARKE: I have a work session
13 report and I have a litigation report. The work
14 session report I received on Sunday from Sylvia,
15 and the litigation report I received today,
16 and I --

17 MAYOR HUBBARD: It would be on the first
18 one, the one that you got on Sunday. Well, we'll
19 make sure we get you another copy of, then.

20 TRUSTEE CLARKE: Well, I'll look for it
21 right now, but I didn't see it, or I would have
22 read it.

23 MAYOR HUBBARD: Okay.

24 TRUSTEE MARTILOTTA: I had one question,
25 Mr. Mayor.

1 MAYOR HUBBARD: Yes.

2 TRUSTEE MARTILOTTA: The -- I apologize for
3 not having it in front of me at the moment, but I
4 believe that the sound level was set at 65
5 decibels; is that correct?

6 MAYOR HUBBARD: Yes. It was lowered down
7 from 85 on the weekends on Friday and Saturday
8 nights, but it's down to 65 on all of them.

9 TRUSTEE MARTILOTTA: How -- would anybody
10 know for comparison how loud is 65 decibels? Like
11 what -- I don't know. I'm having a difficult time
12 of imagining what that would be.

13 TRUSTEE PHILLIPS: I went to the OSHA
14 website, Jack, because that's when the 80 came up.
15 That's was like -- what was that? It's been a
16 while since I looked at it. Julia, you looked
17 at it.

18 TRUSTEE ROBINS: Yeah.

19 TRUSTEE PHILLIPS: The volume was for the
20 OSHA, when it was at 80 or 85, it was like rocking
21 the windows?

22 TRUSTEE ROBINS: Yeah. That could cause
23 permanent hearing damage. That's why definitely
24 backed off the 85. And I thought we were going to
25 go to 75, but to be honest with you, I think it's

1 easier if we go 65, you know, at all times. I
2 think it keeps it simpler than trying to designate
3 certain hours.

4 TRUSTEE PHILLIPS: Right.

5 TRUSTEE CLARKE: I found it. I just
6 didn't -- I read Joe's report and did not continue
7 to the next page.

8 MAYOR HUBBARD: Okay, that's fine.

9 TRUSTEE CLARKE: So I'm good for whenever
10 the hearing is scheduled. If I have any
11 questions, I'll read it after the meeting and get
12 back to you right away.

13 MAYOR HUBBARD: Okay. Was everybody else
14 comfortable with the way it's written, besides
15 clearing up that one section?

16 TRUSTEE PHILLIPS: Yeah, I'm comfortable
17 with it.

18 TRUSTEE ROBINS: Yes, I am now.

19 MAYOR HUBBARD: Okay. Then we could add --
20 we could add a motion on for the agenda for our
21 meeting next week to schedule the public hearing
22 for February.

23 TRUSTEE CLARKE: Yes, sir.

24 TRUSTEE PHILLIPS: Yep.

25 MAYOR HUBBARD: Okay? Sylvia, you got that?

1 CLERK PIRILLO: Yes, sir.

2 MAYOR HUBBARD: Okay, very good. All right.

3 Well, that concludes what I had. I mean, Tree
4 Committee has not met the last two months, there
5 wasn't much going on. The weather, the pandemic
6 and everything else, we haven't had anything going
7 on there.

8 So, at this time, I'll open it up to the
9 public, if anybody from the public would like to
10 address the Board, before we go to executive
11 session.

12 MS. WADE: (Raised Hand)

13 MAYOR HUBBARD: Go ahead, Randy Wade.

14 MS. WADE: Randy Wade, Sixth Street in
15 Greenport. Could I request that the calendar not
16 say that this meeting is at the Firehouse? I
17 also --

18 MAYOR HUBBARD: The calendar -- the agenda
19 does not say that. The agenda says --

20 MS. WADE: The agenda does not, the calendar
21 does, though. So I thought it was going to be
22 both. So --

23 MAYOR HUBBARD: No. We're doing virtual
24 meetings right now, that's why it says virtual on
25 the agenda.

1 MS. WADE: That's great. I'm just asking to
2 update the website calendar.

3 The utility shed at the end of Fifth Street,
4 the little antique brick building that's
5 incredibly charming, I thought that was going to
6 be restored as part of the Fifth Street project to
7 bring these electrical cords through to Shelter
8 Island and on to the South Fork. But I was
9 looking, and the bricks need to be pointed and the
10 roof needs repair. Could I ask whose
11 responsibility that is?

