

VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK

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BOARD OF TRUSTEES

REGULAR SESSION

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Third Street Firehouse

March 25, 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 7:00 p.m.)

2 MAYOR HUBBARD: Call the meeting to order
3 with a pledge to the flag.

4 (All stood for the Pledge of Allegiance)

5 MAYOR HUBBARD: Please remain standing for a
6 moment of silence for Michael Eugene Gagen,
7 Charlotte A. Wissman, Helen Finno and Ann E. Toy.

8 (All remained standing for a Moment of
9 Silence)

10 MAYOR HUBBARD: Thank you. You may be
11 seated.

12 Okay. Under announcements, the Carousel
13 Committee is in need of volunteers.

14 The Annual Organizational Meeting will be
15 held at 6 p.m. on April 1st, that's next Thursday,
16 2021 at the Old Schoolhouse, Front and First
17 Streets.

18 The Village offices will be closed at 12
19 noon on April 2nd, 2021 in observance of Good
20 Friday.

21 A public hearing on the 2021-2022 Tentative
22 Budget will be held at 6 p.m. on April 8th, 2021
23 at the Old Schoolhouse, Front and -- Front and
24 First Street.

25 The annual tax lien sale is scheduled for

1 10 a.m. on April 27th, 2021 at Village Hall.

2 Liquor License Application: We have a
3 new application from The Gallery Bar LLC, located
4 at 314 Main Street. Anybody who wishes to comment
5 on that may send their comments to the SLA.

6 Okay. Public to address the Board. Would
7 the public like to address the Board on any topic?

8 MS. EDWARDS: (Raised Hand)

9 MAYOR HUBBARD: Okay. Come on up. Your
10 name and address for the record and --

11 MS. EDWARDS: Sarah Duffy Edwards, 163 Fifth
12 Street.

13 I wanted to come in public and thank you all
14 for the attention and the thoughts that you put
15 together for the Fifth Street Beach and Park, I
16 think they're great ideas. I think they're a step
17 in the right direction, and I just wanted to say
18 thank you for giving the attention that it
19 deserved.

20 I especially wanted to point out that I
21 think the addition of more barbecues, great idea.
22 I walked the beach this morning, there were three,
23 you were right, so we could definitely use more.
24 More trash cans, because, you know, it's just
25 overflowing every day of the week, so that would

1 be helpful. And I know that our Village workers
2 do a great job of picking everything up, and our
3 neighborhood walks the beach and picks things up
4 as well, so some more trash cans would be helpful.

5 And I especially applaud the idea of a
6 part-time beach attendant for those 10 weekends in
7 the summer that was proposed. And I hope that
8 will move forward, because I think having an
9 ambassador there to welcome people, to answer
10 questions, to be a friendly face and voice is a
11 great idea, but it also is a presence of, you
12 know, following the rules, which I think goes a
13 long way without any kind of strong-arming, really
14 helpful.

15 When you put that together, I would like to
16 suggest that that job start probably some time
17 from noon on, as opposed to 9 to 5 or 10 to 6,
18 because, really, the problems and the issues
19 really start to mount in the afternoon and
20 certainly as we get close to dusk.

21 So if we're asking people to leave the park
22 by dusk, if we could have that beach attendant
23 working afternoons into the early evening, 12 to
24 8, 12 to 7, whatever is decided, I think that's
25 more effective than 9 to 5, because nothing's

1 really going on down there most weekends before
2 noon.

3 And I don't know if this is possible. I
4 think the signage is terrific, I think
5 everything's on there. It would be great to put
6 "No Alcohol" as well, because I think if you talk
7 to the Village workers, you're going to see we
8 have dozens of bottles there on Saturday, Sunday,
9 Monday mornings. Maybe that will also help with
10 some of the trash as well, and some of the issues
11 that we've been having with noise.

12 But, basically, I just wanted to come and
13 say thank you. I appreciate your outreach and
14 your attention, and I think it's going to be a
15 great summer if all of those things take place.
16 Thank you.

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

19 MS. ALLEN: Chatty Allen. I just want to
20 echo what was just said about Fifth and Sixth
21 Street. That's my break time in between my
22 high school and elementary run in the mornings,
23 and I've noticed the markings are starting. To
24 put actual parking spaces in, which I think is a
25 great idea, because when I do my afternoon run,

1 cars are parked every which way down there.

2 The only thing that I've been hearing that I
3 personally object to is parking stickers. I grew
4 up on Fifth Street, I grew up at that beach. My
5 older sister lives literally right over the
6 Village line. She still takes her grandchildren
7 there. You have to have a permit to go. She
8 can't go to the beach that she grew up on. I'm
9 not in favor of permits.

10 MAYOR HUBBARD: Uh-huh. You're going to
11 have someone there controlling things, that's
12 great. I think -- I don't think you need to go --
13 I think you're going to alienate a lot of those
14 that live outside the Village that grew up there,
15 that still go to that beach, take pride in that
16 beach, that won't be able to go there and park.
17 That's my personal feeling.

18 But everything that you have been pushing
19 forward to get done before the season is
20 phenomenal, and I commend all of you for the hard
21 work, the thoughtfulness, and everything that has
22 gone into it.

23 Another issue I'm running into again, and it
24 seems to be worse this past week than as in years
25 past, is the ferry line.

1 MAYOR HUBBARD: Uh-huh.

2 MS. ALLEN: I understand Code Enforcement
3 has been down there, but that doesn't help when
4 you're in a 66-passenger bus and can't even go
5 straight on the road, because they're parked both
6 ways into the road, or trying to make the turn
7 from Fourth to Wiggins.

8 I have been rerouting for almost a month now
9 with my run, because I cannot make those loops
10 because of how the line is, and the fact that
11 they -- you can park in the parking -- in the
12 ferry lane.

