

1 VILLAGE OF GREENPORT  
2 COUNTY OF SUFFOLK STATE OF NEW YORK  
3 -----X

3 BOARD OF TRUSTEES  
4 WORK SESSION  
5 -----X

6  
7  
8 Third Street Firehouse  
9 Greenport, New York  
10  
11 June 16, 2016.  
12 7:00 p.m.

- 12 B E F O R E:
- 13 GEORGE HUBBARD, JR. - MAYOR
- 14 DOUGLAS W. ROBERTS - TRUSTEE
- 15 JULIA ROBINS - TRUSTEE
- 16 MARY BESS PHILLIPS - TRUSTEE
- 17 JACK MARTILOTTA - DEPUTY MAYOR
- 18 JOSEPH PROKOP - VILLAGE ATTORNEY
- 19 SYLVIA PIRILLO - VILLAGE CLERK
- 20 PAUL PALLAS - VILLAGE ADMINISTRATOR
- 21 ROBERT BRANDT - VILLAGE TREASURER

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23  
24  
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1                   (Whereupon the meeting was called  
2                   to order at 6:59 p.m.)

3                   MAYOR HUBBARD: Call the meeting  
4                   to order, pledge to the flag.

5                   (Whereupon all stood for the  
6                   Pledge of Allegiance.)

7                   MAYOR HUBBARD: Please remain  
8                   standing. I'd like to do a moment of  
9                   silence for the victims and their  
10                  families of everything that happened  
11                  down in Orlando last week, it was a  
12                  very tragic even, and let's all say a  
13                  prayer for them.

14                  (Whereupon there was a moment of  
15                  silence.)

16                  MAYOR HUBBARD: Thank you. You  
17                  may be seated. Okay. First order of  
18                  business is Chief Wayne Miller.

19                  CHIEF MILLER: Good evening. How  
20                  is everyone today? I'd like to start  
21                  off by asking you to accept all reports  
22                  and budget modifications. I was  
23                  informed that I may in my paperwork be  
24                  off by, like, five dollars, so somebody  
25                  informed me of that.

1 MS. PIRILLO: Can you take Julia's  
2 microphone?

3 CHIEF MILLER: So I might be off  
4 by five dollars in that report.

5 MAYOR HUBBARD: Okay.

6 CHIEF MILLER: That's my error.  
7 The second thing, the bid's well with  
8 the chief's cars. I was informed that  
9 Cars Unlimited of Suffolk was going to  
10 be recommended as the bidder. So we  
11 voted on it last night at the Warden's  
12 Meeting, and they voted unanimously to  
13 accept the bid.

14 MAYOR HUBBARD: Okay.

15 MS. PIRILLO: Just a moment to  
16 correct the wording. It's not a  
17 recommendation so much as that was the  
18 only fully responsive bid that was  
19 received. So instead of the word  
20 recommendation, it was the only  
21 responsive bid.

22 TRUSTEE PHILLIPS: Can I ask a  
23 question because I sent an e-mail since  
24 I read in your report, Sylvia, and in  
25 the village attorney's report that

1           there was some questions about the bid  
2           that had come through, and the trustees  
3           would have to make a decision. Is that  
4           what this was all about, or is there  
5           something other we need to know about?

6           MAYOR HUBBARD: No. What it was  
7           is one bid came through without the  
8           light package on it, so that was  
9           disqualified. The other bid said you  
10          had to order by June 2, and there was  
11          no way we could order by June 2, so the  
12          only one that was truly responsive to  
13          the bid package that went out was Cars  
14          Unlimited, and the Warden's Meeting was  
15          last night, so their recommendation was  
16          coming to us today, so we couldn't have  
17          that beforehand.

18          TRUSTEE PHILLIPS: Okay. I just  
19          would have -- you know, I sent an  
20          e-mail, and I would have liked to have  
21          just a little information as to what  
22          was just explained here. I don't like  
23          going cold turkey, and I'm not picking  
24          --

25          MAYOR HUBBARD: We won't be voting

1 on it until next week anyway. We'll  
2 have time to discuss it.

3 TRUSTEE PHILLIPS: No, I just  
4 would have liked an answer to my  
5 question, e-mail. That's what I'm  
6 saying.

7 MR. PROKOP: What was the  
8 question?

9 TRUSTEE PHILLIPS: The question  
10 was what was the issues? I'm reading  
11 in both of your reports that you're  
12 asking the village board to make a  
13 decision. I asked what the problem was  
14 so that I could at least have the  
15 information ahead of time, and I got no  
16 response.

17 MS. PIRILLO: Was that sent to me,  
18 Trustee Phillips?

19 TRUSTEE PHILLIPS: Yes, it was.

20 MS. PIRILLO: I don't remember  
21 receiving it, so I'm sorry.

22 MR. PROKOP: According to my  
23 interpretation, there was only one  
24 responsive bidder.

25 TRUSTEE PHILLIPS: That's fine.

1 That's all somebody had to say. That's  
2 what somebody should have just said  
3 instead of we had to make a decision.  
4 I just would like to have information  
5 ahead of time to make fair decisions  
6 and not have -- and I think Trustee  
7 Roberts probably agreed with me because  
8 he's the only one that answered my  
9 e-mail.

10 TRUSTEE ROBERTS: Yeah, and to  
11 clarify that, the e-mail was sent to  
12 the mayor and the board, and I think we  
13 just -- we didn't get a response.

14 MS. PIRILLO: Thank you. I don't  
15 remember receiving it.

16 MR. PROKOP: From who?

17 TRUSTEE PHILLIPS: From me.

18 TRUSTEE ROBERTS: I mean, there's  
19 a significant difference. Was it the  
20 Buzz Chew -- the Buzz Chew one was  
21 79,000 and Cars Unlimited was 104, the  
22 highest bid, so which one was the June  
23 2?

24 MAYOR HUBBARD: The one that was  
25 103,000.

1 MS. PIRILLO: Eagle Auto Mall.

2 MAYOR HUBBARD: Eagle Auto Mall  
3 was 103,000, but they said you had to  
4 order by June 2, which was before our  
5 work session, before the Warden's  
6 Meeting.

7 TRUSTEE ROBERTS: Did we call -- I  
8 mean, it's a thousand bucks, but did we  
9 call them and ask them if we could  
10 postpone?

11 MAYOR HUBBARD: No. Normally on a  
12 bid you don't do that. When the bids  
13 came in, we reviewed the bids, and that  
14 was what it was.

15 TRUSTEE ROBERTS: Fair enough.

16 MAYOR HUBBARD: And the other  
17 gentleman with the light package called  
18 up and said oh, I forgot the lights, I  
19 want to add this to the fact  
20 afterwards, and we can't do that  
21 because the bids were sealed in, they  
22 came in, and that's what it was.

23 TRUSTEE PHILLIPS: Okay.

24 TRUSTEE ROBERTS: Can we cancel  
25 and reissue?

1           MAYOR HUBBARD: Yes, you're not  
2 going to get -- the 79,000, that price  
3 was up to 101,000 when you added the  
4 light package in, so it's really just  
5 -- it's a matter of a few dollars on  
6 it. We can cancel, and you can go out  
7 to rebid if that's what the board  
8 wanted to do.

9           CHIEF MILLER: But now you're  
10 going to go out to 2017 vehicles, and  
11 it's going to be more money, just so  
12 you know.

13           TRUSTEE ROBERTS: Is there some  
14 documentation, just that the -- did he  
15 send anything about the light package,  
16 or is this just sort of a word of  
17 mouth?

18           MS. PIRILLO: He did. There's  
19 documentation showing that he did not  
20 bid the light package.

21           TRUSTEE ROBERTS: Yeah, that would  
22 be great to see. We just get this  
23 handwritten piece of paper, and I think  
24 Trustee Phillips' point is that it's  
25 hard to know what's going on between

1           that and then vague references in the  
2           report. Thank you.

3           CHIEF MILLER: Also we're going to  
4           have our department picnic on the 30th  
5           of July, so we would like to -- I  
6           guess, I have to request to reserve the  
7           park for that day. Is that normal  
8           standard operating procedure? You're  
9           all invited to be there, but I'll make  
10          sure that there's flyers or invitations  
11          in your box so nobody gets slighted.

12          And then there was some work --  
13          there was some lights out around the  
14          firehouse, we hashed it over last  
15          night, and someone came up with the  
16          idea, do you think that the village  
17          might use their light department to  
18          possibly fix a few of the lights, so  
19          I'm asking you if that's possible, and  
20          if so, should I talk to Doug Jacobs  
21          about --

22          MAYOR HUBBARD: You would speak to  
23          Paul, Paul would be on it. Are they  
24          overhead lights, or are they lights on  
25          the building?

1 CHIEF MILLER: I think there's a  
2 couple on the building there, and the  
3 other one was the new one that you put  
4 up in the back, we'd just like to have  
5 that adjusted to be off a little bit so  
6 that it lights up that side of the  
7 building a little more.

8 MR. PALLAS: Sure.

9 CHIEF MILLER: But that thing is  
10 dynamite.

11 MR. PALLAS: Give me a call, we'll  
12 figure it out.

13 MAYOR HUBBARD: I mean, changing  
14 bulbs, involves doing minor things,  
15 replacing a whole light fixture, that's  
16 not something that they normally do,  
17 but I mean, we'll definitely assist  
18 with that, sure.

19 CHIEF MILLER: And if you could  
20 just take a look, and if there's  
21 something more then we'll go out and  
22 get our own electrician, but it's just  
23 something we thought we might save time  
24 and money.

25 MR. PALLAS: Sure.

1 CHIEF MILLER: Anything else?

2 TRUSTEE PHILLIPS: Chief, the  
3 chicken barbecue, August 20th, have we  
4 passed a resolution for that yet?

5 CHIEF MILLER: I don't know if  
6 they applied for that yet. We are  
7 having it.

8 TRUSTEE PHILLIPS: I'm just  
9 reminding you because it's June.

10 CHIEF MILLER: Right. Our  
11 secretary has been ill, he usually  
12 takes care of it, but I'll go back to  
13 the company and make sure they take  
14 care of that.

15 TRUSTEE PHILLIPS: The other thing  
16 is, is there some way that we as the  
17 Trustees possibly could get your  
18 calendar for the current month?

19 CHIEF MILLER: Sure.

20 TRUSTEE PHILLIPS: Because I'll be  
21 honest with you, I was disappointed  
22 that I just wasn't reminded about the  
23 memorial service last month for the  
24 firemen.

25 CHIEF MILLER: And that was partly

1 my fault too because I called Joanie  
2 Davisio (phonetic) to get it in the  
3 Greenport Column. Apparently I didn't  
4 realize that she does it, like, every  
5 other week, so I called her, like, two  
6 weeks before, but it was too late to  
7 get it in there.

8 TRUSTEE PHILLIPS: Maybe if we  
9 could get your calendar for the current  
10 month and not the month behind it would  
11 help.

12 CHIEF MILLER: Right. So you  
13 would like one for July?

14 TRUSTEE PHILLIPS: Right.

15 CHIEF MILLER: Sure, absolutely.

16 TRUSTEE PHILLIPS: I think that  
17 would be helpful to all of us.

18 TRUSTEE ROBERTS: I didn't even  
19 know about it.

20 CHIEF MILLER: We had an excellent  
21 turn out for the memorial service.

22 TRUSTEE PHILLIPS: Oh, good, I'm  
23 glad.

24 CHIEF MILLER: Turned out well.  
25 We did it 11:00 in the morning. Next

1 year is forty years, so we're looking  
2 to do a little bit more of a detailed  
3 ceremony for that.

4 MAYOR HUBBARD: Did you discuss  
5 the use of the fire boat by the village  
6 last night?

7 CHIEF MILLER: Yeah, I spoke to  
8 them and I spoke to the board, and it  
9 was still a lot of concern as far as  
10 liability goes and the fact that our  
11 standard operating guideline is it  
12 calls for a boat operator, a deckhand,  
13 and an EMT on the boat. There was a  
14 lot of discussion, there was a lot of  
15 concern about if the boat is out on the  
16 water, and you happen to be there, and  
17 you have a nonmedical person that's not  
18 qualified on the boat, and then  
19 somebody has an issue, heart attack,  
20 what it may be, so then all of a sudden  
21 our boat is going to leave to go back  
22 to the dock to pick up the EMT's. If  
23 something happens in the meantime,  
24 what's our liability as far as that  
25 goes? That doesn't really look good.

1 But the other concern also was about  
2 having two people on the boat. They  
3 were -- you know, they were -- kind of  
4 got voted down basically, but --

5 MAYOR HUBBARD: That's fine.  
6 We'll make other arrangements. Thank  
7 you. Anything else for the chief?  
8 Thank you very much.

9 CHIEF MILLER: Have a good  
10 evening.

11 MAYOR HUBBARD: You too. Next up  
12 is Village Administrator Paul Pallas.

13 MR. PALLAS: Yes. Thank you, Mr.  
14 Mayor and Board. I have a number --  
15 well, first thing, I'm requesting an  
16 executive session for personnel issues,  
17 we're all aware of that. A number of  
18 resolutions for hiring at various --  
19 seasonal employees at various locations  
20 for various work. Two, other than  
21 hiring resolutions are for the light  
22 plant. One is for the alarm system and  
23 one is for the gate. We -- both of  
24 these were rebid. The fence -- both  
25 because we only had one bidder or no

1 bidder for the fence. On the fence  
2 project, we received three bids ranging  
3 in price from 37,875 up to 66,766.  
4 None of the bidders took exception to  
5 any of the specifications. The low  
6 bidder is Reliable Fence, we've used  
7 them in the past, I have no problem  
8 recommending Reliable Fence for that  
9 project.

10 The second one is for the fire  
11 alarm system. We had only received a  
12 single bid last time, and that bid came  
13 in last time at 118,000. We rebid it.  
14 A different company, and again,  
15 unfortunately only one company bid on  
16 that at 111,000, so I really -- I don't  
17 think we're going to do any better if  
18 we rebid on the basis of a single  
19 bidder. That seems to be in the right  
20 range. You know, they're a fairly big  
21 company. Again, I'm recommending go  
22 with that company as well.

23 MAYOR HUBBARD: Okay.

24 MR. PALLAS: Those were the  
25 resolutions. I did have one update on

1 the LWRP that I just found out about  
2 today that I wanted to mention. I  
3 spoke with the consultants who are  
4 working on it. They should have a new  
5 draft to us within one to two weeks  
6 they said. The content, just to make  
7 sure everybody is clear on this, the  
8 content is going to be the same as the  
9 prior drafts that had already been  
10 reviewed and commented on, but the  
11 format is going to be completely  
12 different because of state  
13 requirements. There are a couple of  
14 sections they still need to work on,  
15 but they're not material issues. One  
16 is the description. This is the level  
17 the State has gotten to is the  
18 description of the village, a map is  
19 not good enough, they want a word  
20 description of the boundaries of the  
21 village, and they want it detailed.  
22 And as I said to them as well, it's  
23 fine on the roads, but when I get into  
24 the park I don't know what you want me  
25 to do. How do I describe that? You

1 know, so we're trying to hash that out  
2 with them and ultimately the State, but  
3 I just wanted to make people aware that  
4 it is still moving forward. So that's  
5 I thought a good thing.

6 Moving on to the Road and Water  
7 Department, just a couple of highlights  
8 on the project work, they've done a lot  
9 of the work at the skate park ramps.  
10 We did it all in-house, all of the  
11 concrete work, re-paning and  
12 repainting. We still have other work  
13 to do, but it's progressing very well.  
14 The work that has been completed so far  
15 I think came out really nice. I was  
16 happy that we were able to do that  
17 in-house, so I just wanted to kudos to  
18 them on that. Obviously they've been  
19 doing a lot of work on the parks,  
20 playground at Fifth Street, they did a  
21 lot of repair work there, fixed things  
22 up, secured a lot of things there.  
23 We're getting ready for the season.  
24 And at the Third Street park here,  
25 they've started work on the setup of

1 the new equipment, so it's again, good  
2 things there. They also put together  
3 and started installing benches at  
4 Mitchell Park and one bench at Larry  
5 Tuttle park, it's by the visitors dock.  
6 Again, they did a great job on that as  
7 well.

8 TRUSTEE ROBERTS: Is there  
9 anything left over for the basketball  
10 courts?

11 MR. PALLAS: I apologize I didn't  
12 get back to you on that. I have to  
13 check. I have to see what we have  
14 left. I'll check.

15 TRUSTEE ROBERTS: For Third  
16 Street.

17 MR. PALLAS: Yeah. Moving on to  
18 the wastewater treatment plant. The  
19 north basin is -- well, at the time we  
20 wrote this was still undergoing repair.  
21 The new chain had arrived, and they're  
22 working on installing it. They did  
23 actually get it installed within the  
24 last couple of weeks. The Light  
25 Department helped with that, we used

1           our own trucks to do that rather than  
2           to hire some crane, we were able to use  
3           own equipment rather than hire out  
4           cross department work, which is good.  
5           The campground, one of the pumps, the  
6           pump station needs some repairs, which  
7           is being worked on. That may also be  
8           finished by now. I just wanted to  
9           point that out.

10                    On the -- moving on to the  
11           Electric Department, I already  
12           mentioned about them assisting with the  
13           wastewater treatment plant. They are  
14           again continuing tree trimming. It's  
15           been continued on Moore's Lane, Front  
16           Street, Main Street. They're going to  
17           continue on that throughout the summer.  
18           They've done I think a really good job  
19           on the main lines and a couple spots  
20           where I've pointed out they have to go  
21           back to, but that's fine. They did a  
22           lot, and as soon as they get done with  
23           the main lines, they're going to start  
24           working what's called the taps, the  
25           feeder taps off the sides of the main

1 feeders. They did some work at  
2 Mitchell Park on some of the power  
3 pedestals for the boats where we had  
4 some issues with them. Electric  
5 Department assisted and did the work on  
6 getting those back up to speed. We're  
7 continuing to work on the issues with  
8 the black start on the engines. Two of  
9 them, I may have reported last month,  
10 I'm not sure, two of them are now set  
11 up as black start. One they are  
12 continuing to work on. There's some  
13 relay calibration work that's unrelated  
14 to that but they're kind of bringing in  
15 at the same time that they're doing  
16 this so that everything associated with  
17 the engines is going to be right where  
18 it's supposed to be. That's moving  
19 along as well. Any questions on  
20 utilities?

21 TRUSTEE PHILLIPS: A&F was  
22 supposed to be drawing up some type of  
23 plan for repairing, you know, moving  
24 forward from --

25 MR. PALLAS: For the paralleling

1 of the transformers?

2 TRUSTEE PHILLIPS: Yeah.

3 MR. PALLAS: I have the drawings,  
4 I'm doing a final review, and as soon  
5 as they're done with the physical work  
6 on the generators we're going to move  
7 right into that work. It's not as  
8 complicated as you might think to do  
9 that, so I think it's going to go  
10 smoothly on that as well.

11 TRUSTEE PHILLIPS: So within the  
12 next month we should be able to have  
13 some idea of --

14 MR. PALLAS: Yes, a schedule as to  
15 when they're going to do that, yes,  
16 absolutely. I would have had one now,  
17 but we're working on the black start  
18 issues. That was a higher priority  
19 than the paralleling at this point.

20 TRUSTEE ROBERTS: So we're ready  
21 to black start this summer if we need  
22 to?

23 MR. PALLAS: We have two engines  
24 that are available for black start,  
25 yes.

1 TRUSTEE ROBERTS: Okay.

2 MR. PALLAS: Recreation  
3 Department, starting with the marina,  
4 marina staff, Carousel building, I  
5 don't know if you've had a chance to  
6 look at it, they've really did a lot of  
7 work inside to clean up and move things  
8 around to get them out of there. I  
9 think it looks really good. They did a  
10 lot of work on the floors there to  
11 clean them up. They used some kind of  
12 oil soap stuff, and they did it several  
13 times. It hadn't been done in some  
14 time, so I thought they did a really  
15 good job, it looks really good. We do  
16 have I think at this point six out of  
17 the twelve doors working, maybe five,  
18 we're still working on the sixth one.  
19 I'm going to -- once we go into the  
20 full season, I'm going to hold off on  
21 doing any work because basically you  
22 can't use the Carousel when they're  
23 working in there. With six doors open  
24 we found during the couple of -- I'm  
25 sorry, with four doors open during the

1           few hot days that we had, it wasn't  
2           unbearable in there at all. We said  
3           how with those two extra doors open,  
4           what a difference it makes particularly  
5           if you hand it open a certain way to  
6           amplify the breeze that comes through.  
7           It did -- it came out really nice.

8                   TRUSTEE ROBERTS: I think as most  
9           people know I'm a frequent flyer on the  
10          Carousel, and I just want to say to the  
11          public, the staff has been pretty tight  
12          every time I'm there, so thank you.

13                   MR. PALLAS: I will pass that  
14          along. In the marina office, we put in  
15          a new radio, we have two radios now in  
16          the marina office. One that's  
17          dedicated to the pump out boats in case  
18          the pump out boat operator can't hear  
19          the radio for whatever reason, that  
20          they can hear that inside tuned to the  
21          channel for the boats docking as  
22          opposed to that, now we have two  
23          different radios that can handle that  
24          service. As I mentioned, the electric  
25          on the docks is fully restored, the

1 Light Department helped with that.

2 Moving on to the rec center  
3 itself, all of the paperwork, the  
4 flyers are set up, the camp for the  
5 summer has been submitted. We've gone  
6 through an inspection, which went very  
7 well. A couple of minor things that  
8 we're working on, nothing of any  
9 consequence on that. As I mentioned,  
10 we're continuing to hire as you saw  
11 with the resolutions. Lifeguards, the  
12 report says we're actively seeking. At  
13 this point, we have hired one of our  
14 own, but the Town with our  
15 inter-municipal agreement has informed  
16 us they do have lifeguards for us too.  
17 We're trying to figure out the  
18 scheduling of all that, but I don't  
19 anticipate, as long as they don't have  
20 the problems they had last year, we  
21 should be in very good shape on  
22 lifeguards as well.

23 TRUSTEE ROBERTS: We have a great  
24 couple of web pages that list hours  
25 for, like, the Carousel hours and all

1           that, can we put one up for the beach  
2           hours too just so people know, if we  
3           don't already, maybe we do?

4           MR. PALLAS: I thought we had  
5           that, but I'll double check.

6           MS. PIRILLO: We'll double check.

7           TRUSTEE PHILLIPS: Paul, before  
8           you get any further, I know it's time  
9           for the summer camp program. Do we  
10          know how many are signed up for it so  
11          far this year?

12          MR. PALLAS: I don't, but I think  
13          my understanding is that I think the  
14          capacity is 90, I want to say 90.

15          TRUSTEE ROBINS: I thought Margot  
16          told me today she had 75 right now?

17          MR. PALLAS: Maybe signed up 75  
18          right now, but I think capacity is --

19          TRUSTEE PHILLIPS: That's what I'm  
20          looking for.

21          MS. PIRILLO: It's past 75 now.

22          MR. PALLAS: It's been well  
23          received. That's all I have. Any  
24          questions on anything?

25          MAYOR HUBBARD: Thank you very

1 much. Village Treasurer, Robert  
2 Brandt.

3 MR. BRANDT: Good evening,  
4 everyone.

5 MAYOR HUBBARD: Good evening.

6 MR. BRANDT: I have a couple of  
7 year end housekeeping budget mods.  
8 Those of us that have been with -- on  
9 the board for the past few years will  
10 notice they've gotten significantly  
11 smaller. Those of you that are new,  
12 they are much smaller than they have  
13 been in the past, so we're quite happy  
14 about that. One thing I do want to  
15 point out, the one for the general  
16 fund, typically we do budget transfers,  
17 we take money unused from one expense  
18 line and we move it to where we need it  
19 at the other. This year we had quite a  
20 bit of an increase in the revenue  
21 across most of the accounts, so I was  
22 able to do a budget amendment, raising  
23 of the revenue in accordance with the  
24 expenses rather than just trying to  
25 patch holes, if you will, so that

1 speaks volumes to how the concessions  
2 and recreation facilities are doing  
3 around the village. They were the  
4 driving force in that. I just wanted  
5 to point that out.