12 MAYOR HUBBARD: That was never discussed
13 about that building being repaired as part of the
14 PSE&G project.

15 MS. WADE: Pity. Is it under their control,
16 or Greenport Village Utility's control?

17 MAYOR HUBBARD: It's a vacant building that
18 used to have telephone cables in it. It's on
19 Village property, but it's --

20 MS. WADE: So it's Village.

21 MAYOR HUBBARD: Yes. It's got nothing to do
22 with PSE&G, everything they have is underground.

23 MS. WADE: Okay, great. All I'm saying is
24 there's loose bricks. It would be really great if
25 the Village Maintenance Crew had time to tend to

1 that building a little bit, so it doesn't fall
2 apart.

3 The -- I appreciated the discussion about
4 the beach, the Fifth and Sixth Street Beach. And
5 right now, almost everybody in the Village who
6 wants to dump their trash has to get a permit for
7 the Southold dump, and most people also get a
8 beach sticker at the same time. And I think it
9 would be really -- I understand the Village
10 doesn't have a great capacity to be issuing
11 permits. So by just allowing it to be a Southold
12 beach sticker to be able to park there, and then
13 as a concession to the guest houses and hotels in
14 town, they could be offered special guest permits,
15 you know, because people shouldn't come to -- to
16 the Bartlett House, or wherever, the Townsend
17 Manor Inn, and not be able to go to a Greenport
18 beach.

19 But, you know, I don't feel there'd be any
20 competition from people going to Southold beaches,
21 trying to, you know, crowd into our Greenport
22 beaches, and it just seems that that makes a lot
23 of sense and would be fair. We go to all the
24 Southold beaches, Southolders could come here.

25 And, Jack, I totally get what you're saying

1 about if you see people you know down there and
2 you want to join in, but I think that you could
3 take a couple of the people you're chatting with
4 and walk over 20 feet or something and not be part
5 of like more than 25-person crowd there at the
6 beach.

7 I also think we're going to be continuing to
8 have a problem this summer where masks are going
9 to be -- need to be required. So signage for
10 masks, and, also, then saying that, reminder, you
11 need a permit for, you know, and how -- where to
12 get the permit from. If you're going to have a
13 group of 25 people, even if it's impromptu, you
14 know, that really should be enforced. It isn't
15 that big a deal.

16 People get permits for yard sales in their
17 driveways, they could get a permit for a party in
18 the park. And then the Village may say, "Oh,
19 wait, we have four parties that Saturday,
20 let's" -- "can you do it on Sunday or another
21 week?" You know, I don't think that would be such
22 a big deal.

23 And Julia's issue about affordable housing,
24 and, Mayor, I remember you mentioning that you
25 thought accessory dwelling units, the way, you

1 know, people convert a garage into a little studio
2 or something, that that should be allowed. I have
3 ideas for that. I took ideas from the American
4 Planning Association, and ARP recommended some
5 model code ordinances that had a range from very
6 restrictive to very easy, and using my sense,
7 being a resident since 1983, of what would go and
8 what would be annoying. I came up with a draft
9 that I would love some feedback on, if anybody has
10 any, and I could share it with anybody who doesn't
11 have it.

12 And thank you very much for the progress on
13 the noise code, that's very exciting. And thank
14 you for all the work. It's a wonderfully
15 productive meeting you just had. Thank you.

16 MAYOR HUBBARD: All right. Thank you very
17 much, Randy. Mr. Saladino, would you like to
18 speak to us? You're muted.

19 MR. SALADINO: Can you hear me now?

20 MAYOR HUBBARD: I hear you now.

21 MR. SALADINO: Thank you. I'm still trying
22 to figure out virtual meetings, so I apologize.

23 MAYOR HUBBARD: That's all right.

24 MR. SALADINO: I wasn't able to attend last
25 month's work session, and I eventually got to

1 watch it online, and I heard -- I heard some ideas
2 from one or two Trustees about a particular
3 presentation and how a particular Statutory Board
4 should act. I have to ask those Trustees that
5 advocated for this, what is the motivation here,
6 aside from advocating for a particular applicant?
7 I'm not sure why any Statutory Board should go out
8 of process to accommodate an applicant whose
9 additional time with his application, or
10 additional time that he has progressing an
11 application. In Zoning, we call it a self-created
12 hardship.