13 When we had the public hearing about that
14 and changing the times, I spoke out and said it
15 should be year-round, not 24 hours year-round.
16 Year-round in the morning hours, that's it, to
17 keep the cars out of the lane, so that cars,
18 buses, other vehicles can get on those roads. And
19 I know the houses where it involves, it's
20 basically three houses --

21 MAYOR HUBBARD: Yes, it is.

22 MS. ALLEN: -- most of the time. If it was
23 up until 9 a.m., you can't be on the -- on that
24 side, because usually by 9 a.m., the ferry line,
25 you know, has dissipated enough where it's okay.

1 But that's why I was originally trying to advocate
2 that. And yes, it personally affects my job
3 trying to maneuver on those roads.

4 But like I said, Code Enforcement has been
5 down there, I've seen Southold P.D. down there.
6 Unfortunately, you have people that do what they
7 want and don't follow the rules of the road to
8 begin with, like staying parked in the road, you
9 know.

10 So, like I said, I've been redoing how I do
11 my turns, not -- so this way, I'm not putting
12 anyone in jeopardy of trying to make a tight turn
13 like that, and/or getting stuck.

14 The other thing I wanted to bring up, which
15 is a touchy subject with some, are the parklets.
16 I was not in favor of them, but understood why
17 they were being done last year with COVID, to try
18 and give, especially the restaurants, to have more
19 people in.

20 I was not favor with the way the traffic
21 went. You have big trucks or something trying to
22 go to the shipyard. You cannot make that turn
23 from Main Street onto -- I don't even know the
24 name of that road there by the old laundromat.
25 Trying to turn around down the end is difficult in

1 large vehicles.

2 If you are going to do this again, which I'm
3 not in favor of, but I wasn't last time either,
4 you need to have it so every business is
5 responsible for their area. I can't tell you how
6 many times I've had to go that way. People are
7 sitting on the parklets with their legs in the
8 road. They step over the parklets and walk out
9 into the road. If the businesses want this, they
10 need to be responsible for what's going on, just
11 like they're responsible for what goes on inside.
12 If that's their area, they need to make sure it's
13 safe.

14 I saw too many close calls with those
15 parklets up. And I also feel, instead of turning
16 from Main Street onto Front, it needs to go the
17 opposite way.

18 Our First Responders should be the top
19 person to listen to with how things are moving.
20 They have to get through. They need to know
21 what's going on. They re -- they redid how they
22 went. They have always gone east. When you made
23 the traffic go west, they had to redo their -- the
24 way that they go to rescues, fires whatever, and
25 to me, it's dangerous. And there also needs to be

1 some kind of a way for them to get past those
2 parklets if there's a true, you know, rescue or
3 fire. The way they're set up, it's -- you know,
4 you just look up and say thank you for nothing bad
5 happening while they were there.

6 But like I said, I'm not a proponent. I
7 know a lot of locals are not in favor. But we
8 didn't speak up too much, because we knew the
9 businesses needed the help. But when you're
10 taking away that much parking from locals,
11 something else needs to be done.

12 If they want these parklets and you're going
13 to get rid of all these spaces, we all know people
14 are not going to take a shuttle. It's been tried
15 and tried. People would rather park in the
16 residential area and walk forever than have to
17 rely on a shuttle. So how about all the people
18 that work in the Village, instead of them taking
19 up a space, they park elsewhere and get shuttled
20 in? And that would take -- that would accommodate
21 the spaces that they want taken away.

22 But -- and I just want commend all of you,
23 because I know this year has not been easy. You
24 have been doing a great job. You've been keeping
25 people informed, and you've had the best interest

1 of this Village, so thank you, and just keep up.

2 And congratulations, Mary Bess and Julia,
3 for your -- back on, staying on as Trustees.

4 Thank you.

5 MAYOR HUBBARD: All right. Thank you.

6 Anybody else wish to address the Board?

7 MR. MACKEN: Good evening. Frank Macken,
8 138 Sterling Avenue. So I had a question about
9 the status of the 123 modification application
10 given the ZBA hearing.

11 MAYOR HUBBARD: Okay. What is the question?

12 MR. MACKEN: So the question is, where is it
13 now? I see it's not -- it didn't --

14 MAYOR HUBBARD: It's been withdrawn. The
15 modification was turned down by the Zoning Board
16 of Appeals and that's the end of it.

17 MR. MACKEN: Okay. So -- but part of that
18 modification -- so it's not going to be
19 resubmitted to the Planning Board?

20 MAYOR HUBBARD: No.

21 TRUSTEE PHILLIPS: No.

22 MAYOR HUBBARD: He's building as the
23 stipulation was signed in 2007, he's building it
24 as is, that's it.

25 MR. MACKEN: Okay. But the Planning -- the

1 application that was submitted divided the
2 commercial space into two, into two zones, one for
3 the indoor parking and one for dividing it,
4 subdividing it into 12 private units with --

5 MAYOR HUBBARD: That's all been -- that was
6 denied by the Zoning Board, so there is no -- he's
7 going by the stipulation agreement being built as
8 is, and that's it.

9 MR. MACKEN: Okay. So I under -- but I
10 understand from the work session last week that
11 the -- he has already -- he was granted approvals
12 by the -- by the Building Department to pursue the
13 infrastructure for what he had proposed before it
14 was reviewed. So he is actually -- you know,
15 currently, work is going -- ongoing to install the
16 infrastructure for something that has not been
17 reviewed, and, you know -- you know, this is very
18 controversial, dividing that commercial space into
19 12 individual units.

20 MAYOR HUBBARD: Okay. The Village
21 Administrator can answer you on that, but
22 everything that he's doing is approved.

23 MR. MACKEN: Okay. But I'm saying, how can
24 it be approved if it hasn't been reviewed?

25 MAYOR HUBBARD: It's part of the stipulation

1 agreement, it's already been taken care of, Frank.
2 Everything that he was doing was approved
3 previously. He went back to the original plans
4 that everybody down there wanted to build per the
5 stipulation, and that's exactly what he's doing.