6 Utility billing, I have to say on  
7 the gentlemen we hired, Joe O'Burns has  
8 been doing a wonderful job, we're quite  
9 pleased with him. He's staying on  
10 point, getting the bills out in a very  
11 timely manner. We have not fudged a  
12 day or two, we're just right on  
13 schedule, so that's why there's only  
14 one sentence there. Brennan, the meter  
15 reader, has been right on point as  
16 well. So everything is, knock on wood,  
17 running smoothly, we're happy. I just  
18 wanted to give a shout out to Joe for  
19 doing a good job.

20 Community development, we had a  
21 letter of resignation received from one  
22 of the board members, so please spread  
23 the word, we're trying to get -- we  
24 need another replacement on the board.

25 TRUSTEE ROBERTS: Is this two

1 months ago?

2 MR. BRANDT: The letter was  
3 received on 4/20, yes.

4 TRUSTEE ROBERTS: And we're just  
5 -- has this position been open for two  
6 months and I missed it?

7 MR. BRANDT: He turned in his  
8 letter of resignation on that day. I  
9 didn't see the letter honestly, so I  
10 don't know, but I'm assuming he meant  
11 for the next meeting, which would be  
12 coming up. We distributed that --  
13 Sylvia, was that was distributed to the  
14 clerk's office?

15 MS. PIRILLO: On receipt.

16 TRUSTEE ROBERTS: So last month's  
17 meeting the board operated short one  
18 person?

19 MR. BRANDT: Correct. Still had a  
20 quorum.

21 Property taxes are rolling in.  
22 We've collected 257 to date of this  
23 report, which was from last week, so  
24 we're tracking up. I suspect in the  
25 next month we'll get the bulk of it as

1 typical. We usually get about 80  
2 percent in the first month or so.  
3 That's it on the heart of my report.

4 I do have an addendum. I was sent  
5 to the consolidated funding for the  
6 grants that are available. I have a  
7 handout with bullet points for some of  
8 them that might be interesting to  
9 everyone (handing). There is -- the  
10 grants as they exist, this is the bible  
11 for this year. From the workshop, it  
12 was a real cursory introduction to what  
13 was available out there. Consequently  
14 following up, calling the agencies,  
15 they were all incredibly helpful.  
16 There is a deadline with the bulk of  
17 these grants, July 29th is the deadline  
18 for submission. However, doing it the  
19 way I did is just seeing what we might,  
20 you know, find interesting for possible  
21 future work in the village, I did ask  
22 all these agencies about these grants,  
23 and they tend to repeat year after  
24 year, so if we miss the deadline this  
25 one because we're not quite ready to

1 say do a parks improvement by the  
2 deadline, most of these projects have  
3 to be shovel ready at submission. So  
4 if we're not quite ready, at least we  
5 know that we can get on board for the  
6 following round, which would be next  
7 year. So the deadline looming, no  
8 pressure, but just letting you know  
9 that.

10 There are a couple of interesting  
11 things available. Market New York was  
12 for promotions. I was immediately  
13 thinking of the events that we have  
14 here the in the village, Maritime  
15 Festival, Tall Ships, those kinds  
16 things. They do have funding available  
17 to help you promote these kinds of  
18 activities. Now, if we have some other  
19 -- maybe dances in the park might be  
20 something we can use, there's funding  
21 available to do more widespread  
22 advertising. I thought that was  
23 something interesting.

24 Community development, this is  
25 something that's been a little pep on

1 the side for me. The problem with some  
2 of these is trying to find areas that  
3 are really distressed, and I can  
4 probably say I don't really see any  
5 major distress in Greenport. There's  
6 no, you know, row upon row of  
7 dilapidated houses. You know, I mean,  
8 there might be the off lawn not mowed  
9 or whatever, but there's no real  
10 falling apart. That said, it's just  
11 good to keep in mind that there are  
12 programs available for if you see it on  
13 the first part, public infrastructure,  
14 you know, to improve the drinking  
15 water, storm water roll off, and such.  
16 This is all tied to the community  
17 development block grant, so as we  
18 pursue those kinds of projects we can  
19 probably get funding through here.

20 New York Main Street program, this  
21 I found kind of interesting. The  
22 building renovation grant is for mixed  
23 use building up to 50,000 per building.  
24 It's a 75, 25 match. When I write that  
25 in this here by the way on this piece

1 of paper, 75 is grant money, 25 is our  
2 match money. So if you see it flipped,  
3 you know, the numbers low in the first  
4 and high in the second, that means our  
5 match is much greater. That's going to  
6 come up on the next page, I just wanted  
7 to point that out. This building  
8 renovation was interesting because for  
9 mixed use buildings they're giving  
10 grant money for the commercial, however  
11 there's also additional funding  
12 available for the residential up to  
13 four units max 100,000 for the  
14 building, 500,000 for a block project.  
15 So this is trying to, you know, if  
16 there's a stand of vacant or near  
17 vacant buildings, you know, close  
18 together we can say as a block we're  
19 trying to help the owners, you know,  
20 renovate and spruce it up. Tied to  
21 that, and I found this quite  
22 interesting, was the street scape  
23 enhancement. This is where they'll  
24 help fund planting trees, any sort of  
25 furniture, garbage pails, benches, that

1 kind of accessories for the street,  
2 there's grant money available, but it's  
3 tied to the first part, the building  
4 renovations.

5 TRUSTEE ROBERTS: Can these  
6 matches be in kind?

7 MR. BRANDT: Only when they're  
8 listed as such. A lot of them were not  
9 in kind.

10 TRUSTEE ROBERTS: So building  
11 renovation can't be?

12 MR. BRANDT: I believe not. I'll  
13 double check in the bible here.

14 TRUSTEE ROBERTS: Robert, back on  
15 the building renovation, it says here  
16 for a maximum of four units. Does it  
17 have it be four units, or can it be,  
18 like, one or two on a street?

19 MR. BRANDT: It's got to be a  
20 group of buildings. The whole grant is  
21 up to 500,000, max is up to 100,000 per  
22 building. It's four units of  
23 residential units in one building. The  
24 wording is a little --

25 TRUSTEE ROBERTS: The one about --

1           the one I read on the Main Street  
2           Program I think it was that caught my  
3           eye was I think there's a portion of it  
4           that allows you to use grant money to  
5           clean up potential environmental  
6           hazards at a site, which would be  
7           interesting for a working waterfront  
8           community because we have sites that  
9           are going to have that problem should  
10          they ever change hands. I think DEC  
11          would need to get involved. Downtown  
12          Stabilization it was called.

13                 MR. BRANDT: Okay. Yeah, I looked  
14                 at that, I wasn't sure how I could  
15                 apply it.

16                 TRUSTEE ROBERTS: I think it's one  
17                 of those where you have to -- as I was  
18                 reading it, you have to get the consent  
19                 of the property owner obviously, and  
20                 there has to be a match, but I don't  
21                 know if the match --

22                 MR. BRANDT: But again, I don't  
23                 know how run down -- if we have that  
24                 kind of situation. That was one of the  
25                 issues I had going through, I'm going,

1           you know, we're not really dilapidated,  
2           run down.

3           TRUSTEE ROBERTS: Well, this was  
4           to abate environmental hazards.

5           MR. BRANDT: Yes, but it was tied  
6           to one oppressed, if you will, section  
7           of town. That was one of the lead-ins  
8           to that, so I wasn't sure if we could  
9           tie it to that. We can investigate it  
10          further, don't misunderstand.

11          TRUSTEE ROBERTS: Yeah, let's.

12          MR. BRANDT: I do want to, while  
13          it's in my head, bring this up. As I  
14          spoke to all the different agencies,  
15          they kept reiterating that we're kind  
16          of doing it backwards. We're saying  
17          what can we possibly use for the  
18          village rather than coming and saying  
19          we have a project, what funding is  
20          available. The reason I'm pointing  
21          that out is that these agencies all  
22          said you can group together different  
23          grants. You know, you get the Main  
24          Street grant for this part of the  
25          project, and then, you know, maybe the

1 community development can do this part.  
2 So you can put it together as a  
3 package, and that's the whole point of  
4 consolidated funding is that they can  
5 actually say, you know, you're applying  
6 for this grant here, but there's money  
7 available over here on the table as  
8 well. That's one of the beauties of  
9 the system. So again, you know, I did  
10 this kind of backwards and blind. You  
11 know, after five years here I have a  
12 feel for what folks are looking for  
13 possibly, but I can't say we can  
14 definitely go for this. We need to  
15 have a project that we want to do and  
16 then say is the funding available. As  
17 a side note, I did check on the  
18 playground that we just did, and it has  
19 to be shovel ready at the start, we  
20 can't go back. I was hoping that --

21 TRUSTEE ROBINS: Retroactive.

22 MAYOR HUBBARD: Rob, that is the  
23 long term planning that we need to  
24 start doing, and get the projects, and  
25 plan them beforehand, which hasn't been

1 done in a long time here. We need to  
2 sit down and get together and start  
3 working on our plans and decide which  
4 way we want to go with it, put the  
5 project together with a consensus of  
6 all of us, and say this is what we want  
7 to try to do, and then try to go and  
8 get -- we've been doing it backwards.  
9 With the state park, with that stuff  
10 down there. We're always trying to  
11 just get things done because things  
12 haven't been done in a long time, so  
13 we're paying for them as cash now, but  
14 we want to try to move over to start  
15 doing it and planning for the future  
16 and say we want to do this, and try to  
17 go that way.

18 MR. BRANDT: Agreed.

19 MAYOR HUBBARD: We have been  
20 approached by one property owner  
21 downtown that wants to do something  
22 with his building that we had looked  
23 over the past couple of months, I've  
24 looked for some stuff. He's looking  
25 for help to try to do something to turn

1 his building back into an auditorium  
2 like it used to be, and this stuff here  
3 could be a perfect match for him. We  
4 found little bits and pieces, but not a  
5 whole lot for it, but he'd like to put  
6 the building back into an auditorium  
7 again, and not a warehouse. So that's  
8 -- this is very interesting to me. I'm  
9 friends with him, I've spoken to him  
10 about it, so we're going try to work  
11 the correct way on that with his family  
12 and the corporation that owns the  
13 building to try to move this forward  
14 and do something with that, which would  
15 be a big boost for the village and  
16 everything else here, a year round  
17 place to have something.

18 MR. BRANDT: Again, referencing  
19 that, George, on the next page, New  
20 York Main Street and Downtown Anchor  
21 Project, that's for a stand alone  
22 single site. There's also the parks  
23 program that had the heritage and  
24 historic preservation. So if the  
25 building is old enough, then possibly

1 the heritage --

2 TRUSTEE ROBINS: Those two  
3 programs, the historic preservation and  
4 heritage, I mean, considering that such  
5 a large portion of our village is a  
6 historic destination right now.

7 MR. BRANDT: Well, I did some  
8 research, and New York heritage area  
9 for our area, I'm going to pass it, I  
10 have copies, it's the whole north shore  
11 of Long Island is considered except for  
12 a few point areas. I found that  
13 interesting. I was, like, all right,  
14 well, we definitely fall in that zone.

15 TRUSTEE PHILLIPS: I knew about  
16 that one. The historic preservation  
17 program, in the past I've looked into  
18 that over many years because we did the  
19 storefront years and years ago when I  
20 was on historic, and that one needs to  
21 be combined with the anchor project or  
22 with the building renovation. That's  
23 why I guess the governor decided that  
24 to do this consolidated funding was  
25 giving everybody the opportunity to see

1           what was available instead of going  
2           piecemeal, one shot. I also found  
3           interesting reading is that we have the  
4           availability of technical assistance  
5           where, if I'm reading this correctly,  
6           it's 95 percent for them and 5 percent  
7           match for us, is that what that is?

8           MR. BRANDT: Correct. But it's up  
9           to -- be careful, it's up to seven and  
10          a half percent of the total project for  
11          the technical assistance portion, but  
12          again, they're going to pay the bulk of  
13          that.

14          TRUSTEE PHILLIPS: Right. But it  
15          also gives us the technical, you know,  
16          how to deal with it instead of  
17          scrambling because that's the other  
18          thing, is everybody is trying to figure  
19          out what to do, we're all going in  
20          different directions. And I agree with  
21          George, I know the one property he's  
22          talking about, it would be fantastic to  
23          have it go back to what it was.

24          MR. BRANDT: The last one I'd like  
25          to point out specifically is under the

1 second page, Environmental Protection  
2 Fund Grants Program For Parks  
3 Preservation and Heritage. The Parks  
4 Program, when you read about it, I put  
5 the words almost verbatim in here, it's  
6 for acquisition, development, planning  
7 of parks and recreation facilities to  
8 preserve them, to rehabilitate them, to  
9 restore lands, water, or structures.  
10 So that encompasses quite a -- that's  
11 pretty much --

12 TRUSTEE PHILLIPS: Does that  
13 include the campground?

14 MR. BRANDT: Yes. I listed that.  
15 Playgrounds, courts, rinks, community  
16 gardens.

17 TRUSTEE PHILLIPS: We have a  
18 project already put together for that  
19 somewhere.

20 MR. BRANDT: That's definitely on  
21 there. Again, there's money available  
22 there. That one is capped at 500,000,  
23 that's up to 50 percent of the total  
24 project.

25 TRUSTEE ROBERTS: Do you have to

1           acquire the land, or can it be land you  
2           already own?

3           MR. BRANDT:   Everything seems to  
4           be pull the trigger when you submit.  
5           In other words, it can't be something  
6           you have, and then oh, we want to get  
7           grant money.  We want to move forward  
8           with this project, is there money  
9           available for us, that seems to be my  
10          take from all the agencies I spoke to.

11          TRUSTEE ROBERTS:  So if we had a  
12          plan to fix the Moore's Lane bike trail  
13          and rehab the --

14          MR. BRANDT:  We should be able to  
15          -- yes, yes.

16          TRUSTEE ROBERTS:  The problem is  
17          that we don't currently today have that  
18          plan sitting in a folder somewhere,  
19          right?

20          MR. BRANDT:  Right.

21          TRUSTEE PHILLIPS:  No, but we  
22          applied for something.

23          MR. BRANDT:  But again, my talks  
24          to all these agencies, this is typical  
25          of what's available year to year.  What

1           might change is the match. Instead of  
2           75, 25 it might change to 70, 30 one  
3           year. Instead of giving up to 100,000  
4           on a project, it might go 120, it might  
5           go down to 80, but these all pretty  
6           much stay relatively stable and  
7           available every year. So yes, again,  
8           you know, we're late to the dinner  
9           party here, however, if we miss this  
10          round, at least we know what we can  
11          look for the next time. If we miss it  
12          that year, again, down the road these  
13          grants are constantly available. The  
14          only difference was the bulk of these  
15          had an absolute concrete deadline.  
16          There was only one, and I can't think  
17          of what it was that had an open filing.

18                 TRUSTEE PHILLIPS: The technical  
19                 assistance one is, if I was reading the  
20                 paperwork correctly and going back to  
21                 the website, that particular grant  
22                 process was the beginning stages of the  
23                 municipality taking a project and going  
24                 through the technicals to see if it --  
25                 to deal with applying for some of the

1 grants.

2 MR. BRANDT: I didn't remember if  
3 it was open. I imagine it must have to  
4 be.

5 TRUSTEE PHILLIPS: That was an  
6 open, the only one, which is what  
7 caught my eye because we don't have  
8 someone who is in-house to do that, so  
9 if we could get money to help that  
10 along that would ease -- it would ease  
11 the decision making, and also it would  
12 make it a lot easier on moving the  
13 project forward for the staff as well  
14 as for us to make decisions. That's  
15 just my thoughts.

16 TRUSTEE ROBERTS: Paul, we have --  
17 did we respond to John Stepnoski from  
18 the Town yet on the bay, the sound?

19 MR. PALLAS: I have not responded  
20 yet.

21 TRUSTEE ROBERTS: I don't know if  
22 that's a board level response, or if  
23 that's -- basically he was asking for  
24 estimates of cost, right?

25 MR. PALLAS: If that's all it is,

1 I can provide some of that if that's  
2 all he's looking for.

3 TRUSTEE ROBERTS: So he's applying  
4 for -- so backing up, the Town is  
5 applying for a grant from I think  
6 Department of State whereas this stuff  
7 is all through economic development and  
8 Empire State Corp.; am I right on that,  
9 does anyone know?

10 MR. PALLAS: That sounds correct.

11 TRUSTEE ROBERTS: So he's applying  
12 for a different grant, so it's not  
13 that, you know, the aspects that are in  
14 the village of the bay, the sound are  
15 not necessarily shovel ready, however  
16 that's a different process, so we might  
17 -- the work that we would do to respond  
18 to the Town may also help with some of  
19 this, if not for this round maybe next  
20 round if we were thinking about the  
21 park piece because a lot of that is  
22 actual parkland.

23 MAYOR HUBBARD: The bridges and  
24 cat walks and stuff that's in those  
25 woods is stuff that was there that's

1 all broken down could be shovel ready,  
2 I mean, one day of somebody going  
3 though and just giving you an estimate  
4 as to what it is going to cost, you  
5 could have that technically shovel  
6 ready. It's a matter of cutting back  
7 everything and rebuilding the  
8 structures that are there, you could  
9 have that done in a day or two, what  
10 the numbers are for that.

11 TRUSTEE ROBERTS: And the Town is  
12 sort of cued up to put this thing in I  
13 think, so it's probably a faster path.  
14 We could see -- but, you know, then we  
15 have to have rely on the Town to  
16 prioritize our project, which, you  
17 know, we have to negotiate versus apply  
18 on our own.

19 MR. PALLAS: I'll take a look at  
20 it.

21 MR. BRANDT: I just want to say if  
22 anyone on the board needs more  
23 information or needs my help getting  
24 more information, feel free to contact  
25 me. I'll do my best to get it for you.

1 TRUSTEE ROBERTS: One last thing,  
2 Robert, we do have shovel ready the  
3 council -- the New York State Council  
4 of the Arts would I think easily fit  
5 for Dances in the Park if we thought --

6 MR. BRANDT: I was thinking about  
7 that, and that is as you in quotes  
8 shovel ready, actually that dawned on  
9 me. I was, like, I don't know if  
10 that's an existing program that they  
11 would help fund, or would it have to be  
12 a new program. That was the one thing  
13 I didn't ask about.

14 MAYOR HUBBARD: It's new each  
15 season. It's not open all the time, if  
16 we decide not to do it, and redo it,  
17 it's a new season.

18 MR. BRANDT: From what I was  
19 reading about it, quite possibly, not  
20 to belittle the joke, but that is one  
21 of the points, they just want to help  
22 expand the advertising for the event,  
23 that seems to be the goal of the grant.  
24 I can't imagine that we couldn't at  
25 least make an attempt.

1 TRUSTEE ROBINS: That's the  
2 promotion of tourism, right?

3 MR. BRANDT: Correct.

4 TRUSTEE ROBERTS: There was a  
5 tourism one, but then there was one for  
6 the arts in general. We could use it  
7 to expand the Saturday program that we  
8 have in the school, although Seaport  
9 Museum does that, but it could be done  
10 for anything. The thing that we have  
11 is Dances in the Park, so if this board  
12 wanted to expand it, wanted to increase  
13 the budget, wanted to rent a big fancy  
14 stage or something. I'm not saying we  
15 should do that, I'm saying if we ever  
16 wanted to, that would be an avenue  
17 since we have that project already.

18 MR. BRANDT: I think the purpose  
19 of this little report is -- and this  
20 book has spurred exactly what they're  
21 trying to do, this consolidated  
22 funding. We're now having a  
23 conversation about what if we can do  
24 this, what if we can do that, maybe we  
25 can do go for this, and then we're

1 looking is there a grant. Now we have  
2 some sort of guideline to, you know,  
3 where we can at least attempt to get  
4 funding, and I think that's the whole  
5 purpose of how they set this up.  
6 Again, I have to reiterate, the  
7 agencies were incredibly helpful in and  
8 amongst themselves and between  
9 themselves. Oh, maybe you should  
10 investigate this if you do that, and  
11 they give you the contact information.  
12 So the whole experience, as you can see  
13 I'm a little jazzed about it. The  
14 whole experience of finding all this  
15 out was kind of exciting, and everybody  
16 was very supportive and positive, maybe  
17 you should check that out, maybe you  
18 should check this out. So I'm saying  
19 to the board, maybe we should check all  
20 this out.

21 MAYOR HUBBARD: It's going to be  
22 very tight to make the deadline of July  
23 29th of this year, but it gives us a  
24 basis to work for everything during the  
25 fall and winter to put together some

1 really good applications instead of  
2 rushing doing an application, which  
3 usually would always happen, we throw  
4 it together, it doesn't have as much  
5 research as it should have, and we  
6 don't score as well as we could. So I  
7 think take these projects and try to  
8 work on them together, try to make a  
9 really good application, I think we  
10 stand a good chance of getting some  
11 stuff for next year.

12 TRUSTEE ROBINS: Just a quick  
13 question, these are competitive,  
14 correct?

15 MR. BRANDT: Yeah.

16 TRUSTEE ROBINS: I mean, there are  
17 other municipalities --

18 TRUSTEE PHILLIPS: Well, it's  
19 within the region.

20 MR. BRANDT: We're downstate,  
21 we're Long Island.

22 TRUSTEE PHILLIPS: It's divided  
23 among the different -- there's the  
24 Albany region.

25 MR. BRANDT: There's, like, eight

1 different regions in New York State.

2 TRUSTEE PHILLIPS: So we're  
3 competing with Long Island.

4 MR. BRANDT: This little bible  
5 that I printed out, after they  
6 introduce the grants, they do tell you  
7 how the points are allocated, so it  
8 gives you a guideline of which button  
9 you might want to push on point in your  
10 presentation. That was kind of  
11 helpful. I glanced over that because  
12 that wasn't the intent of my  
13 presentation tonight.

14 MAYOR HUBBARD: Thank you.

15 TRUSTEE ROBERTS: Thank you.

16 TRUSTEE PHILLIPS: Thank you.

17 MAYOR HUBBARD: Village Clerk  
18 Sylvia Pirillo.

19 MS. PIRILLO: Good evening, ladies  
20 and gentlemen. Starting with the  
21 additions as usual, I apologize, there  
22 are quite a few this evening. The  
23 first one is to reject proposals as  
24 received for the harbor marina manager  
25 position and to re-notice that

1 position. The second one is to ratify  
2 the hiring of Gregory Morris who is our  
3 parking code enforcement officer.

4 Gregory Morris began employment with us  
5 today, so that's a ratification, and  
6 he'll be working through the weekend.

7 TRUSTEE PHILLIPS: Before you go  
8 on because someone did bring this up to  
9 me when I mentioned that we will have a  
10 parking code enforcement. I think we  
11 need to make people aware, hopefully  
12 the newspapers will catch it this  
13 weekend somebody will be walking around  
14 and that they may be getting tickets,  
15 or are we just giving warnings, what  
16 are we doing?

17 MS. PIRILLO: There was already a  
18 ticket issued today. There was a  
19 commercial vehicle parked in a  
20 handicapped spot. A woman that was  
21 handicapped could not use the spot,  
22 complained to our officer, the officer  
23 spoke with the gentleman that was  
24 driving the vehicle. The driver of the  
25 vehicle knew that he was wrong, asked

1 for the ticket, he received a ticket.  
2 It's a 130 dollar ticket. Our officer  
3 also will be issued business cards, but  
4 in the meantime, also has a shirt  
5 saying -- with the village logo, his  
6 name, and traffic enforcement on it.  
7 We picked that up today. It was  
8 ordered today and picked up today. And  
9 he also went today and introduced  
10 himself to the various business owners  
11 so that they're aware that he will be  
12 enforcing the law in terms of the  
13 parking.

14 TRUSTEE ROBERTS: The two hour and  
15 thirty minute limits?

16 MS. PIRILLO: And the other thing  
17 that he accomplished also today was  
18 that he created a survey for us of  
19 missing signs.