13 There's been no Statutory Board that held up
14 an application for a particular -- for this
15 particular project. I don't believe the Village
16 Board, I don't believe Planning, aside from the
17 first -- the first pre-submission conference,
18 never came before Zoning, and I don't believe it
19 ever came before HPC. I'm not sure why the
20 advocacy to go outside process for this particular
21 applicant. I don't understand.

22 And then for the Village Board, for Trustees
23 on the Village Board to dictate to a Statutory
24 Board how they should run that Board, I'm also not
25 sure I understand that. So perhaps the two

1 members that advocated for this could explain that
2 to me. I got -- I had a partial explanation from
3 Mr. Pallas, it makes sense. I'm sorry, Peter. I
4 had a partial explanation from Mr. Pallas, I
5 understand what he told me, but a lot of what we
6 spoke about was, "I don't know," "I'll see", "I'm
7 not sure." So I thought I would just come to the
8 source.

9 TRUSTEE CLARKE: I'm happy to address your
10 question, John.

11 MR. SALADINO: Sure.

12 TRUSTEE CLARKE: Mayor, if I have your
13 permission.

14 MAYOR HUBBARD: Yes, go right ahead.

15 TRUSTEE CLARKE: My objective is to
16 facilitate the application to be approved
17 according to whatever process we can put together
18 that expedites it, due to the fact that I do not
19 want the application withdrawn. The reason I
20 don't want the application withdrawn is because I
21 believe that the application is -- contains
22 significant benefits to the community of Greenport
23 that I represent. And for that reason, and that
24 reason alone, I would put myself out to say that
25 any way we can expedite it to encourage the

1 applicant to keep his application in, until which
2 time it could be approved or disapproved, that is
3 my motivation.

4 I believe there are significant improvements
5 to the entire Village of Greenport, not just the
6 residents within the SBNA, but for the entire
7 Village, and for that reason, I feel I am
8 advocating for my constituents in so doing that.

9 MR. SALADINO: Okay. I'm just -- I'm just
10 not sure. I'm just not sure why anyone would
11 think that any delay in this project was only
12 brought on by the applicant. Nothing that the
13 Village had done, no Statutory Board, no Village
14 official held this project up. So to expedite
15 this project to accommodate the applicant, when
16 it's a self-created hardship, I'm not
17 understanding why, why this need to expedite this.
18 And, also --

19 TRUSTEE CLARKE: I don't view it as a
20 self-created hardship, John. I see it as a
21 benefit to the Village and the Village citizens,
22 so I don't see it the way you're looking at it at
23 all. So I --

24 MR. SALADINO: Well, how could you advocate
25 to go outside process? I don't understand.

1 There's processes in place that are actually
2 mandated by New York State Village Law and New
3 York -- and Greenport Village Code that dictate
4 how these things happen, that how these things go
5 forward.

6 I mean, the Village Board voted, the Village
7 Board voted to have a meeting -- I'm at a loss for
8 the word. An explanatory presentation that most
9 of the Statutory Boards have sat through at least
10 two times prior. So the Boards are well familiar
11 with the project. The Boards are well familiar
12 with what's going on. To save -- and I haven't
13 heard the applicant advocate for this, I've only
14 heard two Trustees advocate for this.

15 TRUSTEE CLARKE: I disagree with you, John.
16 The applicant was very clear in his statement,
17 after we spoke at the meeting, that he appreciated
18 anything that could be done to expedite the
19 process.

20 And I don't think I should make any further
21 comments. If Mary Bess would like to address
22 anything you have to say, maybe it's time for her
23 to take the floor. I've explained my reasoning
24 and that's all I'm willing to offer during the
25 meeting.

