VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

BOARD OF TRUSTEES

WORK SESSION

Third Street Firehouse
Greenport, New York

June 16, 2016.
7:00 p.m.

BEFORE:
GEORGE HUBBARD, JR. - MAYOR
DOUGLAS W. ROBERTS - TRUSTEE
JULIA ROBINS - TRUSTEE
MARY BESS PHILLIPS - TRUSTEE
JACK MARTILOTTA - DEPUTY MAYOR
JOSEPH PROKOP - VILLAGE ATTORNEY
SYLVIA PIRILLO - VILLAGE CLERK
PAUL PALLAS - VILLAGE ADMINISTRATOR
ROBERT BRANDT - VILLAGE TREASURER
(Whereupon the meeting was called to order at 6:59 p.m.)

MAYOR HUBBARD: Call the meeting to order, pledge to the flag.
(Whereupon all stood for the Pledge of Allegiance.)

MAYOR HUBBARD: Please remain standing. I'd like to do a moment of silence for the victims and their families of everything that happened down in Orlando last week, it was a very tragic even, and let's all say a prayer for them.
(Whereupon there was a moment of silence.)

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

CHIEF MILLER: Good evening. How is everyone today? I'd like to start off by asking you to accept all reports and budget modifications. I was informed that I may in my paperwork be off by, like, five dollars, so somebody informed me of that.
MS. PIRILLO: Can you take Julia's microphone?

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

MAYOR HUBBARD: Okay.

CHIEF MILLER: That's my error.

The second thing, the bid's well with the chief's cars. I was informed that Cars Unlimited of Suffolk was going to be recommended as the bidder. So we voted on it last night at the Warden's Meeting, and they voted unanimously to accept the bid.

MAYOR HUBBARD: Okay.

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

TRUSTEE PHILLIPS: Can I ask a question because I sent an e-mail since I read in your report, Sylvia, and in the village attorney's report that
there was some questions about the bid
that had come through, and the trustees
would have to make a decision. Is that
what this was all about, or is there
something other we need to know about?

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

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

MAYOR HUBBARD: We won't be voting
on it until next week anyway. We'll have time to discuss it.

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

MR. PROKOP: What was the question?

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

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

TRUSTEE PHILLIPS: Yes, it was.

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

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

TRUSTEE PHILLIPS: That's fine.
That's all somebody had to say. That's what somebody should have just said instead of we had to make a decision. I just would like to have information ahead of time to make fair decisions and not have -- and I think Trustee Roberts probably agreed with me because he's the only one that answered my e-mail.

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

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

MR. PROKOP: From who?

TRUSTEE PHILLIPS: From me.

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

MAYOR HUBBARD: The one that was 103,000.
MS. PIRILLO: Eagle Auto Mall.

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

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

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

TRUSTEE ROBERTS: Fair enough.

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

TRUSTEE PHILLIPS: Okay.

TRUSTEE ROBERTS: Can we cancel and reissue?
MAYOR HUBBARD: Yes, you're not going to get -- the 79,000, that price was up to 101,000 when you added the light package in, so it's really just -- it's a matter of a few dollars on it. We can cancel, and you can go out to rebid if that's what the board wanted to do.

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

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

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

TRUSTEE ROBERTS: Yeah, that would be great to see. We just get this handwritten piece of paper, and I think Trustee Phillips' point is that it's hard to know what's going on between
that and then vague references in the report. Thank you.

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

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

MAYOR HUBBARD: You would speak to Paul, Paul would be on it. Are they overhead lights, or are they lights on the building?
CHIEF MILLER: I think there's a couple on the building there, and the other one was the new one that you put up in the back, we'd just like to have that adjusted to be off a little bit so that it lights up that side of the building a little more.

MR. PALLAS: Sure.

CHIEF MILLER: But that thing is dynamite.

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

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

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

MR. PALLAS: Sure.
CHIEF MILLER: Anything else?

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

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

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

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

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

CHIEF MILLER: Sure.

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

CHIEF MILLER: And that was partly
my fault too because I called Joanie Davisio (phonetic) to get it in the Greenport Column. Apparently I didn't realize that she does it, like, every other week, so I called her, like, two weeks before, but it was too late to get it in there.

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

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

TRUSTEE PHILLIPS: Right.

CHIEF MILLER: Sure, absolutely.

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

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

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

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

CHIEF MILLER: Turned out well.

We did it 11:00 in the morning. Next
year is forty years, so we're looking
to do a little bit more of a detailed
ceremony for that.

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

CHIEF MILLER: Yeah, I spoke to
them and I spoke to the board, and it
was still a lot of concern as far as
liability goes and the fact that our
standard operating guideline is it
calls for a boat operator, a deckhand,
and an EMT on the boat. There was a
lot of discussion, there was a lot of
concern about if the boat is out on the
water, and you happen to be there, and
you have a nonmedical person that's not
qualified on the boat, and then
somebody has an issue, heart attack,
what it may be, so then all of a sudden
our boat is going to leave to go back
to the dock to pick up the EMT's. If
something happens in the meantime,
what's our liability as far as that
goes? That doesn't really look good.
But the other concern also was about having two people on the boat. They were -- you know, they were -- kind of got voted down basically, but --

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

CHIEF MILLER: Have a good evening.

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

MR. Pallas: Yes. Thank you, Mr. Mayor and Board. I have a number -- well, first thing, I'm requesting an executive session for personnel issues, we're all aware of that. A number of resolutions for hiring at various -- seasonal employees at various locations for various work. Two, other than hiring resolutions are for the light plant. One is for the alarm system and one is for the gate. We -- both of these were rebid. The fence -- both because we only had one bidder or no
bidder for the fence. On the fence project, we received three bids ranging in price from 37,875 up to 66,766. None of the bidders took exception to any of the specifications. The low bidder is Reliable Fence, we've used them in the past, I have no problem recommending Reliable Fence for that project.

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

MAYOR HUBBARD: Okay.