20 TRUSTEE PHILLIPS: That was my  
21 next question because I spoke to Paul  
22 that will be the next complaint is  
23 okay, it doesn't say how long it's  
24 supposed to be.

25 MS. PIRILLO: We understand that,

1 so that's why he already completed the  
2 survey today. We have it. That will  
3 be rectified and --

4 TRUSTEE PHILLIPS: You know,  
5 communicating now to the business  
6 community that, you know, this is going  
7 to be happening.

8 MS. PIRILLO: He went door to door  
9 today.

10 TRUSTEE ROBERTS: We should put it  
11 out through all channels.

12 MS. PIRILLO: And we're live  
13 streaming and we can also put it on the  
14 website.

15 TRUSTEE ROBERTS: I think I  
16 mentioned it at the BID meeting too.

17 TRUSTEE PHILLIPS: The more  
18 communication the better and the less  
19 stress on us.

20 MS. PIRILLO: We have two wetlands  
21 permit applications.

22 TRUSTEE ROBERTS: I'm sorry, I had  
23 a question. Re-issue the marina  
24 manager RFP --

25 MS. PIRILLO: Was different with

1 revised and updated specifications.

2 We have two wetlands permit  
3 applications upcoming. One is for  
4 Steven Bull and one is for Mr. Tuthill.  
5 Those are both to be scheduled for our  
6 July 28th meeting.

7 We have two lease renewals, one is  
8 for Verizon Wireless and one is for  
9 AT&T. Both of those are a little bit  
10 ahead of schedule because they're both  
11 due in 2017, but it's no foul to renew  
12 them sooner. We would also like to  
13 award the bid for contractor services  
14 to Stanley Skrezic (phonetic), the  
15 lowest bidder per the recent bid  
16 opening, there were two bids, and the  
17 Skrezic bid was the lowest.

18 Also we need to create a position  
19 of clerk typist with civil service, and  
20 we are in the process of requesting  
21 said list. That is for our clerk to  
22 the boards. Any questions on the  
23 additions?

24 Okay. Coordinated review notices,  
25 we had two that went out today for 211

1 Carpenter Street and for 300-308 Main.  
2 Dances in the Park, there is an update  
3 on that. We received a contract today  
4 from JC Productions and also for  
5 Something Fresh, so the only  
6 outstanding contract is with Abrazo's.

7 The open labor -- under  
8 employment, the open labor position in  
9 the Sewer Department was noticed as  
10 well. And that concludes my report.  
11 Any questions?

12 TRUSTEE PHILLIPS: I just -- for  
13 some reason in the back of my mind,  
14 were we not supposed to be also doing a  
15 coordinated review for Mary Latham's  
16 B&B? I mean Sarah Latham.

17 MR. PROKOP: There was no  
18 coordinated review initiated on the  
19 project.

20 TRUSTEE PHILLIPS: There wasn't?

21 MR. PROKOP: There was not.

22 TRUSTEE PHILLIPS: Okay. That's  
23 what I'm asking because it's in the  
24 historic district.

25 MS. PIRILLO: Initially we thought

1           there might be, good question, but  
2           there was no review initiated.

3           MAYOR HUBBARD: Anything else for  
4           the clerk? Thank you very much. Next  
5           is Village Attorney Mr. Prokop.

6           MR. PROKOP: Hi. Good evening.  
7           Thank you. So I have a few main items  
8           I'd like to cover. The first is that  
9           with regard to the property that were  
10          considering transferring to Habitat For  
11          Humanity, and that transfer had been  
12          approved at our last board meeting, I  
13          have been told that the Suffolk County  
14          Legislature has approved the extension  
15          that was required and also the  
16          resolution -- excuse me, and also the  
17          transfer. I've been in contact with  
18          the attorney for Habitat For Humanity,  
19          and I'm working out the terms of the  
20          contract. As soon as that's done, I'll  
21          get it to the board to approve if  
22          that's acceptable to the board. Are  
23          there any questions about that  
24          particular item? There was a change in  
25          personnel at Habitat For Humanity that

1 left a gap of time for a week or two,  
2 and then -- but the new person has come  
3 in. They've identified the attorney,  
4 I've had a good communicating  
5 relationship with him so far, and we're  
6 working through the details of the  
7 contract.

8 The second thing that I'd like to  
9 mention, I have two planning and board  
10 items I'd like to cover. One is  
11 regarding coordinated review, and then  
12 the other one is some procedural items.  
13 I'd like to do that last if I hopefully  
14 remember to do it. The coordinated  
15 review, what I did was we had several  
16 applications that had just -- were just  
17 coming up now for coordinated review to  
18 be initiated, and so what I decided to  
19 do was to meet with the board chairs on  
20 Monday, Doug More and Devon McMahon.  
21 We had a fairly extensive meeting on  
22 Monday morning and went through the  
23 entire process of coordinated review  
24 and how we're handling it in the  
25 village. Prior to that meeting, I

1 developed a worksheet that I thought  
2 would be helpful to the board members.  
3 It's a three page worksheet, about two  
4 pages of it is details which I created  
5 questions that relate to the items that  
6 you're supposed to consider for  
7 environmental review. So there's about  
8 -- when the board does -- any board  
9 does an environmental review of a  
10 project, there are about twenty items  
11 that you have to consider whether or  
12 not they will create a negative impact  
13 on the environment. I put them into a  
14 question list for the boards, and then  
15 I left space at the bottom for  
16 comments. The comment -- one would be  
17 general comments, and then the other  
18 section is recommended mitigation  
19 measures. So that would be things that  
20 you might recommend as an amendment to  
21 the project to mitigate any harm that  
22 you think might be caused to the  
23 environment. That worksheet is  
24 intended for the internal boards of the  
25 village, so we have -- every time

1           there's a coordinated review initiated  
2           from now on the notice will go to the  
3           internal boards of the village, and  
4           then it will go to the external  
5           agencies that have to be notified. The  
6           worksheet will stay internal to the  
7           village, it won't go out to the DEC and  
8           the New York State Historic  
9           Preservation, those people, it will  
10          stay internal to the village. What I'd  
11          like you to do is to consider when  
12          these things go out, the ones that we  
13          have pending now, the two that were  
14          mentioned before are fairly simple, and  
15          if you don't think there is going to be  
16          a negative impact, you could just  
17          indicate that in the comments on the  
18          bottom, you don't have to fill out  
19          every question if you don't think it's  
20          appropriate, but I would encourage you  
21          to at least write in the comments what  
22          comment you may have or that you may  
23          not have if you don't have any, and  
24          then get it back to your board chair or  
25          the village clerk so that we can keep

1 track of these. Now, the other parts  
2 of this package --

3 TRUSTEE PHILLIPS: Wait. Maybe  
4 I'm a little confused. You're asking  
5 each one of us to fill out these  
6 questionnaires individually, and then  
7 bringing it back --

8 MR. PROKOP: I'm suggesting that  
9 you do that, yes.

10 TRUSTEE ROBERTS: Instead of the  
11 whole board -- so the last one that we  
12 did, we discussed, a memo was written,  
13 and then it was sent. Now, when I read  
14 this I was thinking this is sort of  
15 like when the ZBA goes through the  
16 SEQRA questions, right?

17 MR. PROKOP: Yes.

18 TRUSTEE ROBERTS: And so my  
19 question for you is do we do this in a  
20 discussion, and then we fill it out  
21 with a consensus or --

22 TRUSTEE PHILLIPS: That's my  
23 question.

24 MR. PROKOP: You could do it  
25 either way, whatever way the board

1 thinks. My thought had been that prior  
2 to the discussion you might fill it out  
3 and submit it, circulate them, get them  
4 to the clerk and then circulate all of  
5 them so you know what each other's  
6 comments are, or you might find that  
7 you address it the same way the ZBA  
8 does, so you go through the questions  
9 at the meeting. You could do it that  
10 way. We could read through the  
11 questions at the meeting if you like to  
12 do that, we could go through one  
13 through eighteen or twenty if you want  
14 to do it that, or you could do it in  
15 advance, but the benefit of having the  
16 form is at least you'll know in advance  
17 of the meeting what the questions are.  
18 It will give you a way to structure  
19 your thoughts, so even if you don't  
20 want to fill it out and send it back,  
21 that's fine, but at least for the  
22 meeting you'll have your thoughts  
23 structured, just as a suggestion.

24 TRUSTEE ROBINS: Joe, I like the  
25 idea of having the guideline. I like

1 to, you know, when I get a notice of  
2 coordinated review, I go look at the  
3 plans, look at the project, and so if I  
4 have this to work with, then, you know,  
5 I'll make all my comments. I would  
6 bring those to the meeting. I think if  
7 we all did that, it would be useful,  
8 then we'd have something to work with  
9 because we've already looked at  
10 everything, write our comments down,  
11 and then we can either bring them to  
12 the meeting, or we can give them to  
13 Sylvia, and she can give them to  
14 George.

15 MR. PROKOP: Whichever you feel.

16 TRUSTEE ROBINS: I think it  
17 streamlines it.

18 TRUSTEE ROBERTS: Agreed. The ZBA  
19 like process if I can call it that  
20 where they discuss it and then vote I  
21 think leads to less -- leads to every  
22 single thought being captured. One of  
23 the things I like about reading ZBA  
24 minutes is you can see everyone's  
25 responses to the questions, and then

1 the vote was four to one, and you can  
2 kind of see how that all transpired.  
3 With the last one I felt that -- I was  
4 one who felt that the notice or the  
5 response we sent didn't quite represent  
6 what was discussed, but, you know, it  
7 was not a large enough, you know,  
8 difference to make a stink. I was  
9 going to get outvoted anyway, so who  
10 cares. This way I think it's just all  
11 in the minutes, and so somebody looking  
12 back can see what happened.

13 MR. PROKOP: So nobody should feel  
14 -- the same way in the ZBA we have  
15 dissent votes are done all the time.  
16 Somebody knows that it's going to be  
17 four to one, they're going to be the  
18 one, or it's going to be three to two,  
19 but it's important that everybody say  
20 what their comments are. So if we  
21 discuss it question by question at the  
22 meeting, that's great, we'll do it that  
23 way, and then everybody's comments will  
24 be recorded. And the other parts of  
25 the package now that are going to be

1           circulated -- well, of course, the  
2           application, but the next thing is the  
3           part one of the long form that the  
4           applicant has submitted. Now, several  
5           of these applications came in without  
6           EAF long forms, and then when they got  
7           before the Planning Board of whatever  
8           board was involved it was determined  
9           that a long form was required. Now, on  
10          211 Carpenter Street and 300 Main  
11          Street we actually in those  
12          applications just got the long, I mean,  
13          like, just yesterday we got them, so  
14          that's why those are being circulated  
15          now. So in the package will be part  
16          one of what's called the long form. So  
17          that's thirteen pages of questions that  
18          the applicant has to answer, and then  
19          the lead agency that's involved will  
20          fill out part two. So I included part  
21          two in the package just so you can see  
22          it, but basically it's the questions --  
23          it all flows back into this list of  
24          questions. You can match it up if you  
25          want to, but you'll see that basically

1 the criteria from part two is the same  
2 thing that's listed in the questions.  
3 And I think that that was basically  
4 what I wanted to cover with that, so  
5 this is going to be -- by agreement of  
6 the boards and hopefully agreement of  
7 this board, this will be our new  
8 package that we use.

9 Now, with Third and Front,  
10 actually there's been changes with that  
11 application. So the reason being is  
12 that we got a letter that was fairly  
13 extensive from the New York State  
14 Department of Transportation with  
15 comments, and the applicant decided to  
16 submit a change and the amended  
17 application, and there were changes in  
18 the setbacks and many of the things  
19 that have impacts that we were talking  
20 about. So we just got that application  
21 in on Friday, this past Friday. It  
22 came before the ZBA on Tuesday when we  
23 had our ZBA meeting, and that will now  
24 be circulated again back through the  
25 boards and this type of package, so

1 we're going to get another pass at  
2 Third and Front because it's actually a  
3 different application and --

4 TRUSTEE PHILLIPS: Did he withdraw  
5 the original application or he amended  
6 the application?

7 MR. PROKOP: No, he amended it,  
8 and that's a question that was before  
9 the board. He was told that he has to  
10 -- he wanted at the meeting on Tuesday  
11 night he told us that he wanted to have  
12 both applications in front of us at the  
13 same time, and he was told he has to do  
14 one or the other and because of the  
15 transportation, the DOT comments he has  
16 to do the amended one, so that's where  
17 I believe we will be going.

18 TRUSTEE PHILLIPS: So was -- that  
19 was the decision of the ZBA was to go  
20 with the amended application?

21 MR. PROKOP: No, it was a  
22 recommendation to the applicant.

23 TRUSTEE PHILLIPS: I'd just like  
24 to be clear on that one because  
25 sometimes plans get confused.

1           MR. PROKOP: So we had to start  
2           looking at the Third and Front  
3           application. It will come back through  
4           us again now as an amended application.  
5           Basically he's backing off the  
6           restaurant, the restaurant is not going  
7           to go right up to the sidewalk anymore,  
8           and it's going to be decreased in size  
9           a little, and a few other things that  
10          he'd like to address to decrease the  
11          impacts, potential impacts. And so  
12          that's that process.

13                 The other thing I was going to  
14          mention, I'll mention it now, is that  
15          because I had Devon and Doug together  
16          we talked about some of the procedures  
17          of the boards and things that we might  
18          be able to do to streamline the  
19          application process, maybe take a month  
20          out of it here or there. I let them  
21          express their concerns and then tried  
22          to help them figure out solutions. One  
23          of the things that we came up with is  
24          that we can take a month --  
25          applications that start out at the

1 planning board and then go to the ZBA,  
2 we can take one month out of the  
3 process by dealing with the application  
4 at the planning board work session and  
5 then kick it over to the ZBA if that's  
6 what has to happen. What we've been  
7 doing in the past is that we would  
8 quote, unquote accept that application  
9 at the work session and then act on it  
10 at the regular meeting. If we know  
11 that it's going to go directly to the  
12 ZBA, there's no reason why we can't  
13 deal with that at the work session, and  
14 that will get it onto the ZBA agenda  
15 right away, so there's not, like, a  
16 month and a half to get to the ZBA,  
17 they can get to the ZBA in three weeks,  
18 and that's a big step.

19 TRUSTEE PHILLIPS: Let me ask you  
20 a question now. They're accepting the  
21 application at the work session?

22 MR. PROKOP: They had been  
23 accepting the application at the work  
24 session and acting on it at the regular  
25 meeting.

1 TRUSTEE PHILLIPS: So when does  
2 the time clock start kicking in for the  
3 62 days?

4 MR. PROKOP: Right. So there's a  
5 requirement that they have to act on  
6 the application within 62 days.

7 TRUSTEE PHILLIPS: Correct.

8 MR. PROKOP: 62 days I think at  
9 the close of the hearing. The action  
10 they will actually be taking because  
11 they'll be denying the application at  
12 the work session, so that's actually  
13 the close of the 62 days.

14 TRUSTEE PHILLIPS: That's what I'm  
15 asking is that if they're passing it  
16 onto the ZBA, it will then become a  
17 denial?

18 MR. PROKOP: They're not passing  
19 it on, they're denying it.

20 TRUSTEE PHILLIPS: Excuse me,  
21 they're denying it, so then it would be  
22 up to the applicant to go before ZBA?

23 MR. PROKOP: Yes.

24 TRUSTEE PHILLIPS: So that stops  
25 the time clock.

1           MR. PROKOP: You know, if the  
2           applicant plans this out and  
3           anticipates this, which we're open to  
4           working with them on. If the applicant  
5           should know at the Planning Board  
6           there's going to be a vote to deny it,  
7           just the same thing as a denial letter  
8           from the Building Department, we're  
9           denying it for these reasons,  
10          subdivision, you know, whatever it is,  
11          and then they should be ready to go to  
12          the ZBA right away. They'll have that  
13          opportunity. If they're not ready,  
14          then they'll go through the extra  
15          month, but they should prepare to be  
16          ready. That will be discussed with  
17          them. There were a couple of other  
18          things that came up, we're going to  
19          continue discussion on them, but this  
20          was the initial thing we wanted to take  
21          care of. Does anybody have any  
22          questions about that?

23                 Okay. I got -- I was able to get  
24                 together a recommendation to changes to  
25                 chapter 65. Now, I'd just like to

1            mention a couple of things.  There's  
2            two ways -- what's been happenings in  
3            the code world is there's been a major  
4            change in the codes now as far as which  
5            code we're dealing with.  We're now  
6            dealing with what's called the  
7            International Code.  It was voted on a  
8            few months ago -- it was voted on  
9            several months ago, it came into effect  
10           two months ago, and excuse me, it was  
11           adopted for taking effect by commencing  
12           a transition period that began a month  
13           and a half ago.  It will actually fully  
14           take effect in October, what's called  
15           the International Code.  If you go  
16           online and look at it, it looks exactly  
17           like the old New York State code that  
18           we were dealing with, the New York  
19           State Building and Fire Prevention  
20           Codes, Fire Code, but it is now called  
21           the International Code, and it is, in  
22           fact, an international code.  The  
23           chapter 65 that I'm recommending  
24           basically redoes chapter 65 of our code  
25           with new procedures, and everything

1           that I think is a minimum of being  
2           required is in that chapter 65.  
3           Everything from what's required for a  
4           building permit, the time limits for  
5           building permits, how to renew,  
6           violations being issued, who issues  
7           them. There is a provision in there as  
8           an example for a remedy order, which is  
9           required, which except in certain  
10          circumstances is required under the  
11          executive wall, that's provided for,  
12          and I'd like to have a discussion about  
13          that. The intent was to start a  
14          discussion, and then I could go through  
15          the different sections as you have  
16          questions.

17                 TRUSTEE PHILLIPS: This we have a  
18                 public hearing coming up Thursday?

19                 MR. PROKOP: There is a public  
20                 hearing coming up, yes.

21                 TRUSTEE PHILLIPS: So do you want  
22                 to discuss this now, or do you want to  
23                 discuss it after the public hearing?

24                 MR. PROKOP: Whatever the board  
25                 wants to do. I'm prepared to discuss

1           it now.

2           MAYOR HUBBARD: I haven't reviewed  
3           the --

4           TRUSTEE PHILLIPS: I just got it.  
5           That's what I'm saying. Normally we've  
6           always done it after the public  
7           hearing, after we've heard what the  
8           public has to say.

9           MAYOR HUBBARD: So we'll have the  
10          public hearing next week, we'll have  
11          the public hearing, and then we'll  
12          discuss that afterwards after we hear  
13          what everybody else says.

14          MR. PROKOP: What I'd like to say  
15          about this is that there is a model  
16          code that the New York State Department  
17          of State recommends, and this was taken  
18          from that model code. I took out about  
19          probably 30 to 40 percent of that model  
20          code that was not relevant. The model  
21          code that they recommend is recommended  
22          from everywhere from Dering Harbor to  
23          New York City, the full gamut, so a lot  
24          of it's not -- some of it's not  
25          relevant, so I took out the not

1 relevant parts, and this is what I  
2 thought we could consider as being  
3 relevant.

4 The other thing that I did was I  
5 sort of resurrected a request that I  
6 had that we consider amending chapter  
7 61, which is our environmental code.  
8 What's happened administratively is  
9 that some of the boards now have  
10 identified applications that they are  
11 treating as type two applications. One  
12 of those as an example is the use  
13 evaluation. So the Planning Board is  
14 now -- now has classified use  
15 evaluations and sign applications as  
16 type two for purposes of SEQRA. That  
17 expedites them and expedites those  
18 applications, and we could codify that  
19 by adopting the change in chapter 61.  
20 We had --

21 TRUSTEE ROBERTS: Which change in  
22 61, is that here too?

23 MR. PROKOP: That's at the end.  
24 In my report is also several  
25 significant code enforcement actions we

1           have including successful resolutions  
2           of several that have come to an end,  
3           and also a discussion about a few that  
4           are ongoing.  If you have any questions  
5           about the ones that are ongoing, please  
6           call me, I'd be happy to discuss it  
7           with you and let you know what the  
8           issues are and what I expect will come  
9           out of it.

10           TRUSTEE ROBERTS:  Can I ask back  
11           on chapter 65?

12           MR. PROKOP:  Sure.

13           TRUSTEE ROBERTS:  So right now  
14           chapter 65, article 1 is just referred  
15           to the New York State Code, right?

16           MR. PROKOP:  Yes.

17           TRUSTEE ROBERTS:  So this replaces  
18           that?

19           MR. PROKOP:  Yes.

20           TRUSTEE ROBERTS:  So the old  
21           articles and all that stuff would be  
22           removed, and this would be the full  
23           chapter 65?

24           MR. PROKOP:  Yes.

25           TRUSTEE ROBERTS:  And is there

1 anything you can tell me about, just  
2 sort of cliff notes style, the changes  
3 in our processes, how we staff, how, I  
4 mean --

5 MR. PROKOP: Well, okay, so one of  
6 the things is the administrative  
7 issuance of a building permit, the  
8 amount of time that -- it gives a term  
9 to a building permit and also the  
10 renewal. The other thing is that it  
11 lists the inspections that need to be  
12 done more extensively. So there will  
13 be inspections that will be done by the  
14 building inspector. It also -- we have  
15 several policies that we deal with here  
16 regarding the issuance of certificates  
17 of occupancy, pre C of O's, temporary C  
18 of O's, things like that. This law  
19 would codify that in a way that  
20 acceptable to New York State. And the  
21 other thing that I mentioned is that it  
22 has detail regarding the issuance of  
23 the a violation, and also the  
24 requirement -- it meets the New York  
25 State requirement for a remedy order.

1 We do give what is called by the State  
2 a remedy order, in our village it's  
3 called a notice of violation or we  
4 might actually call some of the forms  
5 an order to remedy, but this would  
6 codify that, and which is one of the  
7 requirements.

8 TRUSTEE ROBERTS: I just -- I  
9 notice the word appoint, that the law  
10 says that the village board will  
11 appoint the code enforcement officer.  
12 Does that mean -- is that just legalese  
13 for hire?

14 MR. PROKOP: It means appoint.

15 TRUSTEE ROBERTS: The way we  
16 appoint a village clerk and it's  
17 ratified?

18 MR. PROKOP: Yes.

19 TRUSTEE ROBERTS: So our current  
20 building inspector and code enforcement  
21 officer are hires, right?

22 MR. PROKOP: Yes.

23 TRUSTEE ROBERTS: So that's a  
24 change, isn't it?

25 MAYOR HUBBARD: By hiring them,

1 we're not actually appointing them to  
2 that position. The organization would  
3 have to appoint them to a position?

4 MR. PROKOP: I mean, this is  
5 actually taken from the State. I  
6 didn't intend to create a change. We  
7 could use hire because appoint makes it  
8 an official position, so there is a  
9 little bit of a difference.

10 TRUSTEE ROBERTS: That would be a  
11 significant change, so that wasn't  
12 intentional.

13 MAYOR HUBBARD: We can look at  
14 that as we're going through and  
15 reviewing it.

16 TRUSTEE ROBERTS: I just wasn't  
17 sure.

18 MR. MARTILOTTA: Just a process  
19 question, how often does New York State  
20 change this -- like Trustee Roberts  
21 said, it says see New York State code  
22 is the first line, do they change it  
23 often enough, the pieces that we'll be  
24 adopting, is this something that we'll  
25 have to update our code on a regular

1 basis with? See what I'm saying?

2 MR. PROKOP: The New York State  
3 code is our code, so any time there's a  
4 code in the State code, it  
5 automatically is enforced in the  
6 village. We don't have to change this  
7 -- we don't have to change this to keep  
8 updated with the New York State code.  
9 This has to do with the enforcement and  
10 the administration of the New York  
11 State code only, so this is how we  
12 enforce it. One thing which is  
13 important that I tell you, if Eileen  
14 was here what she would say is that a  
15 building inspector actually is a code  
16 enforcement official. There is a term  
17 in New York State law which is code  
18 enforcement official, CEO, and to be a  
19 building inspector, a full building  
20 inspector you have to also be a CEO, a  
21 code enforcement official, so I just  
22 want to let you know that that term is  
23 out there because you may hear that  
24 mentioned in discussion.