1 TRUSTEE PHILLIPS: In --

2 MR. SALADINO: Who could argue with that,
3 Peter? I mean, you know, who can argue with that?
4 I'm sorry, Mary Bess.

5 TRUSTEE PHILLIPS: That's okay. John, in
6 reference to the process, there's two things going
7 on. Number one, the project is still moving
8 forward, and there was a great amount of -- and I
9 understand from the representatives of the
10 Stirling Basin Association, who are part of the
11 litigation or part of the stipulation, that they
12 have worked out between the applicant and their
13 neighborhood association, which has to sign off on
14 the stipulation.

15 This is a little bit different in that it's
16 a legal stipulation that he's trying to amend.
17 And the reason that I brought this up is that we
18 all, all Statutory Boards have the same process,
19 which is looking, reviewing the application, and,
20 at that point, taking a look and setting a date
21 for a public hearing or for a discussion. And
22 that was the original goal, was to work this
23 through, so that it didn't take four or -- three
24 or four months, while he's still building, and
25 he's going to continue to build. But he is

1 willing to work to amend this so that he and the
2 neighborhood are well comfortable with each other.

3 You -- my understanding is that the -- in
4 talking to Paul today, the application was
5 presented to the Board, and the denial was given
6 for what was in the application. And I understand
7 that probably the ZBA will be seeing it before any
8 of us will be, hopefully, because -- but if you
9 look at this, it's not the normal process, because
10 we're dealing with a -- we're dealing with a
11 legally bound agreement. And I feel strongly that
12 the people down in that area want this to move
13 forward. I feel that it's going to be a point
14 where we need to move on with other things to
15 perhaps review the code, so we don't have this
16 particular situation come up ever again.

17 And if it's going out of process, I think
18 that any -- anywhere that getting the application
19 before the Boards and moving it forward is a
20 benefit for everyone, including, including
21 listening and letting the rest of the community
22 have their thoughts on it as well.

23 So I'm not advocating for the applicant, not
24 advocating for the neighborhood, I'm advocating
25 for getting this to move forward, so that it

1 doesn't stay stagnant for the 12 years that it did
2 before. I think that we owe that to all of the
3 community, to be honest with you.

4 MR. SALADINO: My question to this Board is,
5 is that since when does the Village Board involve
6 itself in another Statutory Board's process? I
7 mean, where does it say that the Village Board
8 decides -- you can call a public meeting, you can
9 certainly call a public meeting, and you can
10 certainly request Statutory Board Members to
11 attend. But to suggest that at the end of that
12 public meeting, and at the end of this
13 application's exhibition, explanation,
14 presentation, that some kind of vote is performed,
15 I think that's totally out of process.

16 And what are we talking about, one month?
17 Progress there hasn't stopped one day. I don't
18 know how one extra month for somebody to go
19 through the normal zoning process, present an
20 application at a Village Board. Policy, since you
21 were on the Board, since before you were on the
22 Zoning Board, since before you were Chairman,
23 policy always has been that applications were
24 accepted by resolution of the Zoning Board at a
25 Zoning Board meeting. I don't understand how this

1 Village Board decides.

2 The Zoning Board is autonomous. I don't
3 understand how this Zoning -- this Village Board
4 decides what happens at a Zoning Board meeting, or
5 how a Zoning Board meeting should be conducted.
6 That's in total violation of Village and New York
7 State Law. I don't understand that. If you
8 want -- if you request members of --

9 TRUSTEE PHILLIPS: Not a --

10 MR. SALADINO: I'm sorry?

11 TRUSTEE CLARKE: I believe it was a request,
12 not a demand, first of all.

13 TRUSTEE PHILLIPS: It's a request.

14 MR. SALADINO: That's not my understanding.

15 TRUSTEE PHILLIPS: It was a request.

16 MR. SALADINO: That wasn't my understanding.

17 TRUSTEE CLARKE: The initial process that
18 was presented to the applicant at a Board meeting
19 that was read -- no, it was a public hearing, was
20 read out, the process, and it took nine months.
21 So, if you want to go back and review the notes
22 from that public hearing, the amount of meetings
23 and the back and forth required totaled --

24 MR. SALADINO: What public hearing did this
25 applicant ever have?

1 TRUSTEE CLARKE: I believe we had a hearing
2 or a --

3 MR. SALADINO: It was a pre-submission
4 conference to the Planning Board.

5 TRUSTEE PHILLIPS: No, John.

6 MAYOR HUBBARD: John, he made a presentation
7 to the Village Board at one of our first meetings
8 when we went back to virtual meetings.