MR. PALLAS: Those were the resolutions. I did have one update on
the LWRP that I just found out about today that I wanted to mention. I spoke with the consultants who are working on it. They should have a new draft to us within one to two weeks they said. The content, just to make sure everybody is clear on this, the content is going to be the same as the prior drafts that had already been reviewed and commented on, but the format is going to be completely different because of state requirements. There are a couple of sections they still need to work on, but they're not material issues. One is the description. This is the level the State has gotten to is the description of the village, a map is not good enough, they want a word description of the boundaries of the village, and they want it detailed. And as I said to them as well, it's fine on the roads, but when I get into the park I don't know what you want me to do. How do I describe that? You
know, so we're trying to hash that out with them and ultimately the State, but I just wanted to make people aware that it is still moving forward. So that's I thought a good thing.

Moving on to the Road and Water Department, just a couple of highlights on the project work, they've done a lot of the work at the skate park ramps. We did it all in-house, all of the concrete work, re-paning and repainting. We still have other work to do, but it's progressing very well. The work that has been completed so far I think came out really nice. I was happy that we were able to do that in-house, so I just wanted to kudos to them on that. Obviously they've been doing a lot of work on the parks, playground at Fifth Street, they did a lot of repair work there, fixed things up, secured a lot of things there. We're getting ready for the season. And at the Third Street park here, they've started work on the setup of
the new equipment, so it's again, good
things there. They also put together
and started installing benches at
Mitchell Park and one bench at Larry
Tuttle park, it's by the visitors dock.
Again, they did a great job on that as
well.

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

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

TRUSTEE ROBERTS: For Third
Street.

MR. PALLAS: Yeah. Moving on to
the wastewater treatment plant. The
north basin is -- well, at the time we
wrote this was still undergoing repair.
The new chain had arrived, and they're
working on installing it. They did
actually get it installed within the
last couple of weeks. The Light
Department helped with that, we used
our own trucks to do that rather than to hire some crane, we were able to use own equipment rather than hire out cross department work, which is good. The campground, one of the pumps, the pump station needs some repairs, which is being worked on. That may also be finished by now. I just wanted to point that out.

On the -- moving on to the Electric Department, I already mentioned about them assisting with the wastewater treatment plant. They are again continuing tree trimming. It's been continued on Moore's Lane, Front Street, Main Street. They're going to continue on that throughout the summer. They've done I think a really good job on the main lines and a couple spots where I've pointed out they have to go back to, but that's fine. They did a lot, and as soon as they get done with the main lines, they're going to start working what's called the taps, the feeder taps off the sides of the main
feeders. They did some work at Mitchell Park on some of the power pedestals for the boats where we had some issues with them. Electric Department assisted and did the work on getting those back up to speed. We're continuing to work on the issues with the black start on the engines. Two of them, I may have reported last month, I'm not sure, two of them are now set up as black start. One they are continuing to work on. There's some relay calibration work that's unrelated to that but they're kind of bringing in at the same time that they're doing this so that everything associated with the engines is going to be right where it's supposed to be. That's moving along as well. Any questions on utilities?

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

MR. PALLAS: For the paralleling
of the transformers?

TRUSTEE PHILLIPS: Yeah.

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

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

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

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

MR. PALLAS: We have two engines that are available for black start, yes.
TRUSTEE ROBERTS: Okay.

MR. PALLAS: Recreation Department, starting with the marina, marina staff, Carousel building, I don't know if you've had a chance to look at it, they've really did a lot of work inside to clean up and move things around to get them out of there. I think it looks really good. They did a lot of work on the floors there to clean them up. They used some kind of oil soap stuff, and they did it several times. It hadn't been done in some time, so I thought they did a really good job, it looks really good. We do have I think at this point six out of the twelve doors working, maybe five, we're still working on the sixth one. I'm going to -- once we go into the full season, I'm going to hold off on doing any work because basically you can't use the Carousel when they're working in there. With six doors open we found during the couple of -- I'm sorry, with four doors open during the
few hot days that we had, it wasn't
unbearable in there at all. We said
how with those two extra doors open,
what a difference it makes particularly
if you hand it open a certain way to
amplify the breeze that comes through.
It did -- it came out really nice.

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

MR. PALLAS: I will pass that
along. In the marina office, we put in
a new radio, we have two radios now in
the marina office. One that's
dedicated to the pump out boats in case
the pump out boat operator can't hear
the radio for whatever reason, that
they can hear that inside tuned to the
channel for the boats docking as
opposed to that, now we have two
different radios that can handle that
service. As I mentioned, the electric
on the docks is fully restored, the
Light Department helped with that.

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

TRUSTEE ROBERTS: We have a great couple of web pages that list hours for, like, the Carousel hours and all
that, can we put one up for the beach
hours too just so people know, if we
don't already, maybe we do?

MR. PALLAS: I thought we had

that, but I'll double check.

MS. PIRILLO: We'll double check.

TRUSTEE PHILLIPS: Paul, before

you get any further, I know it's time

for the summer camp program. Do we

know how many are signed up for it so

far this year?

MR. PALLAS: I don't, but I think

my understanding is that I think the

capacity is 90, I want to say 90.

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

MR. PALLAS: Maybe signed up 75

right now, but I think capacity is --

TRUSTEE PHILLIPS: That's what I'm

looking for.

MS. PIRILLO: It's past 75 now.

MR. PALLAS: It's been well

received. That's all I have. Any

questions on anything?

MAYOR HUBBARD: Thank you very
much. Village Treasurer, Robert Brandt.

MR. BRANDT: Good evening, everyone.

MAYOR HUBBARD: Good evening.

MR. BRANDT: I have a couple of year end housekeeping budget mods. Those of us that have been with -- on the board for the past few years will notice they've gotten significantly smaller. Those of you that are new, they are much smaller than they have been in the past, so we're quite happy about that. One thing I do want to point out, the one for the general fund, typically we do budget transfers, we take money unused from one expense line and we move it to where we need it at the other. This year we had quite a bit of an increase in the revenue across most of the accounts, so I was able to do a budget amendment, raising of the revenue in accordance with the expenses rather than just trying to patch holes, if you will, so that
speaks volumes to how the concessions and recreation facilities are doing around the village. They were the driving force in that. I just wanted to point that out.

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

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

TRUSTEE ROBERTS: Is this two
months ago?

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

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

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

MS. PIRILLO: On receipt.

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

MR. BRANDT: Correct. Still had a quorum.

Property taxes are rolling in. We've collected 257 to date of this report, which was from last week, so we're tracking up. I suspect in the next month we'll get the bulk of it as
typical. We usually get about 80 percent in the first month or so.
That's it on the heart of my report.