25 TRUSTEE ROBINS: Is that code

1 enforcement officer or official?

2 MR. PROKOP: I think it's officer,  
3 I'm sorry. I know it's a CEO, I think  
4 it might be code enforcement officer.  
5 I'm sure there's a couple of people  
6 that would be able to let me know that.

7 TRUSTEE PHILLIPS: Painting,  
8 wallpaper, tiling, carpeting or other  
9 similar finish work we would need to  
10 get a building permit for?

11 MR. PROKOP: No, you don't need.  
12 Those are exemptions. There's a list  
13 in there which says painting and things  
14 like that, those are things that are  
15 exempt. Basically anything that  
16 effects a structural member or the  
17 structure requires a building permit.  
18 So anything from changing a window,  
19 which changes a structural member, if  
20 it does, and things like that, that  
21 requires a building permit as an  
22 example, but that's the test. Joists,  
23 sheetrock, these are all interpretation  
24 items by the building inspector, but  
25 anything basically that's structural or

1 effects a structural member or support  
2 for the building is considered to be  
3 requiring a building permit.

4 MAYOR HUBBARD: Okay. Just to  
5 clarify that real quick, if we're  
6 taking a window out and putting a new  
7 window in that's an exact replacement  
8 without changing two by fours --

9 MR. PROKOP: I don't think that  
10 that requires a building permit.

11 MAYOR HUBBARD: When you said  
12 window, I just wanted to be clear on  
13 that. That's something we've had  
14 before, you take a window out, put a  
15 new window in, you're not changing  
16 anything unless you're reframing the  
17 window.

18 MR. PROKOP: Right, the header or  
19 the cross piece, if you're taking that  
20 out, that's --

21 TRUSTEE ROBERTS: Load bearing.

22 TRUSTEE PHILLIPS: Just because  
23 you hit the word sheetrock, if you have  
24 somebody that has a roof that's leaked,  
25 and they need to replace their

1           sheetrock inside their living room per  
2           se, you're telling me that they need to  
3           get a permit for that?

4           MR. PROKOP: No, that's not my  
5           understanding. That's an  
6           interpretation of the building  
7           inspector.

8           TRUSTEE PHILLIPS: Just checking.

9           MR. PROKOP: But I wanted to point  
10          out to you that I was actually kind of  
11          surprised when I was doing this, the  
12          list of things that are exempt is  
13          actually fairly extensive, so there's a  
14          lot of things that are actually exempt  
15          from building permits, but it would all  
16          be codified with this.

17          MAYOR HUBBARD: But it's good for  
18          us all to review and look at it and see  
19          what's there, and maybe some of the  
20          interpretation stuff we've had going on  
21          for a while will be all clarified by  
22          that, and that will be a good thing.  
23          Anything else on your report, Joe?

24          MR. PROKOP: I have litigation and  
25          contractual matter that I need to speak

1 to you tonight about in executive  
2 session. I'll make it as brief as  
3 possible, but it is required.

4 Just so you know, we had our first  
5 bed and breakfast come before the  
6 Planning Board to go up to increase  
7 rooms, and I think that -- to the ZBA,  
8 I'm sorry, and that actually I thought  
9 went well. It was well received, and  
10 the applicant was very thorough, which  
11 helped the board, and it was not  
12 belabored in any way, so I think it's  
13 -- everybody knows what the  
14 considerations are, and it seemed to go  
15 well would be my comment.

16 MAYOR HUBBARD: Very good.  
17 Anything else for Joe?

18 MR. MARTILOTTA: No, sir.

19 MAYOR HUBBARD: Thank you. Report  
20 from committees. Audit committee met,  
21 it was a short meeting. We reviewed  
22 the new fuel logs at the power plant.  
23 It seems to be working out well. The  
24 system is working, the inventory  
25 control is close. Talked about a

1 couple of other minor things,  
2 procedural things, nothing major.  
3 There was no major actions or  
4 recommendations coming back to us, just  
5 moving forward. Robert had the dates  
6 of when the audit is scheduled if you  
7 want to know those dates, come meet the  
8 auditors, I don't remember, but that  
9 was it on that.

10 Trustees reports, we'll start with  
11 Trustee Martilotta.

12 MR. MARTILOTTA: I want to  
13 apologize to everyone, I didn't type  
14 mine up this month. I didn't budget my  
15 time as I should have. A couple of  
16 quick things, first and foremost,  
17 something that happened very recently,  
18 we got the document signed from  
19 Southold Town for us to start using the  
20 scanners. I mean, it's something  
21 you're going to have to sign,  
22 Mr. Mayor. We received that. Jean  
23 Marie is awesome, she's been at this  
24 for a long time, and now we can start  
25 moving forward with the various -- you

1 know, we've got to hire someone, we've  
2 got to bring in a computer, but we've  
3 been holding off on all of that in  
4 waiting for this document from Southold  
5 Town. Hopefully I'll have something on  
6 that going forward, hopefully I'll have  
7 more information.

8 I worked with Mr. Pallas at the  
9 light plant, we did something for the  
10 kids for Flag Day. They were very  
11 helpful with that, we really  
12 appreciated it. That's why my report  
13 isn't written, that ended up being, I  
14 don't know, 400 times more work than I  
15 thought. I met with a couple of people  
16 with Building Department questions.  
17 Additionally we had a meeting at the  
18 high school as to how we could  
19 incorporate some of the MS4, the MS4 is  
20 the education and the outreach. We did  
21 a little bit this year, but didn't  
22 really plan it out, so we're try to  
23 help them out in that regard and make  
24 that some piece of what we do in the  
25 high school. That's pretty much about

1 all. And one last thing, I thought  
2 that we had a solution to bring the  
3 fire suppression to the -- we have an  
4 80 percent solution to bring the fire  
5 suppression system to the legion. I  
6 need to speak to a couple of different  
7 members. I kind of reached a dead end.  
8 I guess I've got to get the valve  
9 design, we're going to follow-up on  
10 that throughout, we had spoke.

11 MAYOR HUBBARD: Right.

12 TRUSTEE MARTILOTTA: And hopefully  
13 we can get them a resolution. They  
14 can't get fire insurance until we hook  
15 it up, so I'm trying to help them out  
16 there, and I will continue to, and  
17 hopefully we can get a resolution on  
18 that quickly. In sum and substance,  
19 that's what I've got.

20 MAYOR HUBBARD: Thank you.

21 TRUSTEE ROBERTS: So I stuck my  
22 neck out again with a pretty big idea  
23 on short term rentals. This is going  
24 to dove tail I think with what Trustee  
25 Phillips is going to talk about with

1 rentals in general, but since I'm going  
2 first maybe we can -- I'm not going to  
3 read this to you, it's in the report.  
4 The vehicle for doing this is probably  
5 something we have to figure out  
6 procedurally. If we're going to do  
7 something, we have to figure out if we  
8 do it in the existing chapter 103, new  
9 law, or something else that I may not  
10 know about, but I mostly wanted to put  
11 the topic on the table for you all of a  
12 cap on the number of short term rentals  
13 relative to the number of rentals we  
14 have in the village. The goal of this  
15 is to protect reasonably priced year  
16 round housing for people who live here.  
17 The long term goal of this is to  
18 promote economic development so that we  
19 don't become a four month a year  
20 economy. So the idea as well is to  
21 provide a compromise that allows short  
22 term rental economic activity to  
23 happen, that's a boom for our tourism  
24 business, we certainly have no shortage  
25 of need for short term stays around

1 here, so this is a proposal that allows  
2 that activity to happen. In fact, if  
3 somebody has a short term rental  
4 permit, the great thing for us in terms  
5 of enforcement if that we don't have to  
6 worry about who is coming and going,  
7 and look at license plates, what  
8 license plates, and who has been  
9 staying here for two weeks, and is that  
10 enough, and it's just sort of -- there  
11 would be a certain number of properties  
12 that can do what they like with short  
13 term rentals, and then the rest of them  
14 cannot, so if we're going to look for  
15 nuisances related to short term  
16 rentals, such as noise or trash left on  
17 Monday morning, we know the fifty  
18 properties to look at. I'm trying to  
19 streamline the enforcement process,  
20 bring in revenue to cover the  
21 enforcement process, and most  
22 importantly, protect housing for people  
23 who live here year round. It's tough  
24 for me to walk around here in February  
25 and know that there are people who

1 can't find a place to rent and see just  
2 house upon house that's empty. Now, if  
3 somebody buys a house, they're going to  
4 have a summer house, that's their  
5 business, that's great, but if we're  
6 going to be operating something that's  
7 sort of like a hotel in a residential  
8 district I think there's a lot of  
9 precedent in communities in large  
10 cities and small communities that have  
11 capped this phenomenon without killing  
12 it so everybody gets to kind of live  
13 side by side. That's the goal. I've  
14 written the ideas, and I wanted to put  
15 it out for discussion.

16 MR. MARTILOTTA: I was actually  
17 surprised when you said the cap, so I  
18 started looking up different ones that  
19 had caps. I found quite a few use in  
20 Florida, use in Nashville, there's a  
21 few other ones. I know it's a topic --  
22 I believe San Francisco is trying to do  
23 something with this.

24 TRUSTEE PHILLIPS: San Francisco  
25 is trying to do it, but there are a

1 couple of lawsuits that are pending now  
2 from people in areas dealing with the  
3 caps because Doug and I did have a  
4 conversation about the cap. I'm having  
5 a hard issue with that one because  
6 that's kind of restricting someone with  
7 their as of right in their own home, so  
8 that's where I'm coming from. My  
9 thought pattern is is that when we did  
10 the rental law, the short term rental  
11 was not a phenomenon. It was kind of a  
12 very, very loose enterprise for a few  
13 people, and it has grown since we've  
14 done that. I know that Doug has a  
15 report that I don't know if we've ever  
16 received a report from St. Joseph's,  
17 their analysis of what they discussed?

18 TRUSTEE ROBERTS: We have an early  
19 draft that I shared with the mayor just  
20 to sort of say here it is, but I think  
21 we're waiting for the real draft.

22 MAYOR HUBBARD: Yes.

23 TRUSTEE PHILLIPS: I'm interested  
24 to see some of the information on that,  
25 but from my own observation, and I

1 think most of us have seen it, short  
2 term rentals have kind of taken over  
3 the village a little bit. Long term  
4 rentals are becoming fewer and fewer  
5 because people are making more of an  
6 economic benefit of dealing with short  
7 term rentals, they're not being  
8 inspected like the long term rentals  
9 are being inspected. So it's kind of  
10 not fair to those who are in the long  
11 term dealing with going through the  
12 rental permit law process, and then  
13 have someone else who is renting for  
14 four or five months during the year and  
15 not following the same criteria. So my  
16 thought pattern is we need to perhaps  
17 take a look at two of the sections of  
18 that code. One of them is the  
19 exceptions, we need to review  
20 the exceptions. I'm thinking that it's  
21 time for us to take a review of the  
22 rental permit law, look at what's  
23 working, what's not working. I know of  
24 several people who used to be long term  
25 rentals who are now doing short term

1 rentals because they don't want to deal  
2 with the -- they're making more money  
3 per month than they would doing the  
4 long term rental. That's what I had a  
5 discussion with Doug, I had a  
6 discussion with Paul about a lot of the  
7 things, and I also e-mailed the mayor  
8 that I think we as a board need to have  
9 a discussion about that, perhaps go  
10 back out to the public and come up with  
11 some ideas, and throw out a public  
12 hearing on it to see what needs to be  
13 revamped. But we need to talk about it  
14 first because we're responsible for the  
15 quality of life for our residents here,  
16 not just for them to make a profit.  
17 It's for everybody to understand that  
18 they're a community, so that's why I  
19 brought that up.

20 TRUSTEE ROBINS: I still go back  
21 to as Mary Bess pointed out the  
22 original rental law that we passed.  
23 Again, I feel that it's unfortunate  
24 that we did not include all the  
25 rentals, no matter what duration to be

1 registered, have the proper safety, you  
2 know, features in them, and be  
3 inspected. But I -- as much as, you  
4 know, I dislike what's happening in the  
5 village with housing stock and, you  
6 know, the impact that it has on people  
7 working here, I -- especially being  
8 involved in the real estate world, I  
9 can't see how we're going to stop  
10 what's going on in terms of the sale of  
11 homes to people who don't live here,  
12 and whether they use them as a short  
13 term rental, a long term rental, or  
14 decide, okay, I don't want to own it,  
15 I'm going to sell it, it's not going to  
16 bring additional year round rentals  
17 into the mix. People that buy houses  
18 here oftentimes simply do not want to  
19 tie up a house for a year round rental  
20 and have to deal with the different  
21 type of tenants that you have on a year  
22 round basis. I manage properties --  
23 TRUSTEE ROBERTS: What does that  
24 mean?

25 TRUSTEE ROBINS: I'm saying that,

1           you know, when you do a short term  
2           rental, even if you have a problem  
3           tenant that comes in or something like  
4           that, you know, they're in, they're  
5           out, but I have spoken to landlords who  
6           say well, I don't want to do year round  
7           rental because if I want to use the  
8           house myself, or, you know, next year I  
9           have something else planned or  
10          whatever. This is just what they're  
11          telling me, you know, that I would, you  
12          know, I would prefer to do a short term  
13          rental, I'm making more money at it,  
14          you know. And people will say well,  
15          there's less wear and tear on the house  
16          because it's not being used, you know,  
17          like, twelve months a year. As I said,  
18          I manage some properties, and I work  
19          for a guy that's a wonderful landlord,  
20          he takes very good care of his  
21          properties, but I do think that the  
22          problem with the short term rentals is  
23          an enforcement issue. People are  
24          coming in -- if we have people that are  
25          coming in and they're misbehaving, you

1 know, partying, you know, disturbing  
2 the neighbors and stuff like that, I've  
3 told people call the police. But I  
4 don't see how we can legislate it and  
5 change our code to protect -- to  
6 prevent a phenomenon that's going on  
7 literally all over the world. I mean,  
8 Air B&B is everywhere, and it's a  
9 market driven force just like Uber,  
10 Lyft, and all the other things that I  
11 think makes it extremely challenging  
12 for a small municipality like ours.  
13 You're talking about San Francisco, New  
14 York City, big cities that are trying  
15 to limit what's going on. We have,  
16 what, 1100 houses in the village. I  
17 mean, you know, we're very small.  
18 Things have changed in the last 15, 20  
19 years with rentals here. I've been  
20 living here for about 35 years, when I  
21 got here I was renting, I'm a renter  
22 myself, and I know the difficulty of  
23 finding places to rent. As a realtor,  
24 it breaks my heart when people come  
25 into my office and I have to tell them

1           there's nothing available, and I'm  
2           looking not just in Greenport, I'm  
3           looking throughout Southold Town. It's  
4           a very, very tough situation. I'm  
5           just, you know, hesitant to try and  
6           legislate beyond our grasp, our code  
7           enforcement, that's all. And I really  
8           feel that our rental law -- the teeth  
9           of our rental law is to protect people,  
10          make sure that they're safe in a  
11          rental, you know, no matter what term  
12          they're in there. You know, that law  
13          addresses occupancy, but it's a safety  
14          oriented law, and I think that it's  
15          unfortunate that we missed the first  
16          time around, but I would vote a  
17          resolution immediately to amend that  
18          law to include all rentals.

19                 TRUSTEE PHILLIPS: I think that in  
20                 all honesty, and we can go on about  
21                 caps, we can go on about Air B&B, we  
22                 can go on about -- but when it comes  
23                 down to dollars and cents, if it's a  
24                 short term rental or even a long term  
25                 rental, you're running a commercial

1           enterprise out of that house. In the  
2           fishing industry, you sell one fish,  
3           it's considered commercial. Whether  
4           you're long term or short term, you're  
5           still doing a commercial enterprise,  
6           and that's where I'm having an issue is  
7           that with the short term, it either  
8           needs to be registered, we need to know  
9           what's going on, and in all honesty we  
10          need to go back and take a look at the  
11          definition of transient or temporary  
12          rentals, and we also need to go back  
13          and look at section 103-2 where it  
14          exempts seasonal rentals or legal  
15          transient or temporary rentals. I  
16          mean, I had a problem with the wording  
17          to begin with, and that's well  
18          documented. That was part of my -- it  
19          just got to be too broad, and it was  
20          making the long term -- and even the  
21          long term renter who invested in a  
22          house to rent out for a future income  
23          or retirement income, it made it  
24          difficult for them and put them at a  
25          disadvantage. It turned them into

1           wanting to do short term rentals,  
2           period. That's exactly what happened,  
3           and we're watching it.

4           MR. MARTILOTTA: I think that's  
5           something. I think another thing you  
6           said though, there's two important  
7           points. One is you said that there's  
8           more money to be made over a shorter  
9           period of time, and like you said,  
10          that's a market force. But I think  
11          that we can't lose sight of the fact  
12          that we are allowing a commercial  
13          enterprise in a residential area that  
14          is not zoned for such and is not  
15          registered in any way. I think that is  
16          really -- I think it's one of the  
17          things I really liked, if I may,  
18          Trustee Roberts, about the cap. I read  
19          it. I don't pretend to be an attorney,  
20          I don't. I saw there were a number of  
21          municipalities that were able to  
22          accomplish it. To your point, Trustee  
23          Robins, I understand that we are  
24          definitely, clearly very small, 1100 or  
25          so houses, but in the fact that it's so

1 small I think it kind of magnifies  
2 changes. If we're 1100 housing units,  
3 and if we just looked back however many  
4 years, Greenport used to graduate 100  
5 kids. There were more families in  
6 Town, there weren't necessarily more  
7 houses. I don't know, I wasn't here 40  
8 years ago. But that's changed, right,  
9 somewhere along the line that's  
10 changed. If that became vacation  
11 homes, or if that became two families  
12 becoming one family, we've changed how  
13 we fill up the village. And to  
14 continue to see a change to put a  
15 commercial -- my whole issue is it is a  
16 commercial enterprise in a residential  
17 district. We have a commercial  
18 district. We have no problem telling  
19 commercial districts any number of  
20 regulations. It was in when you spoke  
21 about your meeting with the BID, right,  
22 they're in the BID. And, you know, I  
23 could open up an Air B&B in my house,  
24 and you can't tell me anything? That's  
25 the confusion I have. I know other

1 smaller municipalities like ours have  
2 expanded the borders of the BID I  
3 believe to the village borders or  
4 thereabouts so that they have some say  
5 over again commercial enterprises in a  
6 residential district. That to me is a  
7 huge problem. I think that that's  
8 where if we would like to take some  
9 action on it, I think that that's a  
10 very clear angle.

11 TRUSTEE ROBINS: Wouldn't that  
12 make any rental then a commercial  
13 enterprise, whether it be year round  
14 rental or a short term rental?

15 MR. MARTILOTTA: Well, we have a  
16 rental permit law.

17 TRUSTEE ROBINS: That's what I'm  
18 saying, that's what I think is that it  
19 should include all rentals, but in  
20 terms of trying to -- if you do treat  
21 all rentals as a commercial enterprise,  
22 first of all, people do have to declare  
23 the income on their tax return and  
24 they're paying taxes on it.

25 MR. MARTILOTTA: I don't want to

1           accuse anybody of them not paying their  
2           taxes, that certainly wasn't -- it's  
3           how we as the people sitting around  
4           this table treat those properties.

5           MR. PROKOP: Can I just comment on  
6           one thing? There's a difference  
7           between revenue, a revenue generating  
8           asset and a commercial asset. If you  
9           rent a house or a residential property  
10          for 30 days or more, that's revenue  
11          generating, but it's not commercial.  
12          It's still being used as a residence.

13          MR. MARTILOTTA: Because you're  
14          not selling something?

15          MR. PROKOP: No, because it's  
16          being used for a residential purpose.  
17          There's a lot of things that tie into  
18          that. As an example, to vote in the  
19          village election, you have to reside in  
20          the village for 30 days. There's a lot  
21          of things that tie into this 30 day  
22          requirement. But a rental for less  
23          than 30 days is deemed to be a  
24          commercial use of that property. So  
25          it's different. So that's the

1 guideline. The only thing I wanted to  
2 mention and then I'll back off this  
3 discussion, but the laws I've written  
4 for one or more other municipalities is  
5 that to cap the number of short term  
6 rentals per year, actually it was even  
7 per season for each property, in that  
8 case I think it was four, but they had  
9 to be two weeks or more as an example,  
10 so that way people weren't flipping it  
11 every weekend. You know, people didn't  
12 show up on Friday and leave Monday  
13 morning every weekend.

14 MR. MARTILOTTA: So you were  
15 looking more at -- just because I've  
16 been trying to read up a lot on this.

17 MR. PROKOP: I'm just letting you  
18 know what somebody else did, I'm not  
19 making a suggestion.

20 MR. MARTILOTTA: No, no. If I  
21 may, so you're looking at more as the  
22 usage of a particular building as  
23 opposed to -- have you done like what  
24 Trustee Roberts -- I'm not trying to  
25 speak for you, but Trustee Roberts

1 suggested this cap, which I thought was  
2 very interesting.

3 MR. PROKOP: I haven't written one  
4 of those before, but the only thing  
5 that I would -- and I don't want this  
6 to be my discussion, but another  
7 comment that I would have if we're  
8 going to have a cap that the cap is on  
9 maybe the number of permits that are  
10 issued, not the number of residences.  
11 So that way anybody in the village  
12 could have a chance at least of one  
13 short term rental, so say we do 100 per  
14 year or something across the village,  
15 rather than 25 houses.

16 MR. MARTILOTTA: I see what you're  
17 saying.

18 MR. PROKOP: So rather than 25  
19 people doing it every weekend, you  
20 know, just 200 throughout the village  
21 or 100 throughout the village.

22 TRUSTEE ROBERTS: 100 what, 100  
23 permits?

24 MR. PROKOP: Permits, right, for a  
25 rental, a short term rental. That's

1 just a suggestion. The one thing that  
2 I want to mention again because this  
3 comes up at all the different boards,  
4 one of the problems with what is  
5 happening here is people are -- not  
6 just the turnover, but people are  
7 buying houses, like, as an example a  
8 one bedroom house and then before they  
9 even own the house it goes on the  
10 internet as a three bedroom. We got a  
11 complaint the other night of a nine  
12 bedroom house.

13 TRUSTEE ROBINS: In Greenport?

14 MR. PROKOP: In Greenport.

15 TRUSTEE PHILLIPS: That's why I'm  
16 saying is that it's time to look at the  
17 exemptions that we have in the rental  
18 permit law at least to try to get a  
19 handle on it as to, you know, how many  
20 are there really in the village that  
21 are -- and you're right, Trustee  
22 Robins, it did start out as a safety  
23 factor, and I do strongly believe that  
24 we have laws to cover all of that  
25 within our own code and along with

1           this, but at this point I think we need  
2           to know how many short term rentals we  
3           really have. We're all speculating,  
4           we're all trying to figure it out.  
5           Registering it and getting it on paper  
6           is just fair between the long term  
7           rentals and the short term rentals.