6 MR. MACKEN: Right. But on the stipulation,
7 on the legal stip -- well, my point is, so the
8 legal stipulation and the original plans, the
9 plans had -- there was no -- there was nothing,
10 there was no detail for the ground floor, and then
11 he applied to create indoor parking of these 12
12 individual units.

13 MAYOR HUBBARD: And the parking was denied,
14 so he's doing 15,000 square feet of commercial
15 space --

16 MR. MACKEN: Right, which he is --

17 MAYOR HUBBARD: -- on the first floor.

18 MR. MACKEN: Which he is dividing into 12
19 individual units with bathrooms and all that
20 stuff.

21 MAYOR HUBBARD: No. It doesn't -- it
22 doesn't need to go back to Planning Board, it's
23 all been approved.

24 MR. MACKEN: The infrastructure --

25 MAYOR HUBBARD: Paul, could you answer this

1 for him please?

2 ADMINISTRATOR PALLAS: Yes.

3 MAYOR HUBBARD: Because we're just going to
4 keep going around in circles.

5 ADMINISTRATOR PALLAS: Thank you, Mr. Mayor.
6 The -- right now, the -- as the Mayor has stated,
7 the plans as submitted as part of the stipulation
8 agreement, that's how it's being built. If he
9 chooses to subdivide and submit an application to
10 the Planning Board for that to subdivide the
11 space, that would need to go back to the Planning
12 Board for review, only the Planning Board.

13 MR. MACKEN: Okay. So are you saying that
14 none of the infrastructure work in terms of
15 plan -- public -- of plumbing for this subdivision
16 has been approved and they're allowed to proceed?
17 Is that what you're saying, that that is still --
18 the space is not built out as yet?

19 ADMINISTRATOR PALLAS: As far as I know,
20 there has been some plumbing work done in
21 anticipation, because he had to pour the
22 foundation, but no fixtures have been put in. He
23 was instructed that if he wants to subdivide it,
24 he would need to come before the Planning Board
25 with an application for the use of the space, it's

1 that simple.

2 MR. MACKEN: Okay. So my understanding from
3 last session and Ms. Wade's testimony was that
4 this infrastructure is actually in place. Like so
5 there are 12 individual bathrooms and the
6 plumbing, you know, and -- you know, the plumbing
7 is there, the rough plumbing has been installed
8 already. And that to me is very -- I don't know
9 how that could happen.

10 ADMINISTRATOR PALLAS: Again --

11 MR. MACKEN: I mean, the whole thing about
12 the stipulation is that it's subject to review,
13 and Planning Board, you know, the parameters of
14 the Planning Board review and the parameters of
15 ZBA review are defined, clearly defined, and
16 they're there to act as check -- as check and
17 balance against what's going on in the Village.

18 So now, what we have is that the Building
19 Department appears to have granted approvals for
20 work that has not been -- yet been -- which was to
21 be reviewed today by the Planning Department -- by
22 the Planning Board until it was reviewed, but
23 meanwhile, all this work has gone on. So there is
24 a -- to me, that just raises a whole bunch of red
25 flags.

1 I mean, I grew up in planning -- public
2 administration, and both my father and my brother
3 were heavily involved in public administration and
4 planning law. And the one thing that I learned
5 from -- that I was told from the start is it's all
6 about the procedure, about the integrity of the
7 process, and the etiquette of how things are done.
8 So it's just raising a whole bunch of red flags
9 for me that the Building Department is approving
10 things that haven't been -- that haven't been
11 reviewed, even though the stipulation is subject
12 to review. Any modification is subject to review.

13 So now what we have is a situation, which
14 is -- to me is highly questionable, borderline
15 illegal under State Law, but I'm not a lawyer.
16 But I think that like when you have a situation
17 like that, it needs to -- it needs to be reviewed.
18 And I think you're -- lines are being crossed and
19 things are being done, and it's just -- it's a
20 pattern of favoritism that has been shown towards
21 Mr. Pawlowski. Now I have nothing to --

22 MAYOR HUBBARD: Well, let me just --

23 TRUSTEE PHILLIPS: Oh, wait a minute.

24 MAYOR HUBBARD: Let me clarify something.

25 TRUSTEE PHILLIPS: No, no.

1 MAYOR HUBBARD: No, let me just -- you're
2 going a little too far saying that there's
3 favoritism, that laws are being broken, and we're
4 violating things. You're misreading the
5 stipulation agreement. It says if you deviate
6 from the agreement, then it needs Planning Board
7 review. He is not deviating from the agreement.
8 So you're misreading that whole paragraph that's
9 in there. Somebody else brought that up and
10 highlighted just parts of it.

11 He's going per the stipulation agreement to
12 the letter, that's it. And it says 15,000 square
13 feet of space, it does not define what that is.
14 If the commercial retail is 15,000 square feet on
15 the first floor, it does not say it has to be one
16 unit, 20 units. It could be a fish packing plant,
17 it could be a restaurant, it could be whatever.
18 It's got to stay commercial retail per code.

19 MR. MACKEN: But if you have --

20 MAYOR HUBBARD: So insinuating that we're
21 breaking the law, somebody else is breaking the
22 law --

23 MR. MACKEN: I'm not -- I'm not.

24 MAYOR HUBBARD: -- and twisting things,
25 that's completely off bases.

1 MR. MACKEN: I'm not insinuating it, I'm
2 asking questions that need to be asked. And I
3 think that the fact that this infrastructure for
4 this subdivision, which is highly questionable,
5 because what he is proposing is to divide the --
6 this enormous commercial space, waterfront
7 commercial space into 12 individual studios with a
8 bathroom, to be sold privately, which then creates
9 and -- which then, there's a strong argument,
10 makes it residential accessory.

11 MAYOR HUBBARD: Okay. Explain to me, how do
12 you know there's 12 individual spaces that are
13 going to be sold, how do you know that?