I do have an addendum. I was sent to the consolidated funding for the grants that are available. I have a handout with bullet points for some of them that might be interesting to everyone (handing). There is -- the grants as they exist, this is the bible for this year. From the workshop, it was a real cursory introduction to what was available out there. Consequently following up, calling the agencies, they were all incredibly helpful.

There is a deadline with the bulk of these grants, July 29th is the deadline for submission. However, doing it the way I did is just seeing what we might, you know, find interesting for possible future work in the village, I did ask all these agencies about these grants, and they tend to repeat year after year, so if we miss the deadline this one because we're not quite ready to
say do a parks improvement by the
deadline, most of these projects have
to be shovel ready at submission. So
if we're not quite ready, at least we
know that we can get on board for the
following round, which would be next
year. So the deadline looming, no
pressure, but just letting you know
that.

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

Community development, this is
something that's been a little pep on
the side for me. The problem with some of these is trying to find areas that are really distressed, and I can probably say I don't really see any major distress in Greenport. There's no, you know, row upon row of dilapidated houses. You know, I mean, there might be the off lawn not mowed or whatever, but there's no real falling apart. That said, it's just good to keep in mind that there are programs available for if you see it on the first part, public infrastructure, you know, to improve the drinking water, storm water roll off, and such. This is all tied to the community development block grant, so as we pursue those kinds of projects we can probably get funding through here. New York Main Street program, this I found kind of interesting. The building renovation grant is for mixed use building up to 50,000 per building. It's a 75, 25 match. When I write that in this here by the way on this piece
of paper, 75 is grant money, 25 is our
match money. So if you see it flipped,
you know, the numbers low in the first
and high in the second, that means our
match is much greater. That's going to
come up on the next page, I just wanted
to point that out. This building
renovation was interesting because for
mixed use buildings they're giving
grant money for the commercial, however
there's also additional funding
available for the residential up to
four units max 100,000 for the
building, 500,000 for a block project.
So this is trying to, you know, if
there's a stand of vacant or near
vacant buildings, you know, close
together we can say as a block we're
trying to help the owners, you know,
renovate and spruce it up. Tied to
that, and I found this quite
interesting, was the street scape
enhancement. This is where they'll
help fund planting trees, any sort of
furniture, garbage pails, benches, that
kind of accessories for the street, there's grant money available, but it's tied to the first part, the building renovations.

TRUSTEE ROBERTS: Can these matches be in kind?

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

TRUSTEE ROBERTS: So building renovation can't be?

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

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

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

TRUSTEE ROBERTS: The one about --
the one I read on the Main Street Program I think it was that caught my eye was I think there's a portion of it that allows you to use grant money to clean up potential environmental hazards at a site, which would be interesting for a working waterfront community because we have sites that are going to have that problem should they ever change hands. I think DEC would need to get involved. Downtown Stabilization it was called.

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

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

MR. BRANDT: But again, I don't know how run down -- if we have that kind of situation. That was one of the issues I had going through, I'm going,
you know, we're not really dilapidated, run down.

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

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

TRUSTEE ROBERTS: Yeah, let's.

MR. BRANDT: I do want to, while it's in my head, bring this up. As I spoke to all the different agencies, they kept reiterating that we're kind of doing it backwards. We're saying what can we possibly use for the village rather than coming and saying we have a project, what funding is available. The reason I'm pointing that out is that these agencies all said you can group together different grants. You know, you get the Main Street grant for this part of the project, and then, you know, maybe the
community development can do this part. So you can put it together as a package, and that's the whole point of consolidated funding is that they can actually say, you know, you're applying for this grant here, but there's money available over here on the table as well. That's one of the beauties of the system. So again, you know, I did this kind of backwards and blind. You know, after five years here I have a feel for what folks are looking for possibly, but I can't say we can definitely go for this. We need to have a project that we want to do and then say is the funding available. As a side note, I did check on the playground that we just did, and it has to be shovel ready at the start, we can't go back. I was hoping that --

TRUSTEE ROBINS: Retroactive.

MAYOR HUBBARD: Rob, that is the long term planning that we need to start doing, and get the projects, and plan them beforehand, which hasn't been
done in a long time here. We need to sit down and get together and start working on our plans and decide which way we want to go with it, put the project together with a consensus of all of us, and say this is what we want to try to do, and then try to go and get -- we've been doing it backwards. With the state park, with that stuff down there. We're always trying to just get things done because things haven't been done in a long time, so we're paying for them as cash now, but we want to try to move over to start doing it and planning for the future and say we want to do this, and try to go that way.

MR. BRANDT: Agreed.

MAYOR HUBBARD: We have been approached by one property owner downtown that wants to do something with his building that we had looked over the past couple of months, I've looked for some stuff. He's looking for help to try to do something to turn
his building back into an auditorium
like it used to be, and this stuff here
could be a perfect match for him. We
found little bits and pieces, but not a
whole lot for it, but he'd like to put
the building back into an auditorium
again, and not a warehouse. So that's
-- this is very interesting to me. I'm
friends with him, I've spoken to him
about it, so we're going try to work
the correct way on that with his family
and the corporation that owns the
building to try to move this forward
and do something with that, which would
be a big boost for the village and
everything else here, a year round
place to have something.

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

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

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

TRUSTEE PHILLIPS: I knew about that one. The historic preservation program, in the past I've looked into that over many years because we did the storefront years and years ago when I was on historic, and that one needs to be combined with the anchor project or with the building renovation. That's why I guess the governor decided that to do this consolidated funding was giving everybody the opportunity to see
what was available instead of going piecemeal, one shot. I also found interesting reading is that we have the availability of technical assistance where, if I'm reading this correctly, it's 95 percent for them and 5 percent match for us, is that what that is?

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

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

MR. BRANDT: The last one I'd like to point out specifically is under the
second page, Environmental Protection Fund Grants Program For Parks Preservation and Heritage. The Parks Program, when you read about it, I put the words almost verbatim in here, it's for acquisition, development, planning of parks and recreation facilities to preserve them, to rehabilitate them, to restore lands, water, or structures. So that encompasses quite a -- that's pretty much --

TRUSTEE PHILLIPS: Does that include the campground?