8           MR. MARTILOTTA: I have no issue  
9           with that as all.

10          TRUSTEE ROBERTS: If I may respond  
11          to a couple of things. First of all, I  
12          want to remind everybody that there are  
13          currently approved commercial uses in  
14          residential zones. They are very  
15          highly legislated. You can have a  
16          doctor's office, you can have -- the  
17          laws are written to make sure that you  
18          don't have a million cars coming and  
19          going. So the question before the  
20          board is is a short term rental like a  
21          long term rental in the way that Joe  
22          was just saying, a residential use, or  
23          is it a commercial use? And that's one  
24          idea that we have to kick around. And  
25          then the second thing in terms of

1 frequency and the amount of time per  
2 visit, to legislate that on a rental  
3 seems prejudicial against renters in  
4 general because we have many people who  
5 own second homes here, and guess what  
6 they do, they come out on the Jitney,  
7 they come out on the train, they roll  
8 their bags down the street, and they  
9 hang out for a couple of days, and then  
10 they go back to wherever. That doesn't  
11 seem to solve a problem necessarily,  
12 and I think you made a great point  
13 about the noise and nuisance issue,  
14 which I think is something that happens  
15 with homeowners and renters, seasonal  
16 and year round alike, so that's more of  
17 a general problem. And the concept --  
18 we're not going to make a decision on  
19 this tonight I'm sure --

20 MAYOR HUBBARD: No.

21 TRUSTEE ROBERTS: I wanted to put  
22 the concept out there for discussion  
23 and hopefully public input.

24 MAYOR HUBBARD: That's fine. I  
25 did have Paul run a report, we hadn't

1 had one since I think it was four  
2 months ago of where we are with the  
3 original rental law that we have in  
4 effect now. I'll just read it down  
5 because, you know, cumulative it says  
6 approximately 325 rental permit letters  
7 were sent out, some of them where one  
8 person had two or three or whatever.  
9 37 rental permits have been issued, one  
10 permit per property, so if you have  
11 four apartments in there there's one  
12 permit for your four apartments.  
13 Number of apartments two family was 56,  
14 one family was 4, mixed use was 4,  
15 other multifamily dwellings was 17.  
16 Total rental units permitted was 81,  
17 short term rental letters was 3,  
18 applications received was 87.  
19 Inspections completed was 87, so the  
20 Building Department went and saw all 87  
21 of them and they were all inspected.  
22 Inspections with deficiencies was 6,  
23 and letters stating non-rental property  
24 was 3. So Mr. Ward went around and he  
25 went to every one that we have

1 registered under the long term rental  
2 law. He went to them all, there was  
3 violations, they were corrected, all  
4 the public safety issues, everything  
5 was addressed in all of them. I think  
6 that was -- I commend him for the work  
7 he did, it's a lot more than what we  
8 had last time. When we started this in  
9 the fall, they were scheduling  
10 inspections. Now he went through and  
11 they got 87 inspections done. So the  
12 people that have the long term rentals,  
13 we know they're all safe, they have  
14 smoke detectors, CO detectors, anything  
15 that was wrong has all been corrected,  
16 which I think is a huge step forward  
17 with that part of it. If we're going  
18 to change anything, I'd like to just  
19 include the short term rentals, take  
20 the exemptions out of the long term  
21 law, and have the people register for  
22 this do the same thing. At least we  
23 know they're all being looked at, if  
24 they're short term, long term, they're  
25 being looked at, they're being

1 reviewed, they're being checked for  
2 safety violations. It's not a money  
3 maker because out of the 87 permits,  
4 stuff that was received, we've taken in  
5 1800 dollars. So it's 100 dollar  
6 application fee, there's a lot of  
7 exemptions, whatever, there's reasons  
8 that not everybody has to pay the  
9 application fee so --

10 TRUSTEE PHILLIPS: Owner occupied  
11 rentals, are they exempt from this?

12 MAYOR HUBBARD: They're not even  
13 inspected, they're exempt.

14 TRUSTEE PHILLIPS: That's what I'm  
15 saying, owner occupied. In other  
16 words, if the owner lives downstairs,  
17 and they have an apartment upstairs,  
18 they are exempt from this law, correct?

19 MR. PALLAS: I believe that's  
20 correct.

21 MAYOR HUBBARD: Yes, they are.

22 TRUSTEE PHILLIPS: But they are  
23 also those that are doing Air B&B's.

24 TRUSTEE ROBERTS: I think we have  
25 more than 87 rentals, right?

1           MAYOR HUBBARD: These are the ones  
2 that pertain to the rental law. You  
3 could explain it, Paul.

4           MR. PALLAS: There were 325  
5 letters sent out of what we knew, what  
6 we had -- reasonably knew were rentals.  
7 We got a response of 87 responses. The  
8 rest have not responded. You know,  
9 those are going to be harder to get to,  
10 but I recall early on that when we  
11 first reported some of the response  
12 rates, Joe thought that the response  
13 rate was fairly good.

14          MR. PROKOP: I thought it was  
15 really good.

16          MR. PALLAS: Even though it seems  
17 small, comparative to other locations  
18 it's actually a fairly high level of  
19 response. So I think that you're  
20 correct that the 87 is not the total,  
21 but the total known 325 and 87 didn't  
22 respond, now we have to figure out how  
23 we go and get the rest of them.

24          MAYOR HUBBARD: Right. I mean,  
25 last year we had no inspections. We

1 have done 87, we know 87 units were  
2 inspected and looked at, so I mean,  
3 that's what was the intention of the  
4 rental law when it was first passed, to  
5 make sure that places were looked at,  
6 that people were living under fair  
7 living conditions and all. So at that  
8 point I think we've accomplished what  
9 that set out to do, now we have to  
10 define what we want to do with the rest  
11 of it. You know, include the  
12 exemptions to be if it's owner occupied  
13 it has to be inspected, but you don't  
14 have to charge the fee. If it's an  
15 elderly person that's renting it out,  
16 they don't have to pay that if they're  
17 renting it out. We can include the  
18 exemptions for that, but it's something  
19 to add to the discussion, but let's get  
20 the rest of the units looked at, make  
21 sure they're safe, make sure they're  
22 proper living conditions. And I think  
23 we just include the rental law to do  
24 that. The Air B&B's I know there's  
25 numbers thrown out that they'll pay

1 more and everything else. It's going  
2 to be harder to enforce and to say that  
3 just because you're making more money,  
4 we want more from you. I think, you  
5 know, some landlords agreed with that,  
6 we have other landlords that argue and  
7 complain about paying the 100 dollars,  
8 and they complain to Village Hall every  
9 month when they come in to pay their  
10 bills and stuff.

11 TRUSTEE ROBERTS: But we have a  
12 two tier fee schedule, right, you pay 0  
13 or you pay 100?

14 MAYOR HUBBARD: Exactly.

15 TRUSTEE ROBERTS: So you could add  
16 more tiers to the fee schedule.

17 MAYOR HUBBARD: Yes. But I think  
18 the main goal is to make sure that  
19 these people that are doing the Air  
20 B&B's, that these places are safe and  
21 they're doing it, and try to do  
22 something -- let's try to modify what  
23 we have on the short term, and then try  
24 to tackle the bigger goal. With the  
25 complaint hotline, we've received none

1           this year, but they're just starting.  
2           Last year we had very few people that  
3           actually complained about the Air  
4           B&B's. We had a couple. But  
5           supposedly on the website I've heard a  
6           number thrown out that there was 48 of  
7           them operating in the village off of  
8           Air B&B between the two of them, 48 of  
9           them, and if we had two complaints last  
10          year out of the 48, that was a lot. So  
11          I don't want to overregulate something  
12          that really isn't an issue. A couple  
13          of people complained about a few of  
14          them, but most of them, the people  
15          operate them, they do it, they went  
16          from long term to short term, but  
17          they're being managed properly, they're  
18          owner occupied, and they're making more  
19          money at it with less headaches. So  
20          it's just my opinion and observations  
21          on what happened over the past year. I  
22          mean, if we had a thousand complaints  
23          like East Hampton had, I'd say let's  
24          take a more aggressive approach. But  
25          to try to at least get the buildings

1 inspected, make sure that they're  
2 looking good and all, and start with  
3 that. I think we're better off going  
4 that route in the short term to see  
5 what we've got.

6 TRUSTEE ROBINS: And also, just  
7 some anecdotal stuff, I mean, Air B&B  
8 is an evolving thing --

9 MAYOR HUBBARD: It could be gone  
10 in two years.

11 TRUSTEE ROBINS: Exactly. It can  
12 also be self-correcting. I know people  
13 have told me that they have done Air  
14 B&B, they won't do it again, they had a  
15 bad experience or whatever. You know,  
16 homeowners don't want their houses  
17 trashed either. It's moving quickly,  
18 so again, I'm totally in favor of let's  
19 put a resolution on and change the  
20 rental law as quickly as we can. It's  
21 in hand, it's easy, it's right here,  
22 and it's something positive that we can  
23 do.

24 TRUSTEE ROBERTS: We can schedule  
25 a public hearing at the next -- right,

1 to go through the process of changing  
2 the law.

3 MAYOR HUBBARD: Yes.

4 TRUSTEE ROBERTS: Is it possible  
5 to do it at the next meeting, next  
6 week?

7 MAYOR HUBBARD: Set the public  
8 hearing? No, we would never do that.  
9 Let's put together our comments of what  
10 we want to do as a proposed fix to  
11 modify and change chapter 103 now, the  
12 long term rental law. Let's put  
13 together what we have, circulate it  
14 amongst ourselves, and then we can  
15 schedule the public hearing for next  
16 month and give it to the public.

17 TRUSTEE ROBERTS: That's what I  
18 was saying, yeah. A resolution to have  
19 the hearing, and then have the hearing  
20 next month.

21 MAYOR HUBBARD: Yes. But then the  
22 people want to know what are we  
23 actually having the public hearing on,  
24 so we need to put together what we want  
25 it to be. So take the comments that we

1 had tonight, try to draft just a change  
2 -- a modification of chapter 103  
3 without redoing the whole short term  
4 rental law and everything else. Okay?

5 TRUSTEE ROBERTS: Okay. Thanks.  
6 Number 2, well, it's related to this,  
7 this is not something we're going to  
8 act on now, but I've been talking to  
9 people and trying to come up with  
10 working on the same problem, the  
11 problem of reasonably -- when I say  
12 reasonably priced year round rental  
13 housing, I mean something that is less  
14 than 50 percent of the average median  
15 take home income in the village, so  
16 that's what I mean when I say  
17 reasonably priced, things that people  
18 can afford. So let's try to look at  
19 what other communities are doing to try  
20 to help spur more year round housing,  
21 and we've been talking about Air B&B  
22 being a market force, so I think you  
23 have to use market forces to compete  
24 with market forces. We have I think a  
25 pretty good law from 2002 that allows

1 for residential over retail to be  
2 approved once the building inspector  
3 can certify that it's safe and matches  
4 all New York State codes or maybe the  
5 new building code that we're going to  
6 adopt. We have an interpretation from  
7 the ZBA in '04, which I think Trustee  
8 Phillips is going to want to talk  
9 about, so we'll get into that, but the  
10 interpretation as it is now is that's  
11 the way it should be. And so we have a  
12 commercial district that has vacancies  
13 that could be residential. I've talked  
14 to building owners who have told me  
15 they would be interested in putting  
16 residential above their stores if, you  
17 know, in their words, the village would  
18 quote unquote get out of the way. So I  
19 object somewhat to that because the  
20 village has to regulate how building  
21 and land is used, it's our job.  
22 However, we have a law that removes  
23 some of the quote unquote red tape, and  
24 so I think it's a matter of policy that  
25 the village staff when receiving a

1 residential over retail application  
2 focus on what the law tells it to do,  
3 which is the safety aspect and not a  
4 use evaluation and all of that. That's  
5 one thing I think we can do sort of  
6 internally is just sort of use the law  
7 as it is written and has been  
8 interpreted by our ZBA. But then, you  
9 know, we've been looking at the CFA,  
10 and community development block grant  
11 money. I would like to see us consider  
12 a program whereby a building -- oh, and  
13 I wanted to add too, by focusing on the  
14 commercial zone, it's the least impact  
15 to the environment and density we can  
16 have. The buildings are built. Yeah,  
17 it's a few more parking spots, that's a  
18 problem ten, twelve weekends a year,  
19 and maybe the parking will go a little  
20 bit further into residential, but the  
21 village is nicely planned that there's  
22 parking if you're willing to walk, and  
23 maybe we need to create some more  
24 spaces for people who can't walk,  
25 that's certainly a reasonable thing to

1 do. But it's a way to help more people  
2 find housing without increasing the  
3 density on some residential blocks that  
4 are already crowded. Commercial  
5 districts are by definition crowded. I  
6 wanted to just focus on this idea I  
7 wrote down. I think it's a little  
8 early stage to have a long discussion  
9 unless you all want to, but the idea of  
10 economic incentives for creating year  
11 round housing, so if we can find a way  
12 to either use community development  
13 block grant money or maybe some other  
14 source to rebate building owners'  
15 village portion of their property tax  
16 bill and building and zoning fees  
17 required to convert to residential,  
18 that might incent some building owners  
19 to say, you know what, I'm going to go  
20 with year round residential instead of  
21 creating an inn or instead of do Air  
22 B&B, which by the way is not legal in  
23 both commercial zones I think, short  
24 term rental that is. So I want to put  
25 the idea out there as an economic

1           incentive to improve housing options  
2           for people, and if the supply of rental  
3           apartments were to increase, the hope  
4           is that that would make them more  
5           affordable for people who want to live  
6           here. But if you talk to people who  
7           run the big businesses around here, the  
8           businesses that are growing and that  
9           need to hire people, one of the things  
10          they say is I need places for my people  
11          to live. That makes it more  
12          encouraging, more attractive to them to  
13          come out here to Greenport to work.  
14          People working here means people spend  
15          money here, et cetera. So I put the  
16          idea out there, if you want to discuss  
17          it, if you want to read it, think about  
18          it for the future. I think we have a  
19          good short term along these lines.

20                 MAYOR HUBBARD: Yeah, I mean, we  
21                 can discuss that.

22                 TRUSTEE ROBERTS: Water quality,  
23                 so there is immediate action I think on  
24                 this. So the treasurer gave us a great  
25                 report on the CFA. He didn't talk

1           about an aspect of the CFA that I don't  
2           think was covered in the session we  
3           went to, but the water quality  
4           improvement program, 25 million dollars  
5           worth of infrastructure money that is  
6           going to go to muni's this year.  
7           They're looking for shovel ready water  
8           quality projects, and they specifically  
9           like wastewater treatment plants. We  
10          happen to have one. We have a shovel  
11          ready project for development. We got  
12          a grant a couple of years ago to get  
13          the study to tell us what it is going  
14          to cost to surround Sterling Creek and  
15          go west. The -- I talked to the mayor,  
16          and I went to a Regional Economic  
17          Development Council work group on  
18          infrastructure last week, and the  
19          people -- first of all, the people  
20          around the island don't know that this  
21          exists out here, we have this  
22          wastewater treatment plant that has  
23          space in it. We're sort of a unicorn.  
24          People just sort of say really, you  
25          have room to treat more -- to clean

1 more water. So that's good, and their  
2 focus -- so the way the economic  
3 development -- if you know this, I'm  
4 sorry if this is redundant, but the  
5 economic development council is a  
6 regional as Robert said earlier, and  
7 they actually advocate to get more  
8 projects in their region funded, and it  
9 benefits them to spread the money out  
10 across the region. So Long Island,  
11 both counties are a region, and so  
12 they're very interested in the east --  
13 when it comes to water quality, if you  
14 look at -- I mean, it's almost every  
15 five days Newsday has a front page  
16 story on the nitrogen problem. We have  
17 a solution, it's shovel ready. What we  
18 have to do if we want to pursue this  
19 funding, we can't get the whole project  
20 funded with the CFA, we could get up to  
21 20 percent funded. But the way as I've  
22 been talking to other muni's how this  
23 works is you get a piece here, you get  
24 a piece here, you get your first piece,  
25 and you can get started. And 20

1 percent is a pretty big piece, and 20  
2 percent, by the way, would probably  
3 give us -- and I may be talking out of  
4 school here, but as I understand it,  
5 from what I read in the studies from B  
6 and B, 20 percent gets us at least to  
7 Sandy Beach who are our residents. So  
8 I'm asking this board to -- we talked  
9 earlier about how -- and Robert said it  
10 really well, he sort of set the ball,  
11 and I'm going to spike it, you have to  
12 have shovel ready project that you  
13 already want to do, and then you should  
14 apply for the money to fund it. And as  
15 he said, you piece it together. I  
16 guess, so the question to the board is  
17 I very much want to see us improve -- I  
18 want to see us stem the tide of  
19 nitrogen loading in our waters. I want  
20 to see use the capacity in our sewer  
21 plant. If the majority of this board  
22 doesn't want to see us expand the sewer  
23 plant, then that would be an entirely  
24 different matter. If the board does  
25 want to see us expand the sewer plant,

1           then we need to get a priority project  
2           request form in to the CFA tomorrow.  
3           There is a meeting in two weeks where  
4           anybody who submitted a priority  
5           project request form can speak before  
6           the Regional Economic Development  
7           Council, essentially lobby that council  
8           to say here is our project, here is why  
9           it's great. Everyone has been telling  
10          me this is a great project, you should  
11          really do this. Well, now you'd be in  
12          front of the decision makers. So then  
13          when our application comes in after  
14          July 29th they say oh, those are the  
15          people from Greenport who drove all the  
16          way up to Nassau County to tell us  
17          about their wastewater treatment plant,  
18          and there's the application, and if  
19          we've heard enough favor with the  
20          council, we get a favorable look, and I  
21          think we get a good shot. I think it's  
22          helpful that the people from the work  
23          infrastructure work group specifically  
24          called to make sure that the village  
25          was at the meeting. They gave me ten

1 minutes to get up and just, you know, I  
2 just explained what's in the D and B  
3 study and let them ask questions. So I  
4 think the first question, if this board  
5 doesn't want to expand the wastewater  
6 treatment plant, then there's no reason  
7 discussing the rest of it. But if we  
8 do, we owe it to ourselves and the  
9 people of Sandy Beach and everyone else  
10 in the region to get in on this round  
11 of CFA. We have the study already,  
12 it's not a heavy lift as I understand  
13 it to take that study and turn it into  
14 a CFA application, but someone tell me  
15 I'm wrong.

16 MAYOR HUBBARD: I haven't seen the  
17 application and what's on there. To  
18 sit there -- the intention of even  
19 doing the study was to expand the sewer  
20 system out there. I have no problem  
21 with doing the mains and everything  
22 else. The question I think we're going  
23 to have a problem with is trying to get  
24 all these people to hook up to it  
25 without grant money because regular

1 homeowners are not going to want to pay  
2 15,000 dollars for a household to hook  
3 up, but they can't hook up to anything  
4 unless the mains are there.

5 TRUSTEE ROBERTS: So a way --  
6 there are many ways that could happen.  
7 So all of this -- I went to the Long  
8 Island Clean Water Partnership  
9 Conference the other day. All these  
10 different regions, it's either regions,  
11 or muni's, or towns, or villages,  
12 people are kind of coming together to  
13 figure out how to solve this stuff.  
14 Most places up the island are doing  
15 these new environmentally friendly  
16 septics that you put in your yard,  
17 underneath your yard, and that's much  
18 more expensive kind of overall, and  
19 it's technology that's not as proven as  
20 wastewater treatment plants. So there  
21 are I think between the county  
22 executive's plan to tax water authority  
23 if that were to go through and have  
24 that water available for people --

25 TRUSTEE PHILLIPS: I think he's

1           withdrawn that.

2                   TRUSTEE ROBERTS:  Has he?  Well,  
3           there are many funding sources for  
4           this.  If we take the leadership, if we  
5           lead the region, we start building the  
6           mains, then I think that would behoove  
7           the rest of the region, whether it's  
8           our state reps, our friends of the town  
9           to start to try to figure out how to  
10          help the individual homeowners fund it.  
11          I talked with the folks at nature  
12          conservancy, and what they see in other  
13          muni's is that, you know, maybe the  
14          town would participate for a little  
15          bit, the homeowner has to participate a  
16          little bit, it has to be less than what  
17          it would be to put in one of those  
18          septics because obviously then they're  
19          going to do the septic, you get the  
20          state -- line up your different funding  
21          sources, and it's worked in other  
22          places.  I'm no expert in this, I just  
23          went around and talked to as many  
24          people as I can.  I also think we  
25          should enlist the help of Senator

1 LaValle because this is a regional  
2 issue, we're a tiny little village.  
3 This requires us to work with the town  
4 and connect town residents potentially,  
5 but certainly cut into town streets.  
6 I'd like to ask Senator LaValle, and  
7 I'd like the board to officially to do  
8 it, not just me talking to a staffer if  
9 I need some help, which the guy has  
10 been very helpful, but Senator, please  
11 -- he's very bullish on this issue,  
12 water quality is very important to him  
13 if you read anything about what he's  
14 writing. Let's ask the senator for  
15 help, ask him to convene a regional  
16 conversation with appointees from each  
17 of the different boards, get nature  
18 conservancy involved, Town of Shelter  
19 Island is effected by this issue with  
20 our water quality over here. Let's all  
21 sit in a room and let's try to figure  
22 it out.

23 MAYOR HUBBARD: Okay. I mean, I  
24 have no problem filling out the  
25 application. I don't know what we'd

1 have to see --

2 MR. PALLAS: If I may, just a  
3 couple of I guess concerns on some of  
4 the things you had mentioned.  
5 Traditionally when these funding  
6 agencies talk about shovel ready  
7 projects, traditionally my experience  
8 has been that you have a design already  
9 done, a formal design, you are ready to  
10 bid it. We are quite a ways away from  
11 that, so it would depend on the exact  
12 wording of the requirement, of the  
13 shovel ready requirement, that would be  
14 one question.

15 TRUSTEE ROBERTS: So we can ask  
16 that question.

17 MR. PALLAS: The question needs to  
18 be asked. It's a lot of work put that  
19 forth if there's no way that it can  
20 happen. That's one point.

21 TRUSTEE ROBERTS: Okay.

22 MR. PALLAS: The other concern is  
23 the 20 percent, I'd have to go back and  
24 look at that. I think that's low. I  
25 have to look at it, but I have to see

1 if that's -- because it's going --  
2 you're at the end of the project at  
3 Sandy Beach.

4 TRUSTEE ROBERTS: Are you saying  
5 that you think they can fund more than  
6 20 percent?

7 MR. PALLAS: Maybe I misunderstood  
8 what you said and what I read in here  
9 was that to get to Sandy Beach is 20  
10 percent of the value of the project, is  
11 that what you meant?

12 TRUSTEE ROBERTS: Oh, I understand  
13 what you're saying. If you go through  
14 the plan, yes, if we go through the  
15 plan to go all the way around the  
16 creek --

17 MR. PALLAS: That's way more than  
18 20 percent of the estimate.

19 TRUSTEE ROBERTS: Right, but we're  
20 not going to get the whole kitten  
21 caboodle in one place, so I appreciate  
22 what you're saying. We got to start  
23 somewhere.

24 TRUSTEE PHILLIPS: I think George  
25 did make a point about getting the

1 mains in, that's the biggest part of it  
2 is getting that. That's the most  
3 expensive part for the capital  
4 improvement for the sewer, correct? So  
5 that's a goal that I think we should  
6 start for.

7 MAYOR HUBBARD: Let's look at the  
8 application, see what's in there, see  
9 what they require it for it. I mean,  
10 again, as we go over the other things,  
11 some of this may take for next year's  
12 round or whatever, but it doesn't hurt  
13 to look at the application, see what's  
14 there, ask a couple of questions, and  
15 start the ball rolling on it. That's  
16 how you get going.

17 MR. PALLAS: Robert and I will sit  
18 down tomorrow or Monday and go through  
19 that and see what the true requirement  
20 is on the shovel ready piece.

21 MAYOR HUBBARD: Right, and look at  
22 that, even if it's just a presubmission  
23 of the thing. Look at it, this is a  
24 list, this is what we have. If you  
25 send in the paperwork, they say no,

1           you're not even ready for that part of  
2           it yet, then we find out, but at least  
3           we're starting the process rolling to  
4           move forward with the study that was  
5           done a couple of years ago. Everybody  
6           wants it and both sides have talked  
7           about it, you know, nobody is going to  
8           hook up if the main isn't there. We  
9           need to get the pump stations in to get  
10          the main going to worry about the other  
11          part of it. It's just I've spoken to  
12          several people that have said, you  
13          know, there's no way I can afford to  
14          spend 15,000 to hook up. I care about  
15          the environment and everything else,  
16          but I don't have fifteen grand to spend  
17          on it. I'm going to spend four grand  
18          and put in a new old age cesspool  
19          because that's what they could afford.  
20          So we need to address that part of it,  
21          besides just the mains, how do we make  
22          it affordable for the people to hook up  
23          who want to do it.