9 MR. SALADINO: It was a public meeting, it
10 wasn't a public hearing.

11 MAYOR HUBBARD: No, it was a public meeting.

12 TRUSTEE CLARKE: The process --

13 MAYOR HUBBARD: He gave a presentation, and
14 Paul laid -- Paul Pallas laid out the time
15 frame --

16 TRUSTEE CLARKE: Nine months.

17 MAYOR HUBBARD: -- of where it was going
18 to go.

19 TRUSTEE CLARKE: It took nine months, John.
20 You can read the minutes.

21 MR. SALADINO: Peter, I'm intimately
22 familiar with this project and the minutes.
23 There's never been a public hearing. There's
24 never been a public hearing.

25 TRUSTEE CLARKE: I misspoke, John. It was

1 at this presentation meeting where the applicant
2 withdrew his application.

3 MR. SALADINO: But that was nothing that
4 the -- that a Village entity did. That was --
5 that was between him and a neighborhood
6 association. And after negotiations with a
7 neighborhood association, they've come to an
8 agreement. That should have nothing to do with
9 the process that's laid out for the Village. The
10 Village shouldn't be -- the Village's actions
11 shouldn't be predicated on what some neighbors
12 want. The Village -- the Village's process is
13 laid out in the Village Code, and we shouldn't --
14 we shouldn't usurp that for -- to save 30 days for
15 this applicant.

16 TRUSTEE PHILLIPS: First of all, John --

17 MR. SALADINO: And just to defend myself,
18 and to defend these comments, what I heard last
19 month, when I was eventually able to hear it, was
20 this is the way -- it wasn't a suggestion, it was
21 this is the way it's going to be. There's going
22 to be a presentation, at the end of that
23 presentation, each Statutory Board -- I don't know
24 what's funny, Peter, but that's what I heard, and
25 you can check the minutes. At the end of that

1 presentation, each Statutory Board will register a
2 vote to schedule a public hearing. That's not how
3 things work.

4 TRUSTEE PHILLIPS: And, John, in order to --

5 MR. SALADINO: Regardless what your -- you
6 think your authority is, that's not how things
7 work.

8 TRUSTEE PHILLIPS: John.

9 MR. SALADINO: I apologize for --

10 TRUSTEE PHILLIPS: John, it was my
11 suggestion to put it out there to see if it was
12 possible to make it work. It was not a demand
13 on -- it was in my work session as a suggestion,
14 and that's how it is, was being presented.

15 There was a lot of discussion. There's a
16 lot of -- there's a lot of angst over this.
17 Everyone wants to have the opportunity to have
18 their comments. Everyone wants to see the project
19 move forward. Everybody wants to do the process,
20 but it was a suggestion.

21 And it has been done before, probably before
22 your time as being Chairman. But we also have a
23 situation where we're dealing with amending a
24 legal stipulation. And I think, at this point,
25 that probably is the biggest question of how to

1 proceed with amending a legal -- a legal document.

2 We have to have all the parties agree to it.

3 MR. SALADINO: My other question is, if
4 we're talking about amending a legal document, if
5 we're talking about litigation, how come this is
6 not in executive session? How come this is --
7 this is -- at the Zoning Board, it was explained
8 to me that there would be a vote on a variance,
9 and then there would be a vote on -- at a
10 public -- there would be a public hearing, and
11 then a vote for the public on a modification to a
12 stipulation. If we're talking about litigation,
13 how come that's not in executive session? How
14 come none of this conversation is in executive
15 session?

