

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

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

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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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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

Amy Bohleber