24                    TRUSTEE PHILLIPS: That's where  
25                    the community block grants come in, and

1 if the Town of Southold and the Village  
2 of Greenport work together, then some  
3 of the ideas that Jack and I threw out  
4 in our joint meeting with the liaisons  
5 would come to fruition, but it's got to  
6 be step 1, step 2, step 3. And we need  
7 to come, as you said before, we need to  
8 have a plan of action, you know, where  
9 are we starting and where do we want to  
10 go. It says here the deadline is July  
11 8th, is for the pre-application?

12 TRUSTEE ROBERTS: For the pre-app.  
13 So what I learned at the meeting is  
14 that get it in ASAP, and they'll give  
15 you a spot on the regional meeting on  
16 June 28th so --

17 TRUSTEE ROBINS: On the original  
18 survey, Paul, how many houses are we  
19 actually talking east and west?

20 MR. PALLAS: I don't know off the  
21 top, it wasn't a high number.

22 TRUSTEE ROBERTS: Just again, as  
23 George was saying, you know, if we  
24 build it, will they come. Most of the  
25 houses, the cottages down at Sandy

1 Beach are only seasonal houses, they're  
2 only being used six months a year, you  
3 know, so I mean I don't know if that  
4 would have any impact on the grant, you  
5 know. In other words, we're not  
6 talking year round houses. And then my  
7 other question is that there are  
8 expenses beyond just the 15,000 dollar  
9 hook up fee, you know, there's the  
10 plumbing, the road work, and getting it  
11 into the house. I've done some  
12 research on that, and those expenses  
13 could run another 10 to 15,000 per  
14 household. So, you know, I spoke to my  
15 plumbing contractor who has done a lot  
16 of cesspool work, and like he said, I  
17 could put a new cesspool in for 5,000  
18 dollars and I'm done forever. It's  
19 going to be -- it could be a hard sell,  
20 so that has to be weighed in terms of  
21 do we want to be, you know, spending  
22 the money on this.

23 MAYOR HUBBARD: As an analogy,  
24 when the Prius first came out, the  
25 hybrid cars, they were high very

1 expensive and very few people had them,  
2 now they're commonplace all over. So I  
3 mean, once you start it and you get the  
4 mains in there, more and more people  
5 will accept and say, you know what,  
6 instead of 5 here, if I could do it for  
7 7500, maybe I will spend the extra  
8 money and hook up because it's the  
9 right thing to do. But we have to get  
10 through the first step of getting the  
11 mains there, and that's been talked  
12 about for how many years. So we got to  
13 start somewhere, so we start on this  
14 part of the project, we use the study  
15 that we have done, see if we can start  
16 moving it forward, and eventually they  
17 all will, but not right away. But any  
18 new developments if somebody wants to  
19 build something, they're going to hook  
20 up right away like Peconic Landing,  
21 other ones like that, they would hook  
22 up and they would pay the money up  
23 front, and it's just added to the cost  
24 of whatever they're going to build and  
25 develop as opposed to preexisting

1 houses to expand into those  
2 neighborhood, that's going to be the  
3 hard sell.

4 TRUSTEE ROBERTS: If they don't  
5 hook up, it doesn't cost is any more.  
6 If we get it all funded by grants, then  
7 we've gotten grants to fund the capital  
8 expansion, and we've gotten or village  
9 residents all taken care of, and we all  
10 know that Brewers Yacht Yard and  
11 Brewers Sterling are going to want to  
12 get involved. We'll have to negotiate  
13 how that works, but if no one ever  
14 hooks up then we're still taking more  
15 nitrogen out of the water than we are  
16 now, and we're not increasing our  
17 costs.

18 TRUSTEE ROBINS: If no one hooked  
19 up, how would that change the amount of  
20 nitrogen if nobody hooked up?

21 TRUSTEE ROBERTS: No one outside  
22 the village.

23 MR. MARTILOTTA: I think too say  
24 Senator LaValle says, you know, this is  
25 a project he's going to back, I highly

1           doubt that he would make it exorbitant  
2           for people. He wouldn't run the main.  
3           I would think if I was in his position  
4           and I ran the main, I would figure out  
5           some way to help people hook up.  
6           That's what he does.

7                    TRUSTEE ROBERTS: They'll get the  
8           help. It looks great for everybody.  
9           In terms of I'd like us to officially  
10          reach out. Like I said, a lot of us  
11          have been working back channels, we're  
12          talking directly to the senator, but  
13          I'd like for this board to say hey,  
14          Senator, we've got a way to help the  
15          entire region, can you help us bring  
16          everyone together. I don't know if we  
17          need a resolution, or if you just want  
18          to send a letter.

19                   MAYOR HUBBARD: We can send a  
20          letter off saying we have the study,  
21          we're moving forward with the study,  
22          we're trying to actively implement the  
23          plan now.

24                   TRUSTEE ROBERTS: And we're  
25          applying for CFA.

1           MAYOR HUBBARD: I've already had  
2           discussions with Senator Gillibrand's  
3           office, met with one of her  
4           representatives down in Village Hall,  
5           Paul and I met with her. They already  
6           know that we're talking about the same  
7           thing, and every time something comes  
8           up, she sends an e-mail that we need to  
9           do this or that or whatever. So we'll  
10          do the letter out to the local people  
11          to say that we're going to try to  
12          implement the plan now.

13          MR. MARTILOTTA: Sure. That's  
14          awesome.

15          MAYOR HUBBARD: Anything else?

16          TRUSTEE ROBERTS: No.

17          MAYOR HUBBARD: Trustee Robins.

18          TRUSTEE ROBINS: Okay. I'm going  
19          to report on two things, number one,  
20          the BID meeting that I attended on June  
21          6th. So a local merchant has  
22          circulated a petition that expressed  
23          concern with sandwich boards and  
24          sidewalk encumbrance enforcement. Back  
25          during the winter, Mayor Hubbard was --

1 had asked the BID to engage in a  
2 dialogue and provide comments related  
3 to sandwich boards, and the BID as a  
4 group did not provide a response after  
5 several public notifications, so the  
6 board we voted to confirm the code as  
7 written at the time. But this petition  
8 that was circulated I guess it was last  
9 week did not originate from the BID,  
10 but it was sent to I believe the  
11 members of the board, and we all saw  
12 that. Sylvia Pirillo and Paul Pallas  
13 attended the meeting with me on  
14 Thursday, and they were there to answer  
15 questions about code and enforcement.  
16 Now, the BID is obviously not happy  
17 that they got the letter from Ed Ward  
18 stating that we were going to be  
19 enforcing the code. So they I guess  
20 mentioned to Sylvia and Paul that they  
21 would like to see us change the code  
22 now. We obviously told them that a  
23 code change takes time, so what they're  
24 asking is if there can be a policy  
25 amendment without a full code amendment

1 process for use this summer. They  
2 discussed amongst them creating a  
3 survey of those who signed the  
4 petition, and it was just about every  
5 store in town that signed it, inquiring  
6 how much sidewalk advertising actually  
7 drives their business, and what they  
8 want to put out in front of their  
9 stores. My observations downtown are  
10 that we have multiple sidewalk  
11 encumbrances, it's not just sandwich  
12 boards. We have the tables and the  
13 chairs, and a new one that's kind of  
14 cropping up are benches, benches that  
15 people sit and put their legs out into  
16 the sidewalk decreasing the amount of  
17 sidewalk space that's available. So I  
18 don't know if the board wants to engage  
19 in another conversation with the BID,  
20 if they do want to, then they'll  
21 contact us directly.

22 MAYOR HUBBARD: Let them do their  
23 survey and write their proposal like we  
24 asked for during the winter. Everybody  
25 ignored us until it was time to do

1 something.

2 TRUSTEE ROBINS: Kind of out to  
3 lunch, I guess.

4 MAYOR HUBBARD: I don't know. I'm  
5 not at their meetings. I don't know  
6 what their response was. We asked them  
7 twice for it, we didn't get it. We  
8 have to enforce the code, so we did it,  
9 and now they're not happy. But let's  
10 get some information from them, they're  
11 doing a survey, and let them put a  
12 proposal back to us. That's what we  
13 asked for before.

14 TRUSTEE ROBINS: They were asked,  
15 and they didn't respond, but I always  
16 bring the message back.

17 Anyhow, John Kramer gave a  
18 treasurer's report, he's the new  
19 treasurer, and I have to say he's very  
20 thorough now. He's giving a monthly  
21 report regarding their expenses, you  
22 know, it's updated every month, checks  
23 written, monthly invoices, and a detail  
24 of what the BID is spending to track  
25 and monitor their budget.

1           The new events committee now is  
2           planning an event for this weekend, pop  
3           culture. It's just, you know, a header  
4           PR thing to try and attract people to  
5           different events at the Carousel and  
6           things going on this weekend. I think  
7           there are a couple of special events  
8           for Father's Day, there's been handouts  
9           and posters going on, there's going to  
10          be an event for children, it's called  
11          the duck race. They also are going  
12          over their schedule for fall and winter  
13          events, Halloween celebration, and  
14          especially concentrating on trying to  
15          work the shoulder seasons to make more  
16          people come here for a longer period of  
17          time because that's where a lot of our  
18          jobs are coming from keep people  
19          working.

20                 TRUSTEE PHILLIPS: Trustee Julia,  
21                 as far as the Halloween events, could  
22                 you tell me who exactly -- because  
23                 Sylvia and I and the librarian have  
24                 been starting discussions about the  
25                 Halloween Parade for next year, and I

1 don't want us to be in conflict, we  
2 should be working together.

3 TRUSTEE ROBINS: They will contact  
4 Sylvia about dates and times, and I  
5 think they're aware of the protocol in  
6 the past, you know, the Carousel ride.

7 TRUSTEE PHILLIPS: I would like  
8 them to also be in touch with me,  
9 please, since I've always led the  
10 charge for the Halloween Parade.

11 TRUSTEE ROBINS: Absolutely. I'll  
12 let Lynne Kessler know that. Webmaster  
13 Kathleen Schroeter says that she needs  
14 some technical support for a few issues  
15 she's having with the website. She  
16 would be provided a review of the work  
17 that she does to maintain the site,  
18 including not just posting things but  
19 also communication with people, she  
20 gets a lot of call from people wanting  
21 to know information about things going  
22 on, different venues and hours, things  
23 like that. She's quite busy with that.  
24 There was also some question about who  
25 owns all the photos that she posts on

1 the VillageofGreenport.com website.  
2 Those photos are actually the property  
3 of the photographer. And then the last  
4 item of business, John Kramer talked  
5 about the review of the insurance needs  
6 he did. He recommended a general  
7 liability policy as well as director  
8 and officers liability. John obviously  
9 has experience in the insurance  
10 business, that's what he did for his  
11 career. He put something out there,  
12 which I basically told him probably  
13 wasn't going to fly. He asked about a  
14 free tie-up at Mitchell Park Marina  
15 during Dances in the Park. I basically  
16 told him if we have paying customers  
17 coming in for the night at the marina  
18 that we obviously couldn't offer a free  
19 space to people, even if it would be  
20 nice to fill up the marina for the  
21 event, but that was just a suggestion.

22 TRUSTEE ROBERTS: I don't think  
23 it's a terrible idea, but I don't think  
24 we should be -- I think we should  
25 figure out who is running the marina.

1           If we're going to reissue an RFP, let's  
2           see what that process looks like, and  
3           then let's let that person take that --  
4           if there is a person, let that person  
5           take that suggestion and either veto it  
6           or accept it. I just want to say I  
7           don't think it's the worst idea when I  
8           go down there and there's four boats  
9           there, I'm thinking why are there only  
10          four boats here on this amazing night  
11          on the north fork. If we can bill them  
12          if they stay overnight versus if they  
13          stay for two hours, if they come in and  
14          we've got ten boats instead of four  
15          boats that are spending money here. I  
16          don't want to make that decision, I  
17          think we should just leave it to the --

18                MAYOR HUBBARD: I believe it used  
19                to be the policy if you were here for  
20                the weekend, if you wanted to stay over  
21                Monday, you could stay Monday free for  
22                the dances. Paying customer for  
23                Friday, Saturday, Sunday, they would  
24                get that night free to stay there for  
25                the dances. Is that still the policy,

1 Paul?

2 MR. PALLAS: Yes.

3 TRUSTEE ROBERTS: It won't work if  
4 you don't market it. If you don't  
5 market it and say hey, Monday night is  
6 free, you know, if you get seven boats  
7 instead of five boats, it doesn't work.  
8 Thirty boats instead of five boats, it  
9 works.

10 TRUSTEE ROBINS: And then just the  
11 last thing is just kind of a request.  
12 I know we've talked about this in the  
13 past, the benches at the corner and  
14 Front and Main Street need to be moved.

15 MR. PALLAS: We're working on it.

16 TRUSTEE PHILLIPS: Are they our  
17 benches, Paul?

18 MR. PALLAS: They're our benches.

19 MAYOR HUBBARD: We've already  
20 discussed that. They're going to be  
21 moved. There is room to go on the  
22 other side of both door ways of the  
23 Coronet and the building, take them  
24 away from the corner, move them 20 feet  
25 to the west.

1 TRUSTEE ROBINS: Yeah, it's just  
2 that traffic jam at the corner.

3 MAYOR HUBBARD: Just to get them  
4 away from the flower boxes and the  
5 crosswalks. We're going to move them  
6 to the other side of the entrance to  
7 those two stores, and it will be in the  
8 same position, it just won't be right  
9 at the crosswalk.

10 TRUSTEE ROBINS: Then my other  
11 report is I went to the Carousel  
12 committee meeting, my second meeting.  
13 On the mechanical side, they had their  
14 annual inspection the day of the  
15 meeting on the 14th, and it was  
16 completed while we were there.  
17 Everything passed, totally favorable  
18 report. First time that all the  
19 systems passed, no issues with  
20 anything. So very pleased about that.  
21 Margot reported that one of the door  
22 motors wasn't working last weekend.  
23 She said she was contacting Liberty  
24 Iron Works to have them return to  
25 remediate the problem. On the staffing

1 and operations side, Margot reported  
2 that additional cashiers were hired and  
3 they were being trained. Staff is  
4 cross-trained for the Carousel and the  
5 marina. The hours of operation are  
6 posted on the village website, the  
7 hours are 10:00 a.m. to 9:00 a.m.  
8 beginning on Memorial Day. A  
9 suggestion was made to begin extended  
10 hours for the entire Memorial Day  
11 weekend. There seemed to be some  
12 confusion this past weekend because the  
13 hours didn't change until Monday, and  
14 most of the weekend was already over.  
15 So just we could discuss that, maybe  
16 amend that to the entire weekend if  
17 Memorial Day falls on a Tuesday.

18 The rounding boards and the  
19 artwork. The first painting is called  
20 Coast Guard Rescue by Keith Martel was  
21 complete, and it is wonderful. It is  
22 currently in Sylvia's office in Village  
23 Hall. I've seen it. It's really  
24 exciting. There are several artists  
25 that are working on sketches, and it

1 will keep the process moving along now.  
2 Artist Nina Hattan was planning on  
3 coming, Sylvia actually told me she was  
4 in today to bring in her sketch for the  
5 ice boats. She will be meeting with  
6 Gail Horton on that. Gail plans to  
7 bring the Coast Guard Rescue painting  
8 to our meeting next week just to show  
9 everybody. I know thee rounding boards  
10 have been a topic of discussion for a  
11 long time, but to actually see what  
12 they're becoming is very exciting, so  
13 she wants to share it with us. Arlene  
14 Klein proposed beginning discussions at  
15 our next meeting on captioning the  
16 rounding board paintings, so each  
17 painting is going to have a caption.  
18 We're going to start working on that.  
19 Kathleen Bifalco (phonetic) is being  
20 retained to take photographs of the  
21 paintings at a cost of 40 dollars per  
22 painting. I think there's a resolution  
23 to be put on for us to vote on. The  
24 photos will put into a digital format  
25 by Bill VonItham (phonetic) of

1 Reflective Images, and that's how  
2 they're going to be preserved for  
3 future use so we'll always have them.

4 I did have a meeting prior to the  
5 Carousel meeting last week with Paul  
6 and Margot, and I just wanted to go  
7 over the maintenance schedule for the  
8 Carousel so I was up to speed on what's  
9 going on there. We discussed the  
10 greasing of the gears and the fittings,  
11 and the guy that's been doing it for  
12 years, Bob Wiskin (phonetic) is  
13 detained in Florida due to an illness  
14 of his wife, so John Faginsky  
15 (phonetic) is performing maintenance  
16 duties at the time just to make sure  
17 that there's a daily visual inspection  
18 prior to operation of the Carousel  
19 everyday. Margot reports that the  
20 staffing is adequate, and as I said,  
21 everybody is cross-trained to work at  
22 both venues.

23 Liberty Iron Works continued  
24 working on the doors as Paul had  
25 reported, I guess they have six doors

1 operating now?

2 MR. PALLAS: I don't know if  
3 they've finished the sixth one.

4 TRUSTEE ROBINS: Or in the  
5 process. They had discovered that the  
6 problem was the bushings, it wasn't the  
7 rods that the motors are working on, so  
8 that's good that we have that. And  
9 there was some concern about there are  
10 apparently thirteen inner panels,  
11 they're not the -- the rounding boards  
12 are on the top, but the inner panels  
13 were roughly two by three painted  
14 panels that went on the inside where  
15 the operator worked, and they have been  
16 in the basement of one of the members  
17 of the Carousel committee for a number  
18 of years, Victor Brown. So I think  
19 Gail is going to make arrangements to  
20 see that somebody picks them up. They  
21 should be stored on village property.  
22 They're called the inner scenic panels,  
23 they're metal panels, so they should  
24 come home, and be back on village  
25 property. And I just wanted to say, as

1 Paul said, I was at the Carousel over  
2 the weekend and I noticed how it looks  
3 fabulous in there, really clean,  
4 everything has been put away in its  
5 place, and equipment and miscellaneous  
6 items have been stored in the shed.

7 All good.

8 TRUSTEE PHILLIPS: Paul, as far as  
9 those scenic inner panels, please don't  
10 put them up at Malarky Lodge.

11 MR. PALLAS: No, I wouldn't do  
12 that.

13 TRUSTEE PHILLIPS: Because they'll  
14 disappear. That's the reason why I  
15 believe they put them --

16 TRUSTEE ROBINS: Not in my report,  
17 but I will mention that I have been  
18 working on a survey to bring natural  
19 gas into the village. I have that  
20 survey ready to distribute. I have  
21 also been contacting directly some of  
22 the larger businesses and institutions  
23 in the village to help enlist their aid  
24 in writing letters of support and stuff  
25 like that, Paul. And I also had an

1 offer of help from David Gamberg who is  
2 also very interested in this, and he  
3 was instrumental in helping to get  
4 Keyspan to bring natural gas into the  
5 Southold schools, so he knows what's  
6 involved, and he offered to help with  
7 that as well. Thank you.

8 MAYOR HUBBARD: Thank you.  
9 Trustee Phillips.

10 TRUSTEE PHILLIPS: Greenport  
11 Improvement Committee met on May 27th.  
12 I would like a resolution requesting  
13 that two new members be added to the  
14 committee, Linda Gordan and Amy Worth.  
15 The both expressed interest. They were  
16 at the meeting and they continue to  
17 come to the meetings that we've had,  
18 small gatherings over the last couple  
19 of days. So if that is the mayor's  
20 pleasure, I'd like to add them to the  
21 Greenport Improvement Committee.

22 We also discussed different ideas  
23 of having the schoolhouse open for  
24 Saturdays and Sundays from June to  
25 Labor Day. This coming Saturday with

1 the BID Father's Day promotion pop up  
2 whatever, we will be there. I will be  
3 there all day along with some of the  
4 volunteers at the schoolhouse to have  
5 it open. So Paul, perhaps maybe you  
6 could get the bathroom cleaned and the  
7 floor cleaned. The bathroom hasn't  
8 been cleaned for a while. Don't know  
9 why, but that's okay.

10 There was -- last year we had  
11 passed a resolution for someone who is  
12 going to continue the interpretive  
13 center part of the schoolhouse grant  
14 because there was money left for that.  
15 I'd like to reverse that resolution,  
16 and the committee would like to take  
17 some of that money, and in rereading  
18 the grant, we can do this, hire a  
19 part-time person to be in the school on  
20 Saturdays and Sundays. I have a job  
21 description. I would like to pass that  
22 to everyone. This would be someone who  
23 would be there all the time to deal  
24 with directing people downtown,  
25 explaining some of our history,

1 explaining some of the places that are  
2 available in the village as far as  
3 museums, dealing with the whole  
4 interpretive portion. So that's  
5 another resolution. I'd like to  
6 reverse what we did last year, I think  
7 I gave you the resolution in the  
8 minutes, and we would like to be able  
9 to go ahead and hire someone to go into  
10 the schoolhouse for June, July, August,  
11 September, you know, until after the  
12 summer season.

13 They also are committed to doing  
14 something with the jailhouse. They  
15 understand in a long explanation to  
16 them that there was no funding to deal  
17 with the schoolhouse, that this would  
18 have to be a creative funding, creative  
19 thought process to try to do something.  
20 So they are planning on putting a  
21 display together, which is the other  
22 reason that they wanted to be in the  
23 schoolhouse. They want to put a  
24 display in the schoolhouse about the  
25 jailhouse, the history, some pictures,

1           maybe some paraphernalia that they have  
2           left that can be shown. That's what  
3           they're going to be working on in the  
4           next couple of weeks. I didn't have a  
5           chance to talk to you about that, Paul.

6           MR. PALLAS: That's fine.

7           TRUSTEE PHILLIPS: We went over  
8           the short term rental with Trustee  
9           Roberts' section. I do have one  
10          question, and I'm a little puzzled  
11          because I need to know interpretations  
12          being asked before the ZBA, what is the  
13          true process for that? Because I did  
14          go back on a couple of interpretations  
15          that were done from our ZBA, and I was  
16          a little surprised as to the process as  
17          there wasn't a public hearing held in  
18          one of them which we're currently using  
19          at the moment. So I need to know from  
20          the village attorney, what is the  
21          process for the interpretation these  
22          days because when I was ZBA chair it's  
23          a little different than what I'm  
24          reading in the minutes these days.

25          MR. PROKOP: If a request comes in

1 for an interpretation, it should be --  
2 the matter should be set for public  
3 hearing, and then a discussion at the  
4 public hearing, and then a discussion  
5 and decision at a public meeting.

6 TRUSTEE PHILLIPS: So if it didn't  
7 happen in an interpretation that was  
8 done, what happens, does that make that  
9 null and void, or what?

10 MR. PROKOP: It should probably  
11 come back again at another public  
12 hearing. I'd have to go back. I can't  
13 make -- that's not relevant to the -- I  
14 don't want to make -- that's a general  
15 comment. I don't want to make that  
16 comment with respect to a specific  
17 application, a specific interpretation  
18 because I'd have to go back and see my  
19 view of what actually happened. But in  
20 general, I think it's agreed -- the  
21 board agrees with this too, we talked  
22 about it that interpretation -- excuse  
23 me, the chairman agrees that the  
24 interpretation requires a public  
25 hearing.

1 TRUSTEE PHILLIPS: So we don't  
2 have anything that's just called a  
3 technical interpretation? In other  
4 words, a true interpretation is either  
5 started by a denial or a request  
6 according to a code, which is a little  
7 bit different than the State code. It  
8 is that a request starts it, but they  
9 do have to have a public hearing which  
10 is public noticed and people have an  
11 opportunity to speak to that topic of  
12 denial or the question, correct?

13 MR. PROKOP: Yes.

14 TRUSTEE PHILLIPS: And if the  
15 community is not given that  
16 opportunity, then we're amiss in not  
17 bringing that to a correction, correct?

18 MR. PROKOP: Again, I would say  
19 that an interpretation requires a  
20 public -- an application for an  
21 interpretation either by a village --  
22 from within the village or by an  
23 applicant requires a public hearing.

24 TRUSTEE PHILLIPS: As I said in my  
25 report, which I'm sure you can read, I

1 gave you the example. Perhaps you  
2 could go back and give some guidance as  
3 to whether that was done correctly or  
4 not.