16 ATTORNEY PROKOP: The Board's --

17 MR. SALADINO: I'm sorry?

18 TRUSTEE CLARKE: I'm not sure why you
19 brought it up, John.

20 MR. SALADINO: I brought it up because I'm
21 not -- I'm not an elected official, I'm a
22 volunteer. I'm not an elected official. I don't
23 have to accommodate constituents. I took an oath
24 to do a job, and that job is -- I do it regardless
25 of what -- I don't have constituents, so I don't

1 have to worry about what my constituents think
2 about how the job is done. We do the job, and you
3 have to worry about being elected. So perhaps
4 you'd like this in public, perhaps you -- some
5 stuff you would like to be discussed behind closed
6 doors. I don't know the motivation behind it.
7 All I know is I sat through a thousand Village
8 Board meetings, and any time litigation came up,
9 it was always in executive session, it was never
10 discussed in front of the public.

11 But getting aside from that, I just don't
12 think -- I just don't think that the Village Board
13 should be making -- should be deciding how another
14 Statutory Board conducts itself, especially when
15 the duties and responsibilities of that particular
16 Statutory Board is spelled out in both State and
17 Village Code.

18 If the Village Board wants to call a meeting
19 and have a presentation, I'm not sure what would
20 be different than any other presentation, or
21 what's available to the public on the -- on the
22 website right now. I don't know what would be
23 different with that, except maybe body language or
24 sincerity, I don't know. But to suggest at the
25 end of that presentation a particular Statutory

1 Board takes a vote and schedules a public hearing,
2 that's not how the process works.

3 TRUSTEE PHILLIPS: But, John, if you had --
4 just take a second, you probably -- the ZBA will
5 be hearing it before we will, because the
6 application has come in. It's been issued a
7 denial, and I'm assuming it will be on -- it will
8 be on your next ZBA meeting.

9 MR. SALADINO: Well, if that was -- if that
10 was -- if that's -- if that's what happens, then,
11 obviously, I wouldn't have a complaint, but that's
12 not what's been suggested. That's not what's been
13 suggested. If your -- if your public meeting for
14 this presentation is before February 16th for the
15 next ZBA meeting, then that won't be what's
16 expected from the ZBA. What would be -- what
17 would be expected from the ZBA that evening is a
18 vote on accepting that application and scheduling
19 a public hearing.

20 TRUSTEE PHILLIPS: And as you heard, as you
21 heard tonight, we are still waiting to hear from
22 Paul as to the process, and he updated us as to
23 the application had come in and the denial has
24 been issued. So the denial has been issued. The
25 applicant has the application in. It would

1 behoove that it gets onto the February, so that
2 things can move forward. You happened to -- you
3 know, the denial, it get done faster. The
4 applicant got it in, the Village reviewed
5 everything, and they did the denial form, so now
6 it is in process.

7 MR. SALADINO: No one on the Zoning Board of
8 Appeals would have a problem with that, but that's
9 not how things were explained to the members of
10 the Zoning Board of Appeals. No one on the Zoning
11 Board would have a problem with that, that's
12 normal process. Someone files an application --
13 files an appeal, it comes before the Zoning Board,
14 they review the application. If it's complete and
15 correct, they accept the application, schedule a
16 public hearing, schedule a site visit, and it's on
17 their agenda for the next month for the public
18 hearing. That's normal process. Nobody would be
19 have a problem with that. That's not how it was
20 explained.

21 And I don't want to throw Mr. Pallas under
22 the bus here, because I think a lot of different
23 stuff is going on between a Mayor and four
24 Trustees that perhaps I'm not privileged to. So I
25 know what I heard, I know what was explained to

1 me, and I'm raising the issue to you now. If the
2 Zoning Board doesn't have to go outside of
3 process, I apologize.

4 MAYOR HUBBARD: No, that's fine. If I could
5 just explain a few things, John. I mean, I had a
6 discussion with you, I've talked with Paul Pallas
7 about this, with the Village Attorney. The
8 suggestion was made at that last meeting. I told
9 Paul we wanted to see the application come in of
10 what he's actually asking for to change, so that
11 we all understand what we're even going to have a
12 presentation on, and it's taken that long.