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

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

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

TRUSTEE ROBERTS: Do you have to
acquire the land, or can it be land you
already own?

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

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

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

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

MR. BRANDT: Right.

TRUSTEE PHILLIPS: No, but we
applied for something.

MR. BRANDT: But again, my talks
to all these agencies, this is typical
of what's available year to year. What
might change is the match. Instead of 75, 25 it might change to 70, 30 one year. Instead of giving up to 100,000 on a project, it might go 120, it might go down to 80, but these all pretty much stay relatively stable and available every year. So yes, again, you know, we're late to the dinner party here, however, if we miss this round, at least we know what we can look for the next time. If we miss it that year, again, down the road these grants are constantly available. The only difference was the bulk of these had an absolute concrete deadline. There was only one, and I can't think of what it was that had an open filing.

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

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

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

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

MR. PALLAS: I have not responded yet.

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

MR. PALLAS: If that's all it is,
I can provide some of that if that's all he's looking for.

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

MR. PALLAS: That sounds correct.

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

MAYOR HUBBARD: The bridges and cat walks and stuff that's in those woods is stuff that was there that's
all broken down could be shovel ready,
I mean, one day of somebody going
though and just giving you an estimate
as to what it is going to cost, you
could have that technically shovel
ready. It's a matter of cutting back
everything and rebuilding the
structures that are there, you could
have that done in a day or two, what
the numbers are for that.

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

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

MR. BRANDT: I just want to say if
anyone on the board needs more
information or needs my help getting
more information, feel free to contact
me. I'll do my best to get it for you.
TRUSTEE ROBERTS: One last thing, Robert, we do have shovel ready the council -- the New York State Council of the Arts would I think easily fit for Dances in the Park if we thought --

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

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

MR. BRANDT: From what I was reading about it, quite possibly, not to belittle the joke, but that is one of the points, they just want to help expand the advertising for the event, that seems to be the goal of the grant. I can't imagine that we couldn't at least make an attempt.
TRUSTEE ROBINS: That's the promotion of tourism, right?

MR. BRANDT: Correct.

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

MR. BRANDT: I think the purpose of this little report is -- and this book has spurred exactly what they're trying to do, this consolidated funding. We're now having a conversation about what if we can do this, what if we can do that, maybe we can do go for this, and then we're
looking is there a grant. Now we have
some sort of guideline to, you know,
where we can at least attempt to get
funding, and I think that's the whole
purpose of how they set this up.
Again, I have to reiterate, the
agencies were incredibly helpful in and
amongst themselves and between
themselves. Oh, maybe you should
investigate this if you do that, and
they give you the contact information.
So the whole experience, as you can see
I'm a little jazzed about it. The
whole experience of finding all this
out was kind of exciting, and everybody
was very supportive and positive, maybe
you should check that out, maybe you
should check this out. So I'm saying
to the board, maybe we should check all
this out.

MAYOR HUBBARD: It's going to be
very tight to make the deadline of July
29th of this year, but it gives us a
basis to work for everything during the
fall and winter to put together some
really good applications instead of rushing doing an application, which usually would always happen, we throw it together, it doesn't have as much research as it should have, and we don't score as well as we could. So I think take these projects and try to work on them together, try to make a really good application, I think we stand a good chance of getting some stuff for next year.

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

MR. BRANDT: Yeah.

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

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

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

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

MR. BRANDT: There's, like, eight
different regions in New York State.

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

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

MAYOR HUBBARD: Thank you.

TRUSTEE ROBERTS: Thank you.

TRUSTEE PHILLIPS: Thank you.

MAYOR HUBBARD: Village Clerk Sylvia Pirillo.

MS. PIRILLO: Good evening, ladies and gentlemen. Starting with the additions as usual, I apologize, there are quite a few this evening. The first one is to reject proposals as received for the harbor marina manager position and to re-notice that...
position. The second one is to ratify the hiring of Gregory Morris who is our parking code enforcement officer. Gregory Morris began employment with us today, so that's a ratification, and he'll be working through the weekend.

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

MS. PIRILLO: There was already a ticket issued today. There was a commercial vehicle parked in a handicapped spot. A woman that was handicapped could not use the spot, complained to our officer, the officer spoke with the gentleman that was driving the vehicle. The driver of the vehicle knew that he was wrong, asked
for the ticket, he received a ticket. It's a 130 dollar ticket. Our officer also will be issued business cards, but in the meantime, also has a shirt saying -- with the village logo, his name, and traffic enforcement on it. We picked that up today. It was ordered today and picked up today. And he also went today and introduced himself to the various business owners so that they're aware that he will be enforcing the law in terms of the parking.

TRUSTEE ROBERTS: The two hour and thirty minute limits?

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

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

MS. PIRILLO: We understand that,
so that's why he already completed the survey today. We have it. That will be rectified and --

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

MS. PIRILLO: He went door to door today.

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

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

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

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

MS. PIRILLO: We have two wetlands permit applications.

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

MS. PIRILLO: Was different with
revised and updated specifications.

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

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

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

Okay. Coordinated review notices, we had two that went out today for 211
Carpenter Street and for 300-308 Main.  
Dances in the Park, there is an update  
on that. We received a contract today  
from JC Productions and also for  
Something Fresh, so the only  
outstanding contract is with Abrazo's.  

The open labor -- under  
employment, the open labor position in  
the Sewer Department was noticed as  
well. And that concludes my report.  

Any questions?  

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

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

TRUSTEE PHILLIPS: There wasn't?  

MR. PROKOP: There was not.  

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

MS. PIRILLO: Initially we thought
there might be, good question, but
there was no review initiated.

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

MR. PROKOP: Hi. Good evening.

Thank you. So I have a few main items
I'd like to cover. The first is that
with regard to the property that were
considering transferring to Habitat For
Humanity, and that transfer had been
approved at our last board meeting, I
have been told that the Suffolk County
Legislature has approved the extension
that was required and also the
resolution -- excuse me, and also the
transfer. I've been in contact with
the attorney for Habitat For Humanity,
and I'm working out the terms of the
contract. As soon as that's done, I'll
get it to the board to approve if
that's acceptable to the board. Are
there any questions about that
particular item? There was a change in
personnel at Habitat For Humanity that
left a gap of time for a week or two, and then -- but the new person has come in. They've identified the attorney, I've had a good communicating relationship with him so far, and we're working through the details of the contract.