5 MR. PROKOP: Yes, I will. I have  
6 to go back and look at this specific  
7 application, see what actually  
8 happened, my view of what happened.

9 TRUSTEE PHILLIPS: At the point  
10 now is that any interpretation that  
11 comes either from a code enforcement  
12 who has denied an application, or if  
13 I'm reading the code correctly, the  
14 Planning Board or the Historic Board  
15 can ask for an interpretation of  
16 something, but does that have to start  
17 with a denial of something?

18 MR. PROKOP: No.

19 TRUSTEE PHILLIPS: But there has  
20 to be a written document that creates  
21 that, correct?

22 MR. PROKOP: So in that case the  
23 Planning Board would have to adopt a  
24 resolution to send a letter request for  
25 interpretation to the ZBA. There would

1 be some kind of document.

2 TRUSTEE PHILLIPS: I'm hoping that  
3 after you read this that there is a set  
4 procedure for interpretations that's a  
5 little bit clearer than what's been  
6 going on with what I've been reading in  
7 the ZBA minutes.

8 TRUSTEE ROBERTS: So specific to  
9 this one, because I went and looked at  
10 this because I was concerned, on appeal  
11 from an order requiring a decision,  
12 interpretation, or determination made  
13 by an administrative official or on  
14 request by any official board or agency  
15 of the village to decide any of the  
16 following questions, and then it goes  
17 into determination of the meeting of  
18 any portion of the text of this  
19 chapter. So that seems pretty broad, a  
20 village official, I don't know if I'm a  
21 village official.

22 MAYOR HUBBARD: Yes.

23 TRUSTEE ROBERTS: So I can ask the  
24 board, and if they decide to accept my  
25 request, then they can go and do the

1 interpretation; is that correct?

2 MR. PROKOP: Yes.

3 TRUSTEE ROBERTS: So that doesn't  
4 require a rejection. In 150.27A, board  
5 of appeals shall not decide on any  
6 appeal for a variance or interpretation  
7 without first holding a public hearing.  
8 That specific case you mentioned,  
9 there's discussion of -- this is  
10 basically my reading as to what -- this  
11 is a public hearing, but we didn't  
12 notice it because we didn't have to.  
13 That's sort of what it says. So we  
14 have to sort of figure out how that  
15 happened, and you know, why the people  
16 in the room there thought that it was  
17 okay to have a public hearing without  
18 noticing it. But then I read further  
19 down, section C of that same law,  
20 failure to comply with the provisions  
21 of this section, the one that I just  
22 read you about public hearings, shall  
23 not effect the validity of any action  
24 taken by the board of appeals.

25 TRUSTEE PHILLIPS: But in the

1           meantime, the process needs to be  
2           consistent.

3                   TRUSTEE ROBERTS:   But the  
4           interpretation should be -- the  
5           interpretation is the interpretation as  
6           it stands, it may or may not have ever  
7           should have been made.  How long -- is  
8           there any statute of limitations on  
9           when an interpretation can be reviewed  
10          or put before the board again, or can  
11          this happen?

12                   MR. PROKOP:   So that comes under  
13          modification of the decision, so the  
14          board can modify, the board can review  
15          its own -- any decision that it makes  
16          on its own.

17                   TRUSTEE ROBERTS:   So a village  
18          official can't because the  
19          interpretation as been made, but the  
20          people on the board can say, you know,  
21          we should look at that again and vote  
22          to reconsider an interpretation.

23                   MR. PROKOP:   No, somebody else  
24          could also request a consideration of  
25          interpretation.

1 TRUSTEE ROBERTS: What prevents  
2 that reconsideration of interpretation  
3 from happening at every meeting?

4 MR. PROKOP: Nothing. It could  
5 always -- as a matter of fact, it has  
6 happened on decisions and  
7 interpretation.

8 TRUSTEE PHILLIPS: The only other  
9 thing to do is we as a board can take  
10 what the interpretation is and look at  
11 the code and see if there is something  
12 that we need to change to make it  
13 clearer or not so -- needs to make the  
14 language clearer so everyone is on the  
15 same path of the code, which is  
16 probably something we should do, but I  
17 would really like the answer to this  
18 question first about the interpretation  
19 before going on and suggesting that we  
20 need to go back and look at that and  
21 say that perhaps when we were doing  
22 something, new construction or  
23 reconstruction something in a certain  
24 area that perhaps we need to have a  
25 little bit more of a safety issue and a

1 site plan reviewed on a short one  
2 perhaps or just to cover the parking  
3 and other issues. But first I'd like  
4 to have the decision as to how this  
5 transpired and that it's been corrected  
6 so that we don't have this in the  
7 future. It was very -- it was a little  
8 disturbing to me to -- technical  
9 interpretations just is not something  
10 that I've ever heard in a ZBA education  
11 information and pamphlets. I think  
12 that's pretty much -- Clerk Pirillo and  
13 I had a discussion about the IQM2  
14 project, which is what is live  
15 streaming at the moment. The clerk of  
16 the board position, she mentioned it,  
17 and also we're looking or I was asking  
18 her to look into the application  
19 process that's on the village website  
20 to make them PDF filler option so that  
21 people could actually fill them online  
22 and then e-mail in and stuff. And  
23 that's pretty much it.

24 MAYOR HUBBARD: Thank you.

25 TRUSTEE ROBERTS: If I may, on

1 IQM2, could we get into the mix somehow  
2 a better audio setup so that these  
3 things feed into the audio there, not  
4 just the room. And then number 2, when  
5 are we going to get the planning and  
6 zoning on the website?

7 MS. PIRILLO: The end of this  
8 month, the next upcoming meeting of the  
9 Planning Board work session, and Jay  
10 will be taping that one, and then from  
11 then on we're in cycle.

12 TRUSTEE ROBERTS: The audio is  
13 just research, or -- I'm getting  
14 complaints about the audio from people.

15 MS. PIRILLO: The audio on channel  
16 22 though, not the audio on --

17 TRUSTEE ROBERTS: No, on the  
18 webcast because Jay is recording the  
19 room I believe, right?

20 CAMERA OPERATOR: Whatever goes in  
21 there.

22 TRUSTEE ROBERTS: You have a  
23 direct line from here?

24 CAMERA OPERATOR: No, I don't.

25 TRUSTEE ROBERTS: He's recording

1 the room. It's something to look into.  
2 I don't think -- there's a way to do  
3 this that might make it better.

4 MAYOR HUBBARD: Okay.

5 TRUSTEE PHILLIPS: I know what  
6 you're talking about.

7 MAYOR HUBBARD: I just had a  
8 couple of things I want to update you  
9 on. Trustee Martilotta and myself  
10 attended a town-wide emergency  
11 management meeting. They went through  
12 a scenario of major storm coming, what  
13 went on. It was very informative. You  
14 know, we discussed procedures and  
15 process of how things go, so just to  
16 let you know about that.

17 I also had a meeting with PSEG  
18 about the power cable. We had -- I had  
19 lunch with them, we discussed that.  
20 They're looking to move forward, you  
21 know, they really want to get going  
22 with that. We have a proposal that we  
23 had put in writing to them. We had a  
24 few minor adjustments, Joe is still  
25 working on one part of it, but they

1           pretty much agreed to whatever we had  
2           in the original proposal. Joe is  
3           working on finalizing the last details,  
4           and I'll have that for the board  
5           hopefully by Monday. We can look at  
6           it. I don't know when they're planning  
7           on signing it. They'd like to move  
8           forward if they can with the project in  
9           October of this year. So we're in the  
10          final stages of that. Everything looks  
11          good in what we had asked for. I'd say  
12          we covered all the bases on that, it's  
13          looking good. Once we finalize the  
14          details, I'll let you know where we're  
15          at with that.

16                    TRUSTEE ROBERTS: Do you know how  
17                    long the work will be?

18                    MAYOR HUBBARD: Three months.  
19                    They want to start in October, they'll  
20                    be done the first of the year. That's  
21                    the time frame, and same thing, I don't  
22                    want to get into all the details  
23                    because we haven't actually done it,  
24                    but I mean, everything they asked for  
25                    they pretty much addressed with a few

1 minor adjustments. Joe is working on  
2 the details on that. Also I had a  
3 meeting with Ron Nelson who is here. I  
4 reviewed last month's meeting, his  
5 presentation an all. He's looking at  
6 setting up a steering committee  
7 basically on the ferry traffic down  
8 there. So they're planning on meeting  
9 next Thursday at 4:30. I'm not going  
10 to be able to attend that.

11 That goes into the next topic, we  
12 had a moment of silence this evening  
13 before we started the meeting. The  
14 town is planning a vigil for Monday  
15 night across from the IGA with  
16 discussions. I sent an e-mail out to  
17 the board members, next Thursday the  
18 village is going to have an vigil at  
19 6:00 in Mitchell Park before our  
20 regular meeting. We're sending -- the  
21 village clerk is approaching clergy,  
22 community groups, and everybody else  
23 that would be interested in doing brief  
24 talks and everything else. We have an  
25 hour before our meeting, if it runs

1 later we will be there later, just so  
2 the public has it, it's announced,  
3 we'll put it on the website starting  
4 tomorrow. I just wanted to announce it  
5 here with everybody, so 6:00 we're  
6 going to meet down at Mitchell park.  
7 We'll have a vigil, a moment of  
8 silence, some prayers. We're looking  
9 to get somebody to sing a song for us,  
10 do whatever, and then we'll have our  
11 meeting after that. So our meeting is  
12 scheduled for 7:00, but if we're  
13 running later our meeting may be later,  
14 but we're going to go from there and  
15 come back here for the meeting just so  
16 everybody knows what is going on with  
17 that. It would be nice to get together  
18 as a community. We did it last year  
19 down on Third Street for the Charlotte  
20 thing that happened, and, you know,  
21 unfortunately these things keep  
22 happening. Hopefully it doesn't become  
23 a trend that they continue all the  
24 time, but we're going to get together  
25 as a group and just hold hands and

1 remember the people.

2 TRUSTEE ROBERTS: Great.

3 MAYOR HUBBARD: Our meeting could  
4 be delayed next week because of that.  
5 That's all that I have. So at this  
6 point I'll open up to the public to  
7 address the board.

8 MS. ALLEN: Chatty Allen, Fifth  
9 Avenue. First off, thank you for  
10 moving the benches and the flower  
11 boxes. It was a long time ago that I  
12 brought it up more than once, that's  
13 why I had my little yes, thank you.  
14 The second thing is Doug, I agree with  
15 you as someone who lives in the poverty  
16 level even on Section 8, I have a hard  
17 time being able to keep a roof over my  
18 head. Unfortunately it's based on what  
19 you gross, not what you actually live  
20 off of, and there aren't many that  
21 people like myself can afford on their  
22 own. So I commend you for trying to do  
23 whatever you can to help. There's a  
24 lot of people in my position. I'm not  
25 the only one.

1           That brings me to when you were  
2           talking about the rent -- with rentals  
3           with inspections and you said there  
4           were over 300 rentals, and you got only  
5           87 responses. So that means only 87  
6           rentals have been inspected. I believe  
7           you said there were 4 multi-units.  
8           There's more than 4 multi-units in the  
9           village. We have 3 just on Fifth  
10          Avenue alone that are more than three  
11          apartments in there.

12           MR. PROKOP: I think that's 4 out  
13          of the 87.

14           MS. ALLEN: That's 4 of the ones  
15          that were done?

16           MR. PROKOP: Of the 87 total.

17           MS. ALLEN: No, but I'm saying  
18          there are 3 multi-units on Fifth Avenue  
19          alone. There are more than 4  
20          multi-units within the village if  
21          you're considering, like, Littman  
22          Block, Lutland Place, I'm drawing a  
23          blank on the other one I was thinking  
24          of before. I'm on Section 8, Section 8  
25          inspects my apartment. I don't know if

1 my building, the other units are  
2 inspected or not. I don't know if  
3 that's one that's on the list or not,  
4 but what concerns me goes back to the  
5 short term rentals and Air B&B.  
6 Someone made a comment, I don't even  
7 know when because my days are mixed up,  
8 so I just clicked -- I only had a  
9 couple of minutes, I just clicked Air  
10 B&B Greenport and was blown away with  
11 the amount of homes that were on Air  
12 B&B just within the village. There's a  
13 lot more which are considered Southold  
14 Town. Has anyone in the village going  
15 on there and said, okay, all right,  
16 this house hasn't answered that they're  
17 renting, and have someone go there.  
18 Check these -- that's one way you can  
19 find out and inspect these homes.

20 MAYOR HUBBARD: They're not  
21 required to be inspected at this point  
22 because there's no law on that.

23 MS. ALLEN: If they're renting it  
24 out, they do not have to have a rental  
25 permit?

1           MAYOR HUBBARD:  Owner occupied,  
2           seasonal rental, it's all excluded in  
3           the original rental law.

4           MS. ALLEN:  But a lot of them  
5           aren't owner occupied.  That's what I'm  
6           saying.  Has anyone actually looked at  
7           the ones being advertised?

8           MAYOR HUBBARD:  Ed Ward had been  
9           doing that.  He's used that against  
10          several people in cases that he had  
11          charges pending against them.

12          MS. ALLEN:  Like I said, I was  
13          shocked.  And yes, there is one -- I  
14          didn't click on it because I had to  
15          sign up with a password and everything  
16          else, but there was one that said nine  
17          bedrooms in it, and I'm thinking okay,  
18          where is this?  And I forgot to write  
19          the address down so I could go look to  
20          see how big the house was because, like  
21          I said, that could be a way to try to  
22          get these rental permits and enforce  
23          it.  You know, you could keep an eye on  
24          it and make sure because that's where  
25          the overcrowding comes in too because

1 if you don't know how many a house  
2 holds, and they're renting it out to  
3 10, 12 people when there should only be  
4 maybe six people, you know, you're  
5 talking the overcrowding. Sixth  
6 Avenue, I don't know if it was last  
7 weekend or the weekend before, I don't  
8 know how many people were staying in  
9 one of the places over there, there  
10 were so many cars. It didn't really  
11 bother me so much because I'm way in  
12 the front, you know, but every now and  
13 then you would hear, you know, one door  
14 after another. People complain, they  
15 just haven't complained to the village.  
16 A lot of them are outside of the  
17 village I think where there's a lot  
18 more of the problems.

19 And thank you for the memorial.  
20 People have been asking is Greenport  
21 going to do anything, and I said yes,  
22 I'm sure they will be, I just don't  
23 know when yet.

24 Back on my ferry kick. I only  
25 have one more week left of school, and

1           then I don't have to deal with that  
2           until September. It keeps getting  
3           worse. This morning I'm literally  
4           blowing my horn because Fourth Street  
5           is blocked. I can't get to my kids to  
6           pick them up. Trucks are parked into  
7           the road, there's people on Fourth with  
8           their left blinker on, and I'm looking  
9           and I can see half way to Sixth Street  
10          is the line. I made this suggestion  
11          more than once. First of all, you need  
12          to repaint the lines and make sure the  
13          signs are visible, and I suggested last  
14          month also do between Fifth and Sixth.  
15          And now that we have someone doing  
16          traffic, it's not an all day thing, you  
17          put them down there, which we -- what  
18          is it usually a little after 7:00 until  
19          about, you know, 8:30, that's when it's  
20          the worst down there. If they  
21          physically see someone, you would think  
22          that, okay, they're going to stay in  
23          their line, not in the travel lane. If  
24          you have your yellow line and you say  
25          ferry line with -- I know I think it's

1 just between Fourth and Third where I  
2 get the little arrow in the road, ferry  
3 line, I don't know, I have to check  
4 tomorrow morning between the other  
5 roads. You know, these people are  
6 outside of it, and they're crossing  
7 over into the roads, and when you're in  
8 a big bus you can't swing. You know,  
9 like I said, I got one more week to  
10 deal with it, but other people are  
11 still going to be dealing with it the  
12 whole time. You physically put someone  
13 there for a short period every morning,  
14 like when you're going on there too,  
15 you physically see somebody, people go  
16 oh, you see someone in a uniform, all  
17 right, well, let me get my car over a  
18 little bit more, make sure that I'm in  
19 the right place, you know, and maybe if  
20 someone in authority instead of a big  
21 bus blowing their horn and going like  
22 this (indicating) says you need to be  
23 over on the other side of the line, you  
24 can't go past the sign into the  
25 intersection. This morning even my

1 kids were, like, really? They know we  
2 have to wait, waiting is one thing when  
3 you literally can't move. Then they're  
4 late for school, so like I said, for  
5 right now a temporary thing to try and  
6 alleviate because my fear is there's  
7 going to be a bad accident either at  
8 the corner of Fourth or the corner of  
9 Fifth because these cars, they don't  
10 care. They're going. Again, this  
11 morning I had three cars literally  
12 right in front of me flip their cars to  
13 make u-turns to get onto the line. If  
14 you got someone in a uniform standing  
15 there, I don't think they're going to  
16 pull that crap.

17 TRUSTEE PHILLIPS: Chatty, can I  
18 ask you something?

19 MS. ALLEN: Yeah.

20 TRUSTEE PHILLIPS: Was there  
21 somebody from the ferry company there  
22 this morning?

23 MS. ALLEN: They are all the way  
24 down on Third. I am talking the  
25 intersection of Fourth and Wiggins and

1 the intersection of Fifth and Wiggins.

2 TRUSTEE PHILLIPS: So the ferry  
3 company should have some employee, I  
4 mean --

5 MS. ALLEN: That's what I'm  
6 saying, someone in authority who can  
7 say, look --

8 TRUSTEE PHILLIPS: From the ferry  
9 company.

10 TRUSTEE ROBINS: Not our TCO.

11 MS. ALLEN: But I'm saying for  
12 right now for safety reasons. This is  
13 really -- it's getting worse every  
14 single week. Like I said, I only have  
15 one more week to deal with this, but  
16 everyone else has to deal with this,  
17 and when you've got cars trying to do  
18 three-point turns to jump onto the  
19 line, and you've got cars coming from  
20 every which direction there's going to  
21 be a bad accident. And then also, like  
22 I said, the fact that they're blocking  
23 the road. You know, I'm literally  
24 blowing my school bus horn and going  
25 like this (indicating), like, get out

1 of my way or we're going to come right  
2 through you. It's just my suggestion.  
3 I agree, the ferry should be doing it,  
4 but they're not, but somebody -- or  
5 Southold Town, someone needs to be  
6 there.

7 TRUSTEE PHILLIPS: It's the ferry  
8 company's responsibility. It's not  
9 ours, it's not the Town of Southold,  
10 and we -- perhaps we as a board need to  
11 make some type of a statement to the  
12 ferry company. Okay. Paint the lines.  
13 You promised to paint the lines, you  
14 promised to put signs up. It's time  
15 perhaps that we as a board need to take  
16 the step to right the ferry company,  
17 say okay, we've tried everything, you  
18 know, it's now your time. It's your  
19 business operating --

20 MS. ALLEN: I agree, it's not your  
21 responsibility, but --

22 MR. TASKER: It's a village  
23 street.

24 MS. ALLEN: It's the fact that  
25 someone needs to be there to start

1 regulating it before we have a massive,  
2 you know.

3 TRUSTEE PHILLIPS: There's no  
4 disagreement on that.

5 MS. ALLEN: I agree, it should be  
6 the ferry company. But if not, if you  
7 can get the TCO or, you know, I'm not  
8 talking the entire day. I'm talking  
9 that short amount of time in the  
10 morning when it is the worst. I mean,  
11 I grew up here. I used to sit at my  
12 grandmother's who was the last house on  
13 Wiggins and sell lemonade to all the  
14 people in the cars when we were kids.  
15 There's always been lines. You know,  
16 I've had it all the way down to where I  
17 grew up on Fifth Street. I understand.  
18 Mine is right now a safety issue that  
19 really scares me.

20 MAYOR HUBBARD: I could just  
21 interject a little. This morning I  
22 went down to Sixth Street to get in the  
23 line, I had to turn to go up to Seventh  
24 Street to get in line. It was very  
25 exceptional this morning, more than

1 normal. So today was just a really bad  
2 day down there. I've never gone down  
3 Sixth Street and not be able to get in  
4 line. I had to make a right-hand turn  
5 and get in line going up Seventh. So  
6 today was just a huge amount of  
7 traffic, I don't know why.

8 MS. ALLEN: And yesterday morning  
9 it was really bad for my high school  
10 run, and I thought oh, okay.  
11 Elementary run came on Wiggins and went  
12 there ain't no cars at all. So it's  
13 hit or miss, but like I said, mine is  
14 I'm afraid something is going to  
15 happen, and I don't want the village to  
16 be at fault. So I think that was all I  
17 wrote down for tonight. Thank you.

18 MAYOR HUBBARD: Thank you.

19 MR. LIPSKI: Hello, good evening.  
20 My name is Barry Lipski. I'm the  
21 president of the Long Island Divers  
22 Association, and I came here with my  
23 officers from Long Island Divers  
24 Association. I met with you back in  
25 October of last year, and I brought to

1           your attention with regards to Clark  
2           Beach of trying to gain access there  
3           once again as it had been in the past  
4           for divers to use that beach. There  
5           was a resolution that we really  
6           appreciate that you actually approved  
7           in October of last year so that the  
8           divers could have access there for one  
9           weekend per month through the time  
10          period of October of 2016. So the time  
11          period was May of 2016 through October  
12          of 2016. I come here to you tonight to  
13          see if we could possibly get some  
14          scheduled dates for us to actually  
15          access the area over at Clark Beach,  
16          and also so that we could set the  
17          protocols of which we talked about last  
18          year. In addition to that, we come to  
19          you with also the thoughts and the open  
20          discussion to see what we could do for  
21          you. For example, your treasurer made  
22          a report before, you were talking about  
23          some of the beach clean-ups in  
24          different park areas. As you may  
25          recall last year, one of the things I

1 did say is that we would put together a  
2 beach clean-up over at Clark Beach and  
3 give back to the community that way.  
4 If there's any need for something to be  
5 observed underwater, like, I know you  
6 do have that outflow pipe, we could  
7 always do something for you in that  
8 range. Several years ago we did quite  
9 an extensive report for you in  
10 Greenport Harbor for which I was part  
11 of where we inspected all the moorings,  
12 we did a visual of every single mooring  
13 that was there. So we want this to be  
14 in reciprocity, so if we could work  
15 with you and give back to you on this.  
16 The objective, again, tonight is to try  
17 to get some dates because now we're  
18 into June. I've gotten tremendous  
19 inquiries from our colleagues as divers  
20 saying where is the access to Clark  
21 Beach. If we could discuss that, we  
22 would greatly appreciate that.

23 MAYOR HUBBARD: I think that's  
24 something that I spoke to Paul about  
25 last week. He was going to go up and

1 just take a look at the property. Had  
2 you gotten up there?

3 MR. PALLAS: I didn't.

4 MAYOR HUBBARD: We talked about  
5 ourselves all going up there, and we  
6 hadn't done it. Be in contact with the  
7 Village Administrator, and they'll work  
8 out some dates for you and stuff, and  
9 we'll get that taken care of.

10 MR. LIPSKI: So we're going to  
11 work directly with you Paul in just  
12 getting some date?

13 MR. PALLAS: For access or for  
14 inspection?

15 MAYOR HUBBARD: Yes.

16 TRUSTEE ROBERTS: I think what  
17 they're requesting is specifically when  
18 they can dive.

19 MAYOR HUBBARD: Yes.

20 MR. PALLAS: Do you want me to  
21 handle that directly?

22 MAYOR HUBBARD: Yeah, they have  
23 permission to use the property, so if  
24 they want to pick, you know, we said  
25 one weekend a month, for you to look at

1 the schedule and pick out the weekend.  
2 We don't need a board resolution to get  
3 into the particulars of that, that's  
4 something that you can handle.  
5 Permission was granted, you work out  
6 the dates with that.

7 MR. PALLAS: I'll do that.

8 MR. LIPSKI: Again, I just want to  
9 reiterate we'll choose probably  
10 preferably at the end of the season to  
11 do a beach clean-up unless upon your  
12 inspection you find out that we need to  
13 take a look at this. We did have --  
14 somebody did visit the site recently  
15 and took some visual of it, and it's  
16 absolutely stunning, it's gorgeous, so  
17 it's probably very clean right now from  
18 what I was told. So whatever date that  
19 works out, we can certainly do that.  
20 So I'm going to stay directly in touch  
21 with Paul to work out the dates.