13 We got the application on Tuesday, they took
14 care of the paperwork, he was issued his denial
15 today, and everything is just going through the
16 normal process. We have not scheduled that group
17 presentation meeting, because my opinion at the
18 time was that we did that once before a
19 year-and-a-half ago and it wasn't productive. So
20 we were trying to make sure, if we were going to
21 have a joint presentation, that it was going to be
22 productive, and he'd make the presentation once to
23 everybody. But there was a lot of kickback all
24 the way around, that's why it hasn't happened yet.
25 So, you know, you're asking your questions, the

1 Trustees answered you, and we're in the normal
2 process now at this point, that's the way it's
3 going.

4 MR. SALADINO: If what we discussed tonight
5 is what's going to happen in the future, I
6 apologize for taking up the Board's time.

7 MAYOR HUBBARD: No, you had -- you had a
8 legitimate question, you wanted to ask it, and you
9 got your answers, and that's where we're at right
10 now, you know.

11 MR. SALADINO: Okay.

12 MAYOR HUBBARD: Okay.

13 MS. WADE: (Raised Hand)

14 MR. SALADINO: Okay. Thanks for -- and
15 again, guys, I don't want to make this -- I have
16 no comment about the project, because I don't want
17 to have to recuse myself. I have no comment about
18 the project, I just have a comment about the
19 process. And I think -- I say it all the time,
20 you might have heard me say it 20 times before,
21 when you follow a well marked path, you follow the
22 signs, you never get lost. Once you leave that
23 path, that's when things get lost. Perhaps years
24 ago, if we followed a little better defined path,
25 we wouldn't be in this situation today, is all I'm

1 saying. So I think it's just easier to follow the
2 rules, and this way you always have that to fall
3 back on. I followed the rules.

4 TRUSTEE PHILLIPS: And, John, to just --

5 MR. SALADINO: Again, I apologize if I took
6 up a lot of your time.

7 TRUSTEE PHILLIPS: Just to clarify one
8 thing, is we needed to know exactly what the
9 applicant was doing. Up until this point, we
10 didn't have an application, because there was a
11 lot of discussion and no application. Now we have
12 the application, we have the denial, and it will
13 start moving the process forward.

14 MR. SALADINO: Well, Trustee Phillips, in
15 all fairness to the Zoning Board, it was the
16 Zoning Board that brought up the question of how
17 does it even get in front of the Zoning Board
18 without a -- without a Notice of Disapproval,
19 because at that particular meeting, there was
20 never a mention of a Notice of Disapproval. It
21 would be vote on -- vote on a -- even before there
22 was a request for a variance, a modification.

23 TRUSTEE PHILLIPS: Well, John, without an
24 application in front of you, you have to sometimes
25 get the cart to start moving so that it gets on

1 the table.

2 MR. SALADINO: So the ends justify the
3 means? I don't agree.

4 TRUSTEE PHILLIPS: The applicant --

5 MR. SALADINO: I don't agree.

6 TRUSTEE PHILLIPS: The applicant got the
7 application in, so we know now where we're
8 standing, where before it was a lot of -- a lot
9 of -- a lot of, well, this, that, what, whatever.
10 We now actually have an actual document that is
11 pointing in the right direction to go through the
12 process.

13 MR. SALADINO: Mary Bess, and nobody has a
14 problem with that. Again, I don't have a problem
15 with that.

16 TRUSTEE PHILLIPS: We had to get the --

17 MR. SALADINO: I know what I heard at the
18 last meeting. I wasn't -- because it was virtual,
19 I wasn't there. I didn't have access to a
20 computer or a phone, for whatever reason, and this
21 was my opportunity to speak to it. So, again, I
22 apologize for taking up the Board's time. Thank you.

23 MAYOR HUBBARD: Thank you very much, John.

24 MR. SALADINO: Get me out of here. How do I
25 sign off? Paul, get me out of here.

1 MAYOR HUBBARD: Hit the little screen
2 button, click on it.

3 Did you want to say something, Randy?

4 MS. WADE: Thank you. I have a questions.
5 Is it still going to -- 123 going to the Planning
6 Board for a site plan review as well at the same
7 time?