The second thing that I'd like to mention, I have two planning and board items I'd like to cover. One is regarding coordinated review, and then the other one is some procedural items. I'd like to do that last if I hopefully remember to do it. The coordinated review, what I did was we had several applications that had just -- were just coming up now for coordinated review to be initiated, and so what I decided to do was to meet with the board chairs on Monday, Doug More and Devon McMahon. We had a fairly extensive meeting on Monday morning and went through the entire process of coordinated review and how we're handling it in the village. Prior to that meeting, I
developed a worksheet that I thought would be helpful to the board members. It's a three page worksheet, about two pages of it is details which I created questions that relate to the items that you're supposed to consider for environmental review. So there's about -- when the board does -- any board does an environmental review of a project, there are about twenty items that you have to consider whether or not they will create a negative impact on the environment. I put them into a question list for the boards, and then I left space at the bottom for comments. The comment -- one would be general comments, and then the other section is recommended mitigation measures. So that would be things that you might recommend as an amendment to the project to mitigate any harm that you think might be caused to the environment. That worksheet is intended for the internal boards of the village, so we have -- every time
there's a coordinated review initiated
from now on the notice will go to the
internal boards of the village, and
then it will go to the external
agencies that have to be notified. The
worksheet will stay internal to the
village, it won't go out to the DEC and
the New York State Historic
Preservation, those people, it will
stay internal to the village. What I'd
like you to do is to consider when
these things go out, the ones that we
have pending now, the two that were
mentioned before are fairly simple, and
if you don't think there is going to be
a negative impact, you could just
indicate that in the comments on the
bottom, you don't have to fill out
every question if you don't think it's
appropriate, but I would encourage you
to at least write in the comments what
comment you may have or that you may
not have if you don't have any, and
then get it back to your board chair or
the village clerk so that we can keep
track of these. Now, the other parts of this package --

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

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

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

MR. PROKOP: Yes.

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

TRUSTEE PHILLIPS: That's my question.

MR. PROKOP: You could do it either way, whatever way the board
thinks. My thought had been that prior
to the discussion you might fill it out
and submit it, circulate them, get them
to the clerk and then circulate all of
them so you know what each other's
comments are, or you might find that
you address it the same way the ZBA
does, so you go through the questions
at the meeting. You could do it that
way. We could read through the
questions at the meeting if you like to
do that, we could go through one
through eighteen or twenty if you want
to do it that, or you could do it in
advance, but the benefit of having the
form is at least you'll know in advance
of the meeting what the questions are.
It will give you a way to structure
your thoughts, so even if you don't
want to fill it out and send it back,
that's fine, but at least for the
meeting you'll have your thoughts
structured, just as a suggestion.

TRUSTEE ROBINS: Joe, I like the
idea of having the guideline. I like
to, you know, when I get a notice of coordinated review, I go look at the plans, look at the project, and so if I have this to work with, then, you know, I'll make all my comments. I would bring those to the meeting. I think if we all did that, it would be useful, then we'd have something to work with because we've already looked at everything, write our comments down, and then we can either bring them to the meeting, or we can give them to Sylvia, and she can give them to George.

MR. PROKOP: Whichever you feel.

TRUSTEE ROBINS: I think it streamlines it.

TRUSTEE ROBERTS: Agreed. The ZBA like process if I can call it that where they discuss it and then vote I think leads to less -- leads to every single thought being captured. One of the things I like about reading ZBA minutes is you can see everyone's responses to the questions, and then
the vote was four to one, and you can
kind of see how that all transpired.
With the last one I felt that -- I was
one who felt that the notice or the
response we sent didn't quite represent
what was discussed, but, you know, it
was not a large enough, you know,
difference to make a stink. I was
going to get outvoted anyway, so who
cares. This way I think it's just all
in the minutes, and so somebody looking
back can see what happened.

MR. PROKOP: So nobody should feel
-- the same way in the ZBA we have
dissent votes are done all the time.
Somebody knows that it's going to be
four to one, they're going to be the
one, or it's going to be three to two,
but it's important that everybody say
what their comments are. So if we
discuss it question by question at the
meeting, that's great, we'll do it that
way, and then everybody's comments will
be recorded. And the other parts of
the package now that are going to be
circulated -- well, of course, the
application, but the next thing is the
part one of the long form that the
applicant has submitted. Now, several
of these applications came in without
EAF long forms, and then when they got
before the Planning Board of whatever
board was involved it was determined
that a long form was required. Now, on
211 Carpenter Street and 300 Main
Street we actually in those
applications just got the long, I mean,
like, just yesterday we got them, so
that's why those are being circulated
now. So in the package will be part
one of what's called the long form. So
that's thirteen pages of questions that
the applicant has to answer, and then
the lead agency that's involved will
fill out part two. So I included part
two in the package just so you can see
it, but basically it's the questions --
it all flows back into this list of
questions. You can match it up if you
want to, but you'll see that basically
the criteria from part two is the same thing that's listed in the questions. And I think that that was basically what I wanted to cover with that, so this is going to be -- by agreement of the boards and hopefully agreement of this board, this will be our new package that we use.

Now, with Third and Front, actually there's been changes with that application. So the reason being is that we got a letter that was fairly extensive from the New York State Department of Transportation with comments, and the applicant decided to submit a change and the amended application, and there were changes in the setbacks and many of the things that have impacts that we were talking about. So we just got that application in on Friday, this past Friday. It came before the ZBA on Tuesday when we had our ZBA meeting, and that will now be circulated again back through the boards and this type of package, so
we're going to get another pass at
Third and Front because it's actually a
different application and --

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

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

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

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

TRUSTEE PHILLIPS: I'd just like
to be clear on that one because
sometimes plans get confused.
MR. PROKOP: So we had to start looking at the Third and Front application. It will come back through us again now as an amended application. Basically he's backing off the restaurant, the restaurant is not going to go right up to the sidewalk anymore, and it's going to be decreased in size a little, and a few other things that he'd like to address to decrease the impacts, potential impacts. And so that's that process.

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

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

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

MR. PROKOP: They had been accepting the application at the work session and acting on it at the regular meeting.
TRUSTEE PHILLIPS: So when does the time clock start kicking in for the 62 days?