14 MR. MACKEN: Because that's what Pawlowski
15 proposed.

16 TRUSTEE PHILLIPS: Is there a --

17 MR. MACKEN: He said that.

18 MAYOR HUBBARD: He's not changing anything.

19 MR. MACKEN: But, no. He proposed -- he has
20 12 individual units, and it's subject to review,
21 because they would be private spaces sold to the
22 residential --

23 ATTORNEY PROKOP: Can I clarify?

24 TRUSTEE PHILLIPS: Yes, please.

25 ATTORNEY PROKOP: Can I just clarify?

1 MAYOR HUBBARD: Joe, will you please answer
2 his questions?

3 ATTORNEY PROKOP: You're obviously familiar
4 with the stipulation. On page -- the first full
5 paragraph on Page 4 of the stipulation refers to
6 three different sets of plans, a building -- two
7 site plans, description of uses, and also a set of
8 building plans. Paul, please correct me if I'm
9 incorrect. Any, any deviation or variation of
10 those three items requires a Planning -- Planning
11 Board review and approval, and possibly also,
12 depending on what it is, possibly also approval by
13 the Zoning Board and the Board of Trustees.

14 And so far, we -- there hasn't been a
15 deviation that we're aware of. I'm not saying
16 that we're aware of to condition it, because we
17 are aware of what's happening in the building, but
18 there has not been a deviation or an application
19 for a deviation presented to the Village of
20 Greenport. If there is, it will be submitted to
21 the Boards, just like I -- just as I said.

22 MR. MACKEN: So -- but --

23 ATTORNEY PROKOP: Those are the three
24 controlling -- so this whole circle of vague, you
25 know, vague accusations, you know -- excuse me,

1 vague comments, and I'm saying that respectfully,
2 sir, what boils down to these three items that are
3 mentioned, the two plans, a site plan, and a set
4 of description of uses. And that's the
5 controlling language in the agreement and what
6 controls what happens there.

7 MR. MACKEN: Right. But where it would
8 deviate from the stipulation, from the agreed uses
9 would be where he subdivides it as he has proposed
10 into 12 individual units, of which --

11 ATTORNEY PROKOP: But that's your -- we
12 don't have a proposal from him to subdivide it.

13 MR. MACKEN: But that's just what he --
14 that's what -- that's what the Zoning Board was
15 looking at, what the Planning Board was looking
16 at, and the Zoning Board was only looking at the
17 indoor parking.

18 ADMINISTRATOR PALLAS: Mr. Macken.
19 Mr. Macken, If I may, the --

20 MAYOR HUBBARD: That's completely wrong.

21 ADMINISTRATOR PALLAS: That was proposed as
22 part of an overall package that included changing
23 the parking. That was denied, as you know, and as
24 was repeated here several times, denied by the
25 Zoning Board. So that specific application is no

1 longer relevant.

2 As I stated earlier, if anything changes, if
3 he wants to put in -- subdivide the space and get
4 a specific tenant in that space, whatever that
5 tenant is, if it's waterfront commercial,
6 permitted uses, it would still likely go to the
7 Planning Board for ultimate approval. None of
8 that has been presented to the Village at this
9 time.

10 If he put in rough plumbing prior to getting
11 that approval, we would tell him to come in and
12 get a permit for the plumbing. But plumbing in
13 and of itself does not require Planning Board
14 review.

15 MR. MACKEN: Okay. But -- so my
16 understanding was that he has been given Building
17 Department approval for the multiple bathrooms.

18 ADMINISTRATOR PALLAS: I have no idea where
19 you're getting that information from.

20 MR. MACKEN: (Pointing)

21 ADMINISTRATOR PALLAS: Well, I don't know
22 who you're pointing to, but I don't -- the only
23 employees that work for me that would have
24 authority to grant that approval have not granted
25 such approval.

1 MR. MACKEN: Okay. Well, I think probably
2 Ms. Wade should -- should respond from here,
3 because I'm going by the -- by the work session of
4 last week, and that this -- that there's multiple
5 bathroom -- the rough plumbing for these multiple
6 bathrooms is already installed.

7 ADMINISTRATOR PALLAS: Again, Mr. Macken,
8 I'm sorry -- I'm sorry to interrupt you, but rough
9 plumbing does not constitute anything other than
10 rough plumbing. If he's doing it in advance of
11 potential approval and comes in with a request for
12 that and it's granted, so be it. If it's not
13 granted, then he put in plumbing for no use.
14 That's his risk, period, plain and simple.

15 MR. MACKEN: Well, I'm a contractor, so I
16 don't do any plumbing work unless it's been
17 approved by the planning examiner, and I don't
18 do it because I can't. You know, so rough
19 plumbing is an integral part of plumbing, of
20 plumbing approval, which has to be approved before
21 it's put in, so --

22 ADMINISTRATOR PALLAS: Again, plumbing does
23 not require Planning Board approval. Your
24 question is about Planning Board. As I've already
25 stated, if plumbing has gone in that were not on

1 the plans, we will discuss it with the applicant,
2 explain to him that he needs to bring in plans,
3 and we will review those plans, and if they're
4 acceptable, we would approve the rough plumbing,
5 period. That would not require Planning Board
6 approval.

7 MR. MACKEN: My question was not about the
8 Planning Board, it was about the Building
9 Department approving this plumbing, which has now
10 been installed as rough plumbing before the
11 Planning Board got to review it. That was my
12 question.

13 ADMINISTRATOR PALLAS: But, again, just --

14 TRUSTEE PHILLIPS: Planning Board doesn't --

15 ADMINISTRATOR PALLAS: Okay. So you just
16 said it's not about the Planning Board, and then
17 you said the Building Department shouldn't approve
18 rough plumbing before the Planning Board.