8 MAYOR HUBBARD: The application has to go to
9 all the Boards. All the Boards have to review it,
10 all four Boards.

11 MS. WADE: So the Planning Board is not
12 really waiting on the ZBA?

13 MAYOR HUBBARD: They take care of different
14 parts of the process.

15 MS. WADE: Okay. And then I forgot to
16 mention on an entirely different note, I don't
17 mean to hurt the feelings of whoever did it, but
18 those big signs at the road ends blocking the
19 vista of the beautiful bucolic water and birds, I
20 wish they could be relocated, maybe over to Fifth
21 and Sixth Street Beach, to have all the signs for
22 what all the rules are going to be. But they're
23 really inappropriate at -- I know, I love the
24 catchment of the water before it goes into the
25 bay. The project was excellent, and I'm so glad

1 you did it. And I really hope that those huge
2 metal sign stanchions will be moved.

3 ADMINISTRATOR PALLAS: (Raised Hand)

4 MS. WADE: Hi, Paul.

5 ADMINISTRATOR PALLAS: Mr. Mayor, if I may.

6 MAYOR HUBBARD: Yeah, go ahead.

7 ADMINISTRATOR PALLAS: Those signs are
8 required by the County as part of the grant.

9 MS. WADE: Can they be put to the side
10 somewhere?

11 MAYOR HUBBARD: We'd have to look at it. I
12 mean, I was down at Fourth Street looking at the
13 puddle the other day and I didn't think the -- the
14 kiosk looked obtrusive at all, in my opinion. You
15 know, I mean, it's a big -- you've got, you know,
16 200 feet of open view, and now you got one sign
17 there saying what the process is.

18 If you look at Mitchell Park, there's still
19 a sign down there from the Mitchell Park process
20 that was done by New York State, because their
21 money went into it, and they said the sign needed
22 to stay up there. That's why it's there. The
23 park's been done for 12 years and the sign was
24 still there. I mean, some of that's just a
25 requirement of using other people's money for

1 stuff they want to make sure that they get credit
2 for it.

3 MS. WADE: Right. But like look down Clark
4 Street. You go down there and it's actually a
5 very big percentage. Those side streets, it's
6 really a big percentage of the vista. And maybe
7 it's selfish, because it used to be sort of
8 discreet, and now it looks like a big, you know,
9 sign, come here and see what's going on. So
10 you're right, it's probably selfish of me, but I
11 hope they could be --

12 MAYOR HUBBARD: No, I'm not saying that.
13 I'm just saying, you know, it's part of the
14 process. And, you know, the big sign that says
15 there's a PSE&G cable underground, that I wasn't
16 in favor of that, but that had to be put there,
17 and it's on both sides. The big yellow sign
18 behind that red building you were talking about,
19 but it had to be there legally, so that if
20 somebody hooks on the cable, gets electrocuted,
21 the sign was there warning them that it was there.
22 Some of these things are just part of the process.
23 It has to be labeled and identified that something
24 is in the area.

25 MS. WADE: No, I can understand there has to

1 be a sign, just off to the side.

2 And I had another question. Behind the
3 brick building, it looks like the sand has washed
4 away, and there are all these exposed cords that
5 look like kind of dangerous.

6 MAYOR HUBBARD: We've cut them down at least
7 half a dozen times. And the beach is moving all
8 around with the storms and everything else.

9 MS. WADE: Okay.

10 MAYOR HUBBARD: We'll have to look at
11 cutting them down again. But they were cut down
12 two feet below grade several years ago and the
13 grade has changed. That's the sand that went up
14 towards Widows Hole, migrated around the bend, and
15 that's what's happening, now they're re-exposed
16 again.

17 MS. WADE: Oh, thank you.

18 MAYOR HUBBARD: We could go back, take a
19 look at it, but it has been done previously.

20 MS. WADE: Oh, thanks.

21 MAYOR HUBBARD: Okay? All right. Thank
22 you. Is there anybody else who wishes to address
23 the Board?

24 (No Response)

25 MAYOR HUBBARD: All right. I'll offer a

1 motion at 9:45 to go into executive session. So
2 moved.

3 TRUSTEE PHILLIPS: Second.

4 MAYOR HUBBARD: All in favor?

5 TRUSTEE CLARKE: Aye.

6 TRUSTEE ROBINS: Aye.

7 TRUSTEE MARTILOTTA: Aye.

8 TRUSTEE PHILLIPS: Aye.

9 MAYOR HUBBARD: Aye.

10 (The meeting was adjourned to executive
11 session at 9:45 p.m.)

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