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

TRUSTEE PHILLIPS: Correct.

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

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

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

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

MR. PROKOP: Yes.

TRUSTEE PHILLIPS: So that stops the time clock.
MR. PROKOP: You know, if the applicant plans this out and anticipates this, which we're open to working with them on. If the applicant should know at the Planning Board there's going to be a vote to deny it, just the same thing as a denial letter from the Building Department, we're denying it for these reasons, subdivision, you know, whatever it is, and then they should be ready to go to the ZBA right away. They'll have that opportunity. If they're not ready, then they'll go through the extra month, but they should prepare to be ready. That will be discussed with them. There were a couple of other things that came up, we're going to continue discussion on them, but this was the initial thing we wanted to take care of. Does anybody have any questions about that?

Okay. I got -- I was able to get together a recommendation to changes to chapter 65. Now, I'd just like to
mention a couple of things. There's
two ways -- what's been happenings in
the code world is there's been a major
change in the codes now as far as which
code we're dealing with. We're now
dealing with what's called the
International Code. It was voted on a
few months ago -- it was voted on
several months ago, it came into effect
two months ago, and excuse me, it was
adopted for taking effect by commencing
a transition period that began a month
and a half ago. It will actually fully
take effect in October, what's called
the International Code. If you go
online and look at it, it looks exactly
like the old New York State code that
we were dealing with, the New York
State Building and Fire Prevention
Codes, Fire Code, but it is now called
the International Code, and it is, in
fact, an international code. The
chapter 65 that I'm recommending
basically redoes chapter 65 of our code
with new procedures, and everything
that I think is a minimum of being
required is in that chapter 65.
Everything from what's required for a
building permit, the time limits for
building permits, how to renew,
violations being issued, who issues
them. There is a provision in there as
an example for a remedy order, which is
required, which except in certain
circumstances is required under the
executive wall, that's provided for,
and I'd like to have a discussion about
that. The intent was to start a
discussion, and then I could go through
the different sections as you have
questions.

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

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

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

MR. PROKOP: Whatever the board
wants to do. I'm prepared to discuss
it now.

MAYOR HUBBARD: I haven't reviewed the --

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

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

MR. PROKOP: What I'd like to say about this is that there is a model code that the New York State Department of State recommends, and this was taken from that model code. I took out about probably 30 to 40 percent of that model code that was not relevant. The model code that they recommend is recommended from everywhere from Dering Harbor to New York City, the full gamut, so a lot of it's not -- some of it's not relevant, so I took out the not
relevant parts, and this is what I thought we could consider as being relevant.

The other thing that I did was I sort of resurrected a request that I had that we consider amending chapter 61, which is our environmental code. What's happened administratively is that some of the boards now have identified applications that they are treating as type two applications. One of those as an example is the use evaluation. So the Planning Board is now -- now has classified use evaluations and sign applications as type two for purposes of SEQRA. That expedites them and expedites those applications, and we could codify that by adopting the change in chapter 61.

We had --

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

MR. PROKOP: That's at the end.

In my report is also several significant code enforcement actions we
have including successful resolutions
of several that have come to an end,
and also a discussion about a few that
are ongoing. If you have any questions
about the ones that are ongoing, please
call me, I'd be happy to discuss it
with you and let you know what the
issues are and what I expect will come
out of it.

TRUSTEE ROBERTS: Can I ask back
on chapter 65?

MR. PROKOP: Sure.

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

MR. PROKOP: Yes.

TRUSTEE ROBERTS: So this replaces
that?

MR. PROKOP: Yes.

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

MR. PROKOP: Yes.

TRUSTEE ROBERTS: And is there
anything you can tell me about, just
sort of cliff notes style, the changes
in our processes, how we staff, how, I
mean --

MR. PROKOP: Well, okay, so one of
the things is the administrative
issuance of a building permit, the
amount of time that -- it gives a term
to a building permit and also the
renewal. The other thing is that it
lists the inspections that need to be
done more extensively. So there will
be inspections that will be done by the
building inspector. It also -- we have
several policies that we deal with here
regarding the issuance of certificates
of occupancy, pre C of O's, temporary C
of O's, things like that. This law
would codify that in a way that
acceptable to New York State. And the
other thing that I mentioned is that it
has detail regarding the issuance of
the a violation, and also the
requirement -- it meets the New York
State requirement for a remedy order.
We do give what is called by the State a remedy order, in our village it's called a notice of violation or we might actually call some of the forms an order to remedy, but this would codify that, and which is one of the requirements.

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

MR. PROKOP: It means appoint.

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

MR. PROKOP: Yes.

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

MR. PROKOP: Yes.

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

MAYOR HUBBARD: By hiring them,
we're not actually appointing them to that position. The organization would have to appoint them to a position?

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

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

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

TRUSTEE ROBERTS: I just wasn't sure.

MR. MARTILOTTA: Just a process question, how often does New York State change this -- like Trustee Roberts said, it says see New York State code is the first line, do they change it often enough, the pieces that we'll be adopting, is this something that we'll have to update our code on a regular
basis with? See what I'm saying?

MR. PROKOP: The New York State code is our code, so any time there's a code in the State code, it automatically is enforced in the village. We don't have to change this -- we don't have to change this to keep updated with the New York State code. This has to do with the enforcement and the administration of the New York State code only, so this is how we enforce it. One thing which is important that I tell you, if Eileen was here what she would say is that a building inspector actually is a code enforcement official. There is a term in New York State law which is code enforcement official, CEO, and to be a building inspector, a full building inspector you have to also be a CEO, a code enforcement official, so I just want to let you know that that term is out there because you may hear that mentioned in discussion.

TRUSTEE ROBINS: Is that code
enforcement officer or official?

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

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

MR. PROKOP: No, you don't need. Those are exemptions. There's a list in there which says painting and things like that, those are things that are exempt. Basically anything that effects a structural member or the structure requires a building permit. So anything from changing a window, which changes a structural member, if it does, and things like that, that requires a building permit as an example, but that's the test. Joists, sheetrock, these are all interpretation items by the building inspector, but anything basically that's structural or
effects a structural member or support
for the building is considered to be
requiring a building permit.

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

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

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

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

TRUSTEE ROBERTS: Load bearing.