19 MR. MACKEN: Yes.

20 ADMINISTRATOR PALLAS: Of course we can
21 approve rough plumbing before Planning Board, of
22 course we can. If there's no -- if there's no
23 application for walls or anything like that, and
24 all he's showing us is plumbing, we can -- that is
25 something that would be within the Building

1 Department's purview to --

2 MAYOR HUBBARD: No.

3 MR. MACKEN: I'm going to yield --

4 MAYOR HUBBARD: One person at a time,
5 please.

6 MR. MACKEN: Okay. I'm going to yield the
7 floor to Ms. Wade, because, obviously, this is
8 like going all over the place.

9 MAYOR HUBBARD: Exactly. I mean, you wanted
10 to go by the stipulation agreement for the past
11 2 1/2 years.

12 MR. MACKEN: Yes.

13 MAYOR HUBBARD: He's going by the
14 stipulation agreement, and now you're fighting us
15 on that again.

16 MR. MACKEN: No, no, I am not fighting you
17 on that.

18 MAYOR HUBBARD: So that's -- I mean, I
19 just -- I don't understand what you want,
20 Mr. Macken --

21 MR. MACKEN: Okay.

22 MAYOR HUBBARD: -- I really don't.

23 MR. MACKEN: What I want is that the
24 Planning review be allowed to happen before
25 somebody prejudices the laying of the structure.

1 MAYOR HUBBARD: It's not required by the
2 stipulation agreement, it's not required by that.
3 As many times as I keep saying that, and Paul says
4 it and the Attorney says it, it's not required if
5 it goes by the stipulation agreement. You might
6 disagree with it, you're entitled to your opinion,
7 but by law, we're doing what is required by the
8 stipulation agreement.

9 MR. MACKEN: I'm just -- I think I'm making
10 a reasonable -- I'm trying to be respectful and
11 make a reasonable point from my experience and my
12 observation of what's been happening. So it just
13 seems to me that it is odd that he would be
14 allowed by the Building Department to proceed with
15 infrastructure work for something that has not
16 been approved. Then it makes no -- why would he
17 do that? Because then he would have to rip it up,
18 he would have to chop up the concrete slab.

19 MAYOR HUBBARD: If he has to rip it up and
20 pull it out, he has to.

21 MR. MACKEN: Okay.

22 MAYOR HUBBARD: So I --

23 MR. MACKEN: Okay. No, I mean, I just came
24 up to ask a question. I was saying why is this --
25 why is this happening? It doesn't seem to make

1 sense to me that somebody would do this and be
2 granted approval for it before the Planning
3 review. Now you're saying there's going to be no
4 Planning review. So at what point --

5 MAYOR HUBBARD: If he builds according to
6 the stipulation agreement, it does not have to go
7 back to the Planning Board. He tried to modify
8 the agreement, Zoning Board denied it. He needed
9 all four Boards to approve it. It got denied by
10 the Zoning Board, so it's not going back to
11 Planning Board for review, it's not going to HPC,
12 it's not coming to us, it ended right there. He
13 needed all four Boards to approve it, they did
14 not.

15 So his modifications were denied, it's done.
16 He withdrew all of that. He's not going for any
17 other modification. He's building per the
18 stipulation agreement from 2007, which is what
19 you've been asking us to approve for three years.

20 MR. MACKEN: Yes. No, I agree.

21 MAYOR HUBBARD: And that's all he's doing.

22 MR. MACKEN: Okay. That didn't seem to be
23 to me what's happening. But I will thank you for
24 your time.

25 MAYOR HUBBARD: You're welcome. Okay.

1 MS. WADE: Randy Wade, Sixth Street. I
2 think I do understand now. I appreciate your
3 explanation. And that when he will go for
4 waterfront commercial, you know, and figures out
5 what he's going to do there, then it will go to
6 the Planning Board.

7 My only confusion was I didn't know you
8 could put rough plumbing drains in for a toilet
9 randomly in a slab ground floor. I would have
10 thought that if somebody came and said, "And I'm
11 going to have toilets here," that the Building
12 Department would say, "Well, if you're going to
13 have toilets there, you're probably going to need
14 walls, so why don't you go to the Planning Board
15 and start talking about walls with them." That's
16 what I would have thought, but whatever. I'm glad
17 it's going to eventually get to Planning. Thank
18 you.

19 MAYOR HUBBARD: Okay. Anybody else wish to
20 address the Board?

21 (No Response)

22 MAYOR HUBBARD: Okay. We'll move on to the
23 regular agenda.

24 I'll offer RESOLUTION #03-2021-1,
25 RESOLUTION adopting the March, 2021 agenda as

1 printed, with one addition. I have a personnel
2 issue, which will be Item #03-2021-20, will be
3 added to the end of the agenda. I'll read that
4 one at the end. So moved.

5 TRUSTEE MARTILOTTA: Second.

6 MAYOR HUBBARD: All in favor?

7 TRUSTEE CLARKE: Aye.

8 TRUSTEE MARTILOTTA: Aye.

9 TRUSTEE PHILLIPS: Aye.

10 TRUSTEE ROBINS: Aye.

11 MAYOR HUBBARD: Aye.

12 Opposed?

13 (No Response)

14 MAYOR HUBBARD: Motion carried.

15 Trustee Clarke.

16 TRUSTEE CLARKE: Thank you, Mr. Mayor.

17 RESOLUTION #03-2021-2, accepting the monthly
18 reports of the Greenport Fire Department, Village
19 Administrator, Village Treasurer, Village Clerk,
20 Village Attorney, Mayor and Board of Trustees. So
21 moved.

22 TRUSTEE MARTILOTTA: Second.

23 MAYOR HUBBARD: All in favor?

24 TRUSTEE CLARKE: Aye.

25 TRUSTEE MARTILOTTA: Aye.

1 TRUSTEE PHILLIPS: Aye.

2 TRUSTEE ROBINS: Aye.

3 MAYOR HUBBARD: Aye.

4 Opposed?

5 (No Response)

6 MAYOR HUBBARD: Motion carried.

7 TRUSTEE MARTILOTTA: RESOLUTION #03-2021-3,
8 RESOLUTION accepting the application for
9 membership of Heather Trapani to the Phenix Hook
10 and Ladder Company #1 of the Greenport Fire
11 Department, as approved by the Greenport Fire
12 Department Board of Wardens on March 17, 2021.
13 So moved.