22 MAYOR HUBBARD: Yes, and if you  
23 have any other tasks that you want them  
24 to assist you, Paul, in the harbor or  
25 something, you want something looked at

1 or whatever, you know, we don't need  
2 board permission to go and do all that.  
3 You can work with Paul, he's in charge  
4 of the village with that stuff, so he  
5 can handle that directly.

6 MR. LIPSKI: So I can work with  
7 Paul also as far as accessing through  
8 the gate as to what time to enter, what  
9 time to exit.

10 MAYOR HUBBARD: Yes. Paul, make  
11 sure that the insurance, any paperwork,  
12 anything that we need is all in order.

13 MR. LIPSKI: We can provide that  
14 as well, liability information. If you  
15 need us, we've got several very  
16 experienced divers, a lot of diving  
17 instructors, public safety diver. We  
18 could help you with things, just have a  
19 conversation. Thank you very much.

20 MR. NELSON: Ron Nelson, 310  
21 Wiggins. I guess I'd like to just  
22 reiterate my concern about making  
23 Wiggins two way. Let's not do that  
24 because of the safety reasons that  
25 Chatty mentioned moments ago and the

1 inconvenience to people that live  
2 there. In my presentation several  
3 weeks ago I made the point that the  
4 offloading of the ferry is really not a  
5 problem, with a little help from the  
6 ferry people, that will be solved. The  
7 real problem is as Chatty mentioned  
8 loading the ferry. It's heartening to  
9 see support from the community for  
10 this. After my presentation, the North  
11 Ferry Company called me and said why  
12 don't you come talk to us? I did that,  
13 and as a response to their  
14 encouragement I thought it would be  
15 good to organize this working group to  
16 bring together stakeholders like the  
17 Railroad Museum of Long Island and the  
18 Seaport Museum, the village, the  
19 residents of Wiggins Street, and the  
20 North Ferry Company. So all these  
21 people have contributed a  
22 representative to meetings and  
23 hopefully we'll be able to make some  
24 progress. So I wanted to congratulate  
25 really North Ferry Company for being in

1 my opinion a good citizen to the  
2 community and making a contribution.  
3 They are willing to participate. They  
4 know we've got a problem here, and  
5 they're interested in solving it.  
6 Thank you.

7 MR. TASKER: Arthur Tasker from  
8 Beach Street in Greenport. A number of  
9 comments kind of scattered around are  
10 starting to become somewhat more  
11 detailed comments about things that we  
12 discussed tonight and going into some  
13 broader issues. First of all, I hadn't  
14 been aware that as was found that there  
15 was apparently a procedural error in  
16 terms of public hearings with respect  
17 to the ZBA event a couple of years ago.  
18 I was caught by the observation, and by  
19 the way, I should say I'm not able to  
20 attend most ZBA meetings, so events may  
21 have overtaken my comments, but I had  
22 some personal things that I needed to  
23 take care of. But for example, it was  
24 noted tonight that because of  
25 Department of Transportation action,

1           whatever that specifically was, that  
2           the application for the Third and Front  
3           hotel has been changed. That requires  
4           the ZBA to reopen the public hearing.  
5           They can't just carry on with a  
6           discussion of all the new matter. Now,  
7           the ZBA does this all the time on a  
8           much smaller scale. They get a lot of  
9           new information pumped into them --  
10          into the ether from people who attend  
11          the meetings, if they have an ax to  
12          grind on one side or the other, and  
13          then there's no opportunity for a  
14          public comment. There are dialogues  
15          between ZBA members and individuals who  
16          have a stake in the application before  
17          the ZBA, but the public is not  
18          permitted to comment further. By the  
19          way, as some will attest, I have not  
20          let that stop me, the prohibition  
21          against a further public hearing. But  
22          anyway --

23                 MR. PROKOP: You may not be aware  
24                 of this, but for the public I'd like to  
25                 state that the public hearing is still

1 open. I don't know what you're  
2 referring -- I don't know what you're  
3 referring to, I must have misheard you.

4 MR. TASKER: I'm saying if the DOT  
5 is requiring changes to the application  
6 for the hotel, it requires either the  
7 -- the public hearing is not still  
8 open, I don't know.

9 TRUSTEE ROBERTS: It is.

10 MR. PROKOP: I'm telling you that  
11 it is still open.

12 MR. TASKER: As I said, I may have  
13 been overtaken by events.

14 MR. PROKOP: Thank you for  
15 bringing that to our attention, but it  
16 is still open.

17 MR. TASKER: But there's another  
18 dimension in regard to the ZBA in a  
19 sense, and that is I think it's Trustee  
20 Roberts who observed that in his report  
21 that we have a village that some  
22 consider overdeveloped, and most would  
23 say well, I see a lot of open spaces on  
24 which to develop a lot of houses.  
25 Well, I think he's hedging. It's an

1 absolute. The village is fully  
2 developed. There isn't room here. And  
3 yet we have -- but it is not a solution  
4 to work force housing to be taking lots  
5 that may already be substandard  
6 subdivided into two substandard lots  
7 and putting four family; i.e.: Two,  
8 two family houses on an improperly  
9 although perhaps legally varianced lot  
10 that shouldn't be done. That's not the  
11 way to solve the housing problem.  
12 Trustee Roberts suggests apartments  
13 over retail. Good idea. Good idea.  
14 I'll broaden this to the whole housing  
15 issue. In fact at this same meeting  
16 last November I suggested that if we're  
17 going to be piecemeal looking at the  
18 rental law, well, that doesn't seem to  
19 be working, and we're looking at the  
20 B&B law, we're looking at the short  
21 term rental law, and we've got  
22 apartments and we've got a hotel law  
23 and all of that, there has to be a  
24 comprehensive look at what I term pay  
25 to occupy. Pay to occupy can include a

1           B&B, it can include a multifamily  
2           house, but there are common issues in  
3           all of these. If you look at this  
4           piecemeal, the rental law now seems to  
5           be the brunt, or I'm not sure which one  
6           it is, it's going to be whack-a-mole  
7           time after time after time, and you'll  
8           be flapping your gums and wasting our  
9           time in terms of doing this. If you  
10          don't look at comprehensive rental law,  
11          you're going to keep hitting the same  
12          problems over and over again.

13                 Now, I have to say, having said  
14          that, that I see between several of the  
15          Trustees tonight that there's been some  
16          real thought going into this more  
17          recently. I don't know why it's taken  
18          six months to get agitated about this  
19          whole process, but between Trustee  
20          Phillips, Trustee Roberts, Trustee  
21          Robins, there has been some real  
22          thought going into the kinds of things  
23          we might do. I'm not sure that I agree  
24          with all of them, but I had a boss who  
25          I worked for about fifty years ago, it

1 was at a time when the economy was in  
2 tough shape, and our sales were in the  
3 tank, and he said for God's sake, do  
4 something, even if it's wrong. Let's  
5 get going on these things.

6 Now, let me go into my favorite  
7 harp that I like to play, and that's  
8 sewers on Sandy Beach. I know that  
9 there's been money spent that suggests  
10 ways to do that. I'm just going to  
11 look at it from the perspective of  
12 Sandy Beach, not the multiplicity of  
13 other homes which may or may not want  
14 to spend 15,000 dollars to hook up, but  
15 there may be ways to accommodate the  
16 15,000 dollars. As far as the marinas,  
17 the fees for the marinas are concerned,  
18 I think Trustee Roberts and Bill  
19 Swiskey ought to do the negotiation on  
20 that one, and they should do just fine  
21 for the village. I want to speak only  
22 for the 26 Greenport residents who live  
23 on Sandy Beach, albeit they are  
24 seasonal residents, we pay collectively  
25 about 100,000 a year in taxes. That is

1 direct village taxes plus the Greenport  
2 Schools component of our Southold  
3 taxes. Village water was brought to  
4 Sandy Beach in about 1940, 75 years  
5 ago. If you take the 100,000 dollars  
6 in taxes that we're presently paying,  
7 and say that inflation adjusted that's  
8 been pretty much what we've been paying  
9 all along in village taxes. That  
10 amounts to 7 and a half million dollars  
11 of taxes that the residents of Sandy  
12 Beach have paid to the benefit of the  
13 Village of Greenport, whether directly  
14 or through the school. That's a lot of  
15 money compared to the price of the  
16 project for a line that is only going  
17 to reach Sandy Beach. Now, I don't  
18 know how complicated the engineering is  
19 to come up with a sewer line that will  
20 reach Sandy Beach. Seems to me it's  
21 pulling pipe and putting a couple of  
22 pumps in, I may be corrected by Mr.  
23 Swiskey, but it's not brain surgery to  
24 do it.

25 And I think there seems to be some

1 heel backing, and I'm not quite sure  
2 where it's coming from. We're getting  
3 into arguments about well, is it shovel  
4 ready? Who cares. Put the letter into  
5 them, and try to get the money. You  
6 can make it shovel ready. There's a  
7 plan in the engineering report that you  
8 paid 30,000 dollars or so for. There  
9 are plans in there to run the pier, put  
10 a force main here, put this here, put  
11 this here. That sounds like a shovel  
12 ready plan to me. Act like it. Don't  
13 try and find ways to kill moving  
14 forward on this project for some diddly  
15 thing, like, oh, is it shovel ready, I  
16 don't know, we'll have to consult on  
17 that. Make the application. You got a  
18 time limit that you got to work  
19 against. Do something. Please. We  
20 need a sewer. We've been running on a  
21 narrow sandbar on Sandy Beach for over  
22 a hundred years with cesspools.  
23 They're flooded at high tide. You can  
24 be sure of that because the water table  
25 is high. You don't -- we have a right

1 of way that is partly paved, you come  
2 right down there, we'll fix it. We'll  
3 take care of it. We'd rather have the  
4 sewer and have to take care of our own  
5 paved right of way. Thank you for your  
6 consideration.

7 MAYOR HUBBARD: Thank you. Anyone  
8 else wish to address the board?

9 MR. SWISKEY: William Swiskey, 184  
10 Fifth Street. To get back to what  
11 Arthur was saying about the sewer, from  
12 my understanding from Scott Russell,  
13 property in the Village of Greenport  
14 have paid in over 4 million dollars or  
15 something into this CF -- the community  
16 preservation fund of Southold, right?

17 MAYOR HUBBARD: Correct.

18 MR. SWISKEY: I believe that was  
19 the figure, around 4 million. Well,  
20 has the Town, before we even go  
21 spending that money, has the Town  
22 decided to put in as a referendum on  
23 the ballot this November that they take  
24 part of that money and use it for other  
25 projects or not?

1           MAYOR HUBBARD: I don't believe  
2           so.

3           MR. SWISKEY: So it's not going to  
4           happen this year then.

5           MAYOR HUBBARD: We'd have to ask  
6           the Town. I don't know.

7           MR. SWISKEY: Basically we're not  
8           going to get any of that money, so we  
9           can put that out. Now, to get back to  
10          Arthur's point, I'd say the hell with  
11          the rest of the Town, I mean, over  
12          there. If we really want to take care  
13          of the people at Sandy Beach, we put in  
14          a gravity pool towards the point, you  
15          know where I mean, the other side of  
16          Sterling Creek, right there where the  
17          monument is, you put in a small pump  
18          station there, and you basically do a  
19          directional mooring about 20 feet under  
20          the creek bed from that station to a  
21          manhole on Sterling, and then you have  
22          the people at Sandy Beach hook up.  
23          Now, that would probably cost less than  
24          a million dollars. I would say if you  
25          were really slick you could do it for

1           around 700,000. Now, can we get this  
2           money any place? What do we have in  
3           the sewer fund? Do we want a bond for  
4           it? I mean, how much cash is on hand  
5           in the sewer fund from Peconic Landing  
6           or whatnot?

7           MAYOR HUBBARD: Most of it is all  
8           still there. I don't know exact  
9           numbers, I don't have it in front of  
10          me, Bill.

11          MR. SWISKEY: Well, if you took a  
12          couple of hundred thousand of that, you  
13          got a price bonded for the rest, and  
14          you could take care of Sandy Beach if  
15          you're really serious about it because  
16          you ain't going to get nothing out of  
17          Scott Russell, believe me. I'm looking  
18          in on it, they don't even want to hear  
19          it, all they want is that if a million  
20          dollar house sells in the village,  
21          that's X amount of thousands of dollars  
22          in their pocket. It's reached the  
23          point -- it's like the ferry, it's  
24          reached the point of being silly. If  
25          you want to take care of Sandy Beach,

1           it's possible, it can be done. Get a  
2           good engineer, he'll get a good plan,  
3           and bid it out, see what it costs.  
4           Take 200,000 dollars from the -- I  
5           guess you got 750 from Peconic Landing,  
6           right?

7           MAYOR HUBBARD: 720.

8           MR. SWISKEY: Take 200 of that,  
9           that's your front money. If you got a  
10          bond for another 500 over 30 years, so  
11          be it. You know what I mean? You can  
12          do it, you know, one way or the other,  
13          but as far as these other people and  
14          the town, they're not going to go for  
15          it, so let's not waste much time there.  
16          Take care of our own people.

17          It's the same thing with the ferry  
18          down here, Bridge Hunt can make all  
19          kinds of promises, they've been doing  
20          that for how long, Joe, since you and I  
21          have been alive, right?

22          MAYOR HUBBARD: Yes.

23          MR. SWISKEY: So far they've done  
24          nothing. They're not serious about it/  
25          if they were, they would've taken the

1 staging plan that the man from Wiggins  
2 Street put together, but you know why  
3 they won't do that, because then they  
4 would have to put a man there to direct  
5 traffic into these lines. They just  
6 don't want to spend the money.

7 MAYOR HUBBARD: They are sitting  
8 down at the table, they are going to  
9 the meeting on the committee with Ron,  
10 so they are still talking. They're  
11 working on it, Bill.

12 MR. SWISKEY: These meetings have  
13 gone on since I can remember, and  
14 nothing gets done. You know what I  
15 would do to the ferry, and people look  
16 at me, but I think this would teach  
17 them a lesson. I make Wiggins Street a  
18 dead end, I put a cul-de-sac down by  
19 Third Street so that no ferry traffic  
20 comes onto Wiggins Street, it's all on  
21 Front and Main, and when it backs up to  
22 the school, the State is going to have  
23 to come down, and the ferry is going to  
24 have to come done, and then they're  
25 going to do something. Until you get

1 hit with that hammer, they're going to  
2 do nothing. I would hit them with the  
3 hammer. You've been kicking me for 20  
4 years, I'm going to get up and finally  
5 smash your nose. And what are you  
6 going to do now, Mr. Hunt? Any car  
7 that's stopped on Front Street waiting  
8 for the ferry in the traffic lane is  
9 going to get a ticket. They will do  
10 something. So maybe this board should  
11 consider getting a little tough. Tell  
12 Mr. Hunt hey, you either work out  
13 something reasonable for us, or this is  
14 what's going to happen, that's just the  
15 way it is. You know, I mean, they  
16 won't even consider -- this morning,  
17 you talked about the ferry, at 10:00 I  
18 came down Third Street, I came down  
19 Wiggins Street, okay, the cars waiting  
20 to get on the ferry coming down Third  
21 Street are blocking the street. I  
22 mean, and the guy from the ferry, he's  
23 not there. He's there for what, two  
24 hours in the morning?

25 MAYOR HUBBARD: I think it's two

1 and a half hours.

2 MR. SWISKEY: This problem goes on  
3 periodically all day. They love it.  
4 The Village of Greenport gets this out  
5 of the ferry (indicating). Do you know  
6 what the Shelter Island Heights  
7 Association gets, a few hundred  
8 thousand dollars a year. Where is our  
9 money? Like I said, Mr. Hunt, this is  
10 it. We want what we want, or you don't  
11 use Wiggins Street. You can stick on  
12 the state highway, and I don't care if  
13 it backs up to Southold, that's the  
14 cops' problem, not mine.

15 Mary Bess, I've been on this ZBA  
16 thing about these interpretations and  
17 code interpretations for a while. I  
18 still haven't got a straight answer.  
19 Look here, look here. No, I would like  
20 the specifics, but that's beyond  
21 neither here nor there. Which  
22 interpretation are you talking about?  
23 I mean, I assume it's no secret.

24 TRUSTEE PHILLIPS: No, it's  
25 written in my report.

1 MR. SWISKEY: I didn't read the  
2 report.

3 TRUSTEE PHILLIPS: Then read the  
4 report.

5 MR. SWISKEY: How about just  
6 telling me?

7 TRUSTEE PHILLIPS: It has to do  
8 with the accessory apartments. We all  
9 know what it is. You've been squalking  
10 about it with requests for, what, a  
11 month now?

12 MR. SWISKEY: Yeah, and I still  
13 haven't gotten a straight answer.

14 TRUSTEE PHILLIPS: Well, I just  
15 asked the village attorney to give us a  
16 guidance as to how interpretations are  
17 supposed to be handled.

18 MR. SWISKEY: Well, that's the  
19 first answer I've gotten out of the  
20 village, and it's been going on for  
21 months.

22 TRUSTEE PHILLIPS: Well, I've been  
23 asking for probably about -- an e-mail  
24 went out about a month and a half ago  
25 asking to obtain an explanation as to

1           how it was supposed to go, and I  
2           haven't gotten an answer yet. It's in  
3           my report this month.

4           MR. SWISKEY: Maybe the attorney  
5           should be told that when a Trustee asks  
6           a question, to answer it. Otherwise  
7           find another job. Because that's  
8           another thing around here that's going  
9           on. Who is running this village, this  
10          village board or some appointed  
11          officials?

12          TRUSTEE PHILLIPS: Your  
13          observation, Bill. You can say what  
14          you want, and sometimes you say purple  
15          and I'll say green, and when I say  
16          yellow, you'll say red.

17          MR. SWISKEY: Well, I just asked  
18          which accessory apartment, so that  
19          would be going back to I guess Mr.  
20          Moore who was the chairman of the ZBA  
21          at the time wrote that interpretation.

22          TRUSTEE ROBERTS: 11-19-14.

23          MR. SWISKEY: Yeah, that's it,  
24          yeah. So he basically did that without  
25          a public hearing, he just did it?

1 TRUSTEE ROBERTS: Read the  
2 minutes.

3 TRUSTEE PHILLIPS: There are  
4 questions as to how it was handled. My  
5 question is was it handled properly.  
6 We can't go back and change it unless  
7 somebody goes back and asks for a  
8 reinterpretation of it, but we need to  
9 make sure that our ZBA is acting as a  
10 quasi-judicial portion of our  
11 government.

12 MR. SWISKEY: That would take five  
13 members of the ZBA or whoever was at  
14 that meeting that night to reinterpret  
15 this, it would take a unanimous vote,  
16 not 3 to 2, it would take all five if I  
17 understand how the law is.

18 TRUSTEE PHILLIPS: Once again, at  
19 this point until the village attorney  
20 gives us some guidance as to how the  
21 interpretation was handled, we could  
22 talk until we're blue in the face at  
23 this meeting, so how about we let him  
24 do his job, and then we can discuss it.

25 MR. SWISKEY: How about if he did

1 his job before? I mean, how long has  
2 this been going on? It's like we can't  
3 charge the ferry a fee. Well, I talked  
4 to attorney that tell me we can, so I  
5 would request that this board go to  
6 outside counsel for a second opinion,  
7 but they haven't done it, have they?

8 MAYOR HUBBARD: No.

9 MR. SWISKEY: Spend a few grand  
10 and get an interpretation whether we  
11 can do this or not. Maybe we can stick  
12 100,000 dollars in our quota a year,  
13 and we can use it to pay for the Sandy  
14 Beach sewer. Wouldn't that be nice? I  
15 mean, it's just reached the point of  
16 being silly. The one question I got up  
17 here and I wanted to ask, is Ed Ward  
18 still with us?

19 MAYOR HUBBARD: No.

20 MR. SWISKEY: He resigned?

21 MAYOR HUBBARD: Yes, he did.

22 MR. SWISKEY: I didn't hear any  
23 board -- and I hate to put out ugly  
24 rumors, but I heard a rumor that he  
25 resigned because he was told not to

1           bother certain people?

2           MAYOR HUBBARD: I've heard nothing  
3 of that. He said he had family issues  
4 in the letter that he submitted, and  
5 that's all I know.

6           MR. SWISKEY: Does anybody here  
7 know about any code enforcement officer  
8 being told not to bother certain  
9 people? Trustee Roberts, do you know  
10 anything about that?

11          TRUSTEE ROBERTS: No.

12          MR. SWISKEY: Trustee Martilotta?

13          MR. MARTILOTTA: I'm honestly not  
14 sure what you're talking about.

15          MR. SWISKEY: You don't know?  
16 Trustee Robins, do you know anything  
17 about that?

18          TRUSTEE ROBINS: I do not.

19          MR. SWISKEY: Trustee Phillips?

20          TRUSTEE PHILLIPS: No.

21          MR. SWISKEY: Mayor?

22          MAYOR HUBBARD: No.

23          MR. SWISKEY: So then I can take  
24 it that Ed Ward was not told not to  
25 bother certain people?

1           MAYOR HUBBARD: Not from anybody  
2           that's on the board here said that that  
3           I know of.

4           MR. MARTILOTTA: Certainly not me.

5           MR. SWISKEY: That's all I wanted  
6           to know. What are we going to do to  
7           fill his spot?

8           MAYOR HUBBARD: We're working on  
9           that now. The TCO that started doing  
10          traffic was given a code book, the  
11          small stuff that Ed was doing he's  
12          going to start doing that and we're  
13          going to try to train him into doing  
14          more.

15          MR. SWISKEY: What about our  
16          senior building inspector, any progress  
17          on that?

18          MAYOR HUBBARD: In conversations  
19          with civil service this past week, we  
20          have the list out, so we're looking at  
21          moving forward with that over the next  
22          month.

23          MR. SWISKEY: There is a list of  
24          senior building inspectors?

25          MAYOR HUBBARD: Yes, there is.

1           MR. SWISKEY: That's all I wanted  
2           to know. Thank you.

3           MAYOR HUBBARD: Thank you.

4           MR. TASKER: With respect to the  
5           sewer service for the only part of the  
6           Village of Greenport that does not have  
7           sewer service, it happens to be Sandy  
8           Beach, but in addition to the tax  
9           contribution, the taxes being paid over  
10          all those years without getting sewer  
11          service, we don't take anything from  
12          the Village of Greenport. We don't  
13          send any kids to school, the Southold  
14          Town Police come out there once a week,  
15          the EMS comes once a summer, and we  
16          demand -- we neither demand nor receive  
17          any services from the Village of  
18          Greenport. We pay for our water, we  
19          pay for our electricity to the village.  
20          So that's another consideration that  
21          not only do we pay taxes, we don't ask  
22          for anything in return. Thank you.

23          MAYOR HUBBARD: Anybody else wish  
24          to address the board? Okay. I'll  
25          offer a motion to adjourn to executive

1 session, talk about contracts and  
2 litigation matter at 10:10.

3 TRUSTEE PHILLIPS: Second.

4 MAYOR HUBBARD: All in favor?

5 TRUSTEE ROBINS: Aye.

6 TRUSTEE PHILLIPS: Aye.

7 TRUSTEE ROBERTS: Aye.

8 TRUSTEE MARTILOTTA: Aye.

9 (Whereupon the meeting was  
10 adjourned at 10:10 p.m.)

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C E R T I F I C A T I O N

STATE OF NEW YORK )

) SS:

COUNTY OF SUFFOLK )

I, AMY BOHLEBER, a Court Reporter and  
Notary Public for and within the State of New  
York, do hereby certify:

THAT, the above and foregoing contains a  
true and correct transcription of the  
proceedings taken on June 16, 2016.

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

IN WITNESS WHEREOF, I have hereunto set my  
Hand this 28th day of June, 2016.

*Amy Bohleber*

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Amy Bohleber