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

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

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

TRUSTEE PHILLIPS: Just checking.

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

MAYOR HUBBARD: But it's good for us all to review and look at it and see what's there, and maybe some of the interpretation stuff we've had going on for a while will be all clarified by that, and that will be a good thing.

Anything else on your report, Joe?

MR. PROKOP: I have litigation and contractual matter that I need to speak
to you tonight about in executive
session. I'll make it as brief as
possible, but it is required.

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

MAYOR HUBBARD: Very good.
Anything else for Joe?

MR. MARTILOTTA: No, sir.

MAYOR HUBBARD: Thank you. Report
from committees. Audit committee met,
it was a short meeting. We reviewed
the new fuel logs at the power plant.
It seems to be working out well. The
system is working, the inventory
control is close. Talked about a
couple of other minor things,
procedural things, nothing major.
There was no major actions or
recommendations coming back to us, just
moving forward. Robert had the dates
of when the audit is scheduled if you
want to know those dates, come meet the
auditors, I don't remember, but that
was it on that.

Trustees reports, we'll start with
Trustee Martilotta.

MR. MARTILOTTA: I want to
apologize to everyone, I didn't type
mine up this month. I didn't budget my
time as I should have. A couple of
quick things, first and foremost,
something that happened very recently,
we got the document signed from
Southold Town for us to start using the
scanners. I mean, it's something
you're going to have to sign,
Mr. Mayor. We received that. Jean
Marie is awesome, she's been at this
for a long time, and now we can start
moving forward with the various -- you
know, we've got to hire someone, we've
got to bring in a computer, but we've
been holding off on all of that in
waiting for this document from Southold
Town. Hopefully I'll have something on
that going forward, hopefully I'll have
more information.

I worked with Mr. Pallas at the
light plant, we did something for the
kids for Flag Day. They were very
helpful with that, we really
appreciated it. That's why my report
isn't written, that ended up being, I
don't know, 400 times more work than I
thought. I met with a couple of people
with Building Department questions.
Additionally we had a meeting at the
high school as to how we could
incorporate some of the MS4, the MS4 is
the education and the outreach. We did
a little bit this year, but didn't
really plan it out, so we're try to
help them out in that regard and make
that some piece of what we do in the
high school. That's pretty much about
all. And one last thing, I thought that we had a solution to bring the fire suppression to the -- we have an 80 percent solution to bring the fire suppression system to the legion. I need to speak to a couple of different members. I kind of reached a dead end. I guess I've got to get the valve design, we're going to follow-up on that throughout, we had spoke.

MAYOR HUBBARD: Right.

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

MAYOR HUBBARD: Thank you.

TRUSTEE ROBERTS: So I stuck my neck out again with a pretty big idea on short term rentals. This is going to dovetail I think with what Trustee Phillips is going to talk about with

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rentals in general, but since I'm going first maybe we can -- I'm not going to read this to you, it's in the report. The vehicle for doing this is probably something we have to figure out procedurally. If we're going to do something, we have to figure out if we do it in the existing chapter 103, new law, or something else that I may not know about, but I mostly wanted to put the topic on the table for you all of a cap on the number of short term rentals relative to the number of rentals we have in the village. The goal of this is to protect reasonably priced year round housing for people who live here. The long term goal of this is to promote economic development so that we don't become a four month a year economy. So the idea as well is to provide a compromise that allows short term rental economic activity to happen, that's a boom for our tourism business, we certainly have no shortage of need for short term stays around
here, so this is a proposal that allows
that activity to happen. In fact, if
somebody has a short term rental
permit, the great thing for us in terms
of enforcement if that we don't have to
worry about who is coming and going,
and look at license plates, what
license plates, and who has been
staying here for two weeks, and is that
enough, and it's just sort of -- there
would be a certain number of properties
that can do what they like with short
term rentals, and then the rest of them
cannot, so if we're going to look for
nuisances related to short term
rentals, such as noise or trash left on
Monday morning, we know the fifty
properties to look at. I'm trying to
streamline the enforcement process,
bring in revenue to cover the
enforcement process, and most
importantly, protect housing for people
who live here year round. It's tough
for me to walk around here in February
and know that there are people who
can't find a place to rent and see just
house upon house that's empty. Now, if
somebody buys a house, they're going to
have a summer house, that's their
business, that's great, but if we're
going to be operating something that's
sort of like a hotel in a residential
district I think there's a lot of
precedent in communities in large
cities and small communities that have
capped this phenomenon without killing
it so everybody gets to kind of live
side by side. That's the goal. I've
written the ideas, and I wanted to put
it out for discussion.

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

TRUSTEE PHILLIPS: San Francisco
is trying to do it, but there are a
couple of lawsuits that are pending now from people in areas dealing with the caps because Doug and I did have a conversation about the cap. I'm having a hard issue with that one because that's kind of restricting someone with their as of right in their own home, so that's where I'm coming from. My thought pattern is is that when we did the rental law, the short term rental was not a phenomenon. It was kind of a very, very loose enterprise for a few people, and it has grown since we've done that. I know that Doug has a report that I don't know if we've ever received a report from St. Joseph's, their analysis of what they discussed?

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

MAYOR HUBBARD: Yes.

TRUSTEE PHILLIPS: I'm interested to see some of the information on that, but from my own observation, and I
think most of us have seen it, short
term rentals have kind of taken over
the village a little bit. Long term
rentals are becoming fewer and fewer
because people are making more of an
economic benefit of dealing with short
term rentals, they're not being
inspected like the long term rentals
are being inspected. So it's kind of
not fair to those who are in the long
term dealing with going through the
rental permit law process, and then
have someone else who is renting for
four or five months during the year and
not following the same criteria. So my
thought pattern is we need to perhaps
take a look at two of the sections of
that code. One of them is the
exceptions, we need to review
the exceptions. I'm thinking that it's
time for us to take a review of the
rental permit law, look at what's
working, what's not working. I know of
several people who used to be long term
rentals who are now doing short term
rentals because they don't want to deal with the -- they're making more money per month than they would doing the long term rental. That's what I had a discussion with Doug, I had a discussion with Paul about a lot of the things, and I also e-mailed the mayor that I think we as a board need to have a discussion about that, perhaps go back out to the public and come up with some ideas, and throw out a public hearing on it to see what needs to be revamped. But we need to talk about it first because we're responsible for the quality of life for our residents here, not just for them to make a profit. It's for everybody to understand that they're a community, so that's why I brought that up.