14 TRUSTEE PHILLIPS: Second.

15 MAYOR HUBBARD: All in favor?

16 TRUSTEE CLARKE: Aye.

17 TRUSTEE MARTILOTTA: Aye.

18 TRUSTEE PHILLIPS: Aye.

19 TRUSTEE ROBINS: Aye.

20 MAYOR HUBBARD: Aye.

21 Opposed?

22 (No Response)

23 MAYOR HUBBARD: Motion carried.

24 TRUSTEE PHILLIPS: RESOLUTION #03-2021-4,
25 RESOLUTION approving the attached Request for Work

1 Authorizations submitted by Duncan, Weinberg,
2 Genzer & Pembroke, P.C. regarding the New York
3 Association of Power -- Public Power 2021 - 2022
4 Scope of Work, and authorizing Mayor Hubbard to
5 sign the Request for Work Authorizations submitted
6 by Duncan, Weinberg, Genzer & Pembroke, P.C. So
7 moved.

8 TRUSTEE ROBINS: Second.

9 MAYOR HUBBARD: All in favor?

10 TRUSTEE CLARKE: Aye.

11 TRUSTEE MARTILOTTA: Aye.

12 TRUSTEE PHILLIPS: Aye.

13 TRUSTEE ROBINS: Aye.

14 MAYOR HUBBARD: Aye.

15 Opposed?

16 (No Response)

17 MAYOR HUBBARD: Motion carried.

18 TRUSTEE ROBINS: RESOLUTION #03-2021-5,
19 RESOLUTION accepting the attached proposal
20 submitted by Susan Stohr for the development and
21 implementation of legislative and communications
22 strategies to support the Village of Greenport in
23 efforts to: Continue the provision of grant
24 administration services related to the microgrid
25 storm hardening, grant-funded project currently in

1 progress, the Village of Greenport North Ferry
2 Terminal reconstruction project, and to secure
3 State and Federal appropriations funding, grants
4 and external funding, with a maximum cost of
5 \$13,500; with the Agreement term date to end on
6 December 31st, 2021. So moved.

7 TRUSTEE CLARKE: Second.

8 MAYOR HUBBARD: All in favor?

9 TRUSTEE CLARKE: Aye.

10 TRUSTEE MARTILOTTA: Aye.

11 TRUSTEE PHILLIPS: Aye.

12 TRUSTEE ROBINS: Aye.

13 MAYOR HUBBARD: Aye.

14 Opposed?

15 (No Response)

16 MAYOR HUBBARD: Motion carried.

17 TRUSTEE CLARKE: RESOLUTION #03-2021-6,
18 RESOLUTION approving and adopting the attached
19 Public Employer Health Emergency Plan for the
20 Village of Greenport. So moved.

21 TRUSTEE MARTILOTTA: Second.

22 MAYOR HUBBARD: All in favor?

23 TRUSTEE CLARKE: Aye.

24 TRUSTEE MARTILOTTA: Aye.

25 TRUSTEE PHILLIPS: Aye.

1 TRUSTEE ROBINS: Aye.

2 MAYOR HUBBARD: Aye.

3 Opposed?

4 (No Response)

5 MAYOR HUBBARD: Motion carried.

6 TRUSTEE MARTILOTTA: RESOLUTION #3-2021-7,
7 RESOLUTION authorizing Treasurer Brandt to perform
8 attached Budget Amendment #4772, to fund emergency
9 repairs to Engine #4 at the Village of Greenport
10 Electric Plant, and directing that Budget
11 Amendment #4772 be included as part of the formal
12 meeting minutes of the March 25th, 2021 Regular
13 Meeting of the Board of Trustees. So moved.

14 TRUSTEE PHILLIPS: Second.

15 MAYOR HUBBARD: All in favor?

16 TRUSTEE CLARKE: Aye.

17 TRUSTEE MARTILOTTA: Aye.

18 TRUSTEE PHILLIPS: Aye.

19 TRUSTEE ROBINS: Aye.

20 MAYOR HUBBARD: Aye.

21 Opposed?

22 (No Response)

23 MAYOR HUBBARD: Motion carried.

24 TRUSTEE PHILLIPS: RESOLUTION #03-2021-8,
25 RESOLUTION authorizing Treasurer Brandt to perform

1 attached Budget Amendment #4773, to fund repairs
2 to the Sixth Street and Ludlum Place sewer pumps,
3 and directing that Budget Amendment #4773 be
4 included as part of the formal meeting minutes of
5 the March 25th, 2021 Regular Meeting of the Board
6 of Trustees. So moved.

7 TRUSTEE ROBINS: Second.

8 MAYOR HUBBARD: All in favor?

9 TRUSTEE CLARKE: Aye.

10 TRUSTEE MARTILOTTA: Aye.

11 TRUSTEE PHILLIPS: Aye.

12 TRUSTEE ROBINS: Aye.

13 MAYOR HUBBARD: Aye.

14 Opposed?

15 (No Response)

16 MAYOR HUBBARD: Motion carried.

17 TRUSTEE ROBINS: RESOLUTION #03-2021-9,
18 RESOLUTION authorizing Treasurer Brandt to perform
19 the attached Budget Amendment #4774, to fund the
20 purchase and installation of the Village of
21 Greenport Wastewater Treatment Plant SCADA Pump
22 Monitoring System, and directing that Budget
23 Amendment #4774 be included as part of the formal
24 meeting minutes of the March 25th, 2021 Regular
25 Meeting of the Board of Trustees. So moved.

1 TRUSTEE CLARKE: Second.

2 MAYOR HUBBARD: All in favor?

3 TRUSTEE CLARKE: Aye.

4 TRUSTEE MARTILOTTA: Aye.

5 TRUSTEE PHILLIPS: Aye.

6 TRUSTEE ROBINS: Aye.

7 MAYOR HUBBARD: Aye.

8 Opposed?

9 (No Response)

10 MAYOR HUBBARD: Motion carried.

11 TRUSTEE CLARKE: RESOLUTION #03-2021-10,
12 Authorizing Treasurer Brandt to perform attached
13 Budget Transfer #4775, to amend Budget Amendment
14 #4739 to properly record the New York State
15 Environmental Facilities Corporation grant portion
16 of the Effluent Reuse Feasibility Study, and
17 directing that Budget Transfer #4775 be included
18 as part of the formal meeting minutes of the
19 March 25th, 2021 Regular Meeting of the Board of
20 Trustees. So moved.

21 TRUSTEE MARTILOTTA: Second.

22 MAYOR HUBBARD: All in favor?

23 TRUSTEE CLARKE: Aye.

24 TRUSTEE MARTILOTTA: Aye.

25 TRUSTEE PHILLIPS: Aye.

1 TRUSTEE ROBINS: Aye.

2 MAYOR HUBBARD: Aye.

3 Opposed?

4 (No Response)

5 MAYOR HUBBARD: Motion carried.

6 TRUSTEE MARTILOTTA: RESOLUTION #03-2021-11,
7 RESOLUTION authorizing Treasurer Brandt to perform
8 attached Budget Amendment #4776, to appropriate
9 reserves to fund the annual maintenance service
10 for the Village of Greenport Electric Plant water
11 treatment system, and directing that Budget
12 Amendment #4776 be included as part of the formal
13 meeting minutes of the March 25th, 2021 Regular
14 Meeting of the Board of Trustees. So moved.

15 TRUSTEE PHILLIPS: Second.

16 MAYOR HUBBARD: All in favor?

17 TRUSTEE CLARKE: Aye.

18 TRUSTEE MARTILOTTA: Aye.

19 TRUSTEE PHILLIPS: Aye.

20 TRUSTEE ROBINS: Aye.

21 MAYOR HUBBARD: Aye.

22 Opposed?

23 (No Response)

24 MAYOR HUBBARD: Motion carried.

25 TRUSTEE PHILLIPS: RESOLUTION #03-2021-12,

1 RESOLUTION authorizing Treasurer Brandt to perform
2 attached Budget Amendment #4777, to appropriate
3 reserves to fund the maintenance and repair of the
4 east pier of the Village of Greenport Mitchell
5 Park Marina, and directing that Budget Amendment
6 #4777 be included as part of the formal meeting
7 minutes of March 25th, 2021 Regular Meeting of the
8 Board of Trustees. So moved.

9 TRUSTEE ROBINS: Second.

10 MAYOR HUBBARD: All in favor?

11 TRUSTEE CLARKE: Aye.

12 TRUSTEE MARTILOTTA: Aye.

13 TRUSTEE PHILLIPS: Aye.

14 TRUSTEE ROBINS: Aye.

15 MAYOR HUBBARD: Aye.

16 Opposed?

17 (No Response)

18 MAYOR HUBBARD: Motion carried.

19 TRUSTEE ROBINS: RESOLUTION #03-2021-13,
20 RESOLUTION authorizing Treasurer Brandt to make an
21 additional contribution in the amount of
22 \$36,000.00 to the Village of Greenport Fire
23 Department Volunteer Firefighter Length of Service
24 Award Program. So moved.

25 TRUSTEE CLARKE: Second.

1 MAYOR HUBBARD: All in favor?

2 TRUSTEE CLARKE: Aye.

3 TRUSTEE MARTILOTTA: Aye.

4 TRUSTEE PHILLIPS: Aye.

5 TRUSTEE ROBINS: Aye.

6 MAYOR HUBBARD: Aye.

7 Opposed?

8 (No Response)

9 MAYOR HUBBARD: Motion carried.

10 TRUSTEE CLARKE: RESOLUTION #03-2021-14,
11 Approving the Public Assembly Permit Application
12 submitted by the Business Improvement District to
13 use a portion of Mitchell Park from 10:00 a.m.
14 through 12 noon on April 3rd, 2021 for the Annual
15 Egg Roll and corresponding activities, all to be
16 undertaken in accordance with New York State
17 mandated COVID restrictions and regulations in
18 place at the time of the event. So moved.

19 TRUSTEE MARTILOTTA: Second.

20 MAYOR HUBBARD: All in favor?

21 TRUSTEE CLARKE: Aye.

22 TRUSTEE MARTILOTTA: Aye.

23 TRUSTEE PHILLIPS: Aye.

24 TRUSTEE ROBINS: Aye.

25 MAYOR HUBBARD: Aye.

1 Opposed?

2 (No Response)

3 MAYOR HUBBARD: Motion carried.

4 TRUSTEE MARTILOTTA: RESOLUTION #03-2021-15,
5 RESOLUTION approving the attached agreement
6 between Lisa Otis and the Village of Greenport for
7 independent contractor services to be rendered at
8 the Village of Greenport McCann Campground, and
9 authorizing Mayor Hubbard to sign the agreement
10 between Lisa Otis and the Village of Greenport.
11 So moved.

12 TRUSTEE PHILLIPS: Second.

13 MAYOR HUBBARD: All in favor?

14 TRUSTEE CLARKE: Aye.

15 TRUSTEE MARTILOTTA: Aye.

16 TRUSTEE PHILLIPS: Aye.

17 TRUSTEE ROBINS: Aye.

18 MAYOR HUBBARD: Aye.

19 Opposed?

20 (No Response)

21 MAYOR HUBBARD: Motion carried.

22 TRUSTEE PHILLIPS: RESOLUTION #03-2021-16,
23 RESOLUTION hiring Joshua Padden as a part-time
24 seasonal Laborer at the Village of Greenport
25 McCann Campground, at a rate of \$15 per hour,

1 effective March 31st, 2021. So moved.

2 TRUSTEE ROBINS: Second.

3 MAYOR HUBBARD: All in favor?

4 TRUSTEE CLARKE: Aye.

5 TRUSTEE MARTILOTTA: Aye.

6 TRUSTEE PHILLIPS: Aye.

7 TRUSTEE ROBINS: Aye.

8 MAYOR HUBBARD: Aye.

9 Opposed?

10 (No Response)

11 MAYOR HUBBARD: Motion carried.

12 TRUSTEE ROBINS: RESOLUTION #03-2021-17,
13 RESOLUTION approving the attendance of Ethan
14 Holland at the NEPPA 2021 Apprentice Program for
15 Third-Year Training at Northwest Lineman College
16 in Littleton, Massachusetts. Complete training is
17 scheduled as six sessions to be held on:
18 March 9th, 2021 through March 12th, 2021,
19 April 27th, 2021 through April 30th, 2021,
20 June 9th, 2021 through June 10th, 2021,
21 October 26th, 2021 through October 29th, 2021 and
22 December 7th, 2021 through December 10th, 2021; at
23 a total cost of: \$3,280.00 for the training
24 classes, a lodging rate of \$2,000.00, reimbursable
25 meal expenses not to exceed \$35 per day,

1 applicable transportation costs, and standard
2 mileage reimbursements per the Village of
3 Greenport Travel Policy; to be expensed from
4 account E.0785.210 Employing -- Employing --
5 excuse me, Employee Training. So moved.

6 TRUSTEE CLARKE: Second.

7 MAYOR HUBBARD: All in favor?

8 TRUSTEE CLARKE: Aye.

9 TRUSTEE MARTILOTTA: Aye.

10 TRUSTEE PHILLIPS: Aye.

11 TRUSTEE ROBINS: Aye.

12 MAYOR HUBBARD: Aye.

13 Opposed?

14 (No Response)

15 MAYOR HUBBARD: Motion carried.

16 TRUSTEE CLARKE: Resolution #03-2021-18,
17 Approving the request by the Village of Greenport
18 Fire Department to solicit bids for a new (2022 or
19 current production model) Fire Department vehicle,
20 to be used as quote-unquote "Chief's car", and
21 directing Clerk Pirillo to notice the solicitation
22 of bids accordingly. So moved.

23 TRUSTEE MARTILOTTA: Second.

24 MAYOR HUBBARD: All in favor?

25 TRUSTEE CLARKE: Aye.

1 TRUSTEE MARTILOTTA: Aye.

2 TRUSTEE PHILLIPS: Aye.

3 TRUSTEE ROBINS: Aye.

4 MAYOR HUBBARD: Aye.

5 Opposed?

6 (No Response)

7 MAYOR HUBBARD: Motion carried.

8 TRUSTEE MARTILOTTA: RESOLUTION #03-2021-19,

9 RESOLUTION approving all checks per the Voucher

10 Summary Report dated March 19, 2021, in the total

11 amount of \$375,047.75 consisting of:

12 o All regular checks in the amount of

13 \$336,796.61, and

14 o All prepaid checks (including wire

15 transfers) in the amount of \$38,251.14.

16 So moved.

17 TRUSTEE PHILLIPS: Second.

18 MAYOR HUBBARD: All in favor?

19 TRUSTEE CLARKE: Aye.

20 TRUSTEE MARTILOTTA: Aye.

21 TRUSTEE PHILLIPS: Aye.

22 TRUSTEE ROBINS: Aye.

23 MAYOR HUBBARD: Aye.

24 Opposed?

25 (No Response)

1 MAYOR HUBBARD: Motion carried.

2 I will offer RESOLUTION #03-2021-20,
3 RESOLUTION accepting the resignation of
4 David Corwin as a member of the Village of
5 Greenport Zoning Board of Appeals, and as a member
6 of the Village of Greenport Conservation Advisory
7 Council per the correspondence sent to me from
8 David Corwin, dated March 22nd, 2021.

9 So moved.

10 TRUSTEE MARTILOTTA: Second.

11 MAYOR HUBBARD: All in favor?

12 TRUSTEE CLARKE: Aye.

13 TRUSTEE MARTILOTTA: Aye.

14 TRUSTEE PHILLIPS: Aye.

15 TRUSTEE ROBINS: Aye.

16 MAYOR HUBBARD: Aye.

17 Opposed?

18 (No Response)

19 MAYOR HUBBARD: Motion carried.

20 Okay that completes our regular agenda.

21 Just I want to wish everybody -- we won't be
22 meeting again before Passover and Easter. Wish
23 everybody a happy Palm Sunday, Passover, Easter,
24 whatever you're celebrating.

25 In April, we have four meetings, all of them

1 on Thursday. So every Thursday we have the
2 organizational meeting, the budget hearing, our
3 work session and our regular meeting. So all four
4 Thursdays in April we will be meeting, the first
5 two at the Schoolhouse, the other two will be
6 here. So everybody's welcome, just so you mark
7 down Village meeting, the next four Thursdays
8 we'll be together.

9 All right. I'll offer a motion to adjourn
10 the meeting at 7:41.

11 TRUSTEE PHILLIPS: Second.

12 MAYOR HUBBARD: All in favor?

13 TRUSTEE CLARKE: Aye.

14 TRUSTEE MARTILOTTA: Aye.

15 TRUSTEE PHILLIPS: Aye.

16 TRUSTEE ROBINS: Aye.

17 MAYOR HUBBARD: Aye.

18 Opposed?

19 (No Response)

20 MAYOR HUBBARD: Motion carried.

21 Thank you all for coming.

22 (The meeting was adjourned at 7:41 p.m.)

23

24

25

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