TRUSTEE ROBINS: I still go back to as Mary Bess pointed out the original rental law that we passed. Again, I feel that it's unfortunate that we did not include all the rentals, no matter what duration to be
registered, have the proper safety, you
know, features in them, and be
inspected. But I -- as much as, you
know, I dislike what's happening in the
village with housing stock and, you
know, the impact that it has on people
working here, I -- especially being
involved in the real estate world, I
can't see how we're going to stop
what's going on in terms of the sale of
homes to people who don't live here,
and whether they use them as a short
term rental, a long term rental, or
decide, okay, I don't want to own it,
I'm going to sell it, it's not going to
bring additional year round rentals
into the mix. People that buy houses
here oftentimes simply do not want to
tie up a house for a year round rental
and have to deal with the different
type of tenants that you have on a year
round basis. I manage properties --

TRUSTEE ROBERTS: What does that
mean?

TRUSTEE ROBINS: I'm saying that,
you know, when you do a short term rental, even if you have a problem tenant that comes in or something like that, you know, they're in, they're out, but I have spoken to landlords who say well, I don't want to do year round rental because if I want to use the house myself, or, you know, next year I have something else planned or whatever. This is just what they're telling me, you know, that I would, you know, I would prefer to do a short term rental, I'm making more money at it, you know. And people will say well, there's less wear and tear on the house because it's not being used, you know, like, twelve months a year. As I said, I manage some properties, and I work for a guy that's a wonderful landlord, he takes very good care of his properties, but I do think that the problem with the short term rentals is an enforcement issue. People are coming in -- if we have people that are coming in and they're misbehaving, you
know, partying, you know, disturbing
the neighbors and stuff like that, I've
told people call the police. But I
don't see how we can legislate it and
change our code to protect -- to
prevent a phenomenon that's going on
literally all over the world. I mean,
Air B&B is everywhere, and it's a
market driven force just like Uber,
Lyft, and all the other things that I
think makes it extremely challenging
for a small municipality like ours.
You're talking about San Francisco, New
York City, big cities that are trying
to limit what's going on. We have,
what, 1100 houses in the village. I
mean, you know, we're very small.
Things have changed in the last 15, 20
years with rentals here. I've been
living here for about 35 years, when I
got here I was renting, I'm a renter
myself, and I know the difficulty of
finding places to rent. As a realtor,
it breaks my heart when people come
into my office and I have to tell them
there's nothing available, and I'm looking not just in Greenport, I'm looking throughout Southold Town. It's a very, very tough situation. I'm just, you know, hesitant to try and legislate beyond our grasp, our code enforcement, that's all. And I really feel that our rental law -- the teeth of our rental law is to protect people, make sure that they're safe in a rental, you know, no matter what term they're in there. You know, that law addresses occupancy, but it's a safety oriented law, and I think that it's unfortunate that we missed the first time around, but I would vote a resolution immediately to amend that law to include all rentals.

TRUSTEE PHILLIPS: I think that in all honesty, and we can go on about caps, we can go on about Air B&B, we can go on about -- but when it comes down to dollars and cents, if it's a short term rental or even a long term rental, you're running a commercial
enterprise out of that house. In the fishing industry, you sell one fish, it's considered commercial. Whether you're long term or short term, you're still doing a commercial enterprise, and that's where I'm having an issue is that with the short term, it either needs to be registered, we need to know what's going on, and in all honesty we need to go back and take a look at the definition of transient or temporary rentals, and we also need to go back and look at section 103-2 where it exempts seasonal rentals or legal transient or temporary rentals. I mean, I had a problem with the wording to begin with, and that's well documented. That was part of my -- it just got to be too broad, and it was making the long term -- and even the long term renter who invested in a house to rent out for a future income or retirement income, it made it difficult for them and put them at a disadvantage. It turned them into
wanting to do short term rentals, period. That's exactly what happened, and we're watching it.

MR. MARTILOTTA: I think that's something. I think another thing you said though, there's two important points. One is you said that there's more money to be made over a shorter period of time, and like you said, that's a market force. But I think that we can't lose sight of the fact that we are allowing a commercial enterprise in a residential area that is not zoned for such and is not registered in any way. I think that is really -- I think it's one of the things I really liked, if I may, Trustee Roberts, about the cap. I read it. I don't pretend to be an attorney, I don't. I saw there were a number of municipalities that were able to accomplish it. To your point, Trustee Robins, I understand that we are definitely, clearly very small, 1100 or so houses, but in the fact that it's so
small I think it kind of magnifies changes. If we're 1100 housing units, and if we just looked back however many years, Greenport used to graduate 100 kids. There were more families in Town, there weren't necessarily more houses. I don't know, I wasn't here 40 years ago. But that's changed, right, somewhere along the line that's changed. If that became vacation homes, or if that became two families becoming one family, we've changed how we fill up the village. And to continue to see a change to put a commercial -- my whole issue is it is a commercial enterprise in a residential district. We have a commercial district. We have no problem telling commercial districts any number of regulations. It was in when you spoke about your meeting with the BID, right, they're in the BID. And, you know, I could open up an Air B&B in my house, and you can't tell me anything? That's the confusion I have. I know other
smaller municipalities like ours have expanded the borders of the BID I believe to the village borders or thereabouts so that they have some say over again commercial enterprises in a residential district. That to me is a huge problem. I think that that's where if we would like to take some action on it, I think that that's a very clear angle.

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

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

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

MR. MARTILOTTA: I don't want to
accuse anybody of them not paying their
taxes, that certainly wasn't -- it's
how we as the people sitting around
this table treat those properties.

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

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

MR. PROKOP: No, because it's
being used for a residential purpose.
There's a lot of things that tie into
that. As an example, to vote in the
village election, you have to reside in
the village for 30 days. There's a lot
of things that tie into this 30 day
requirement. But a rental for less
than 30 days is deemed to be a
commercial use of that property. So
it's different. So that's the
The only thing I wanted to mention and then I'll back off this discussion, but the laws I've written for one or more other municipalities is that to cap the number of short term rentals per year, actually it was even per season for each property, in that case I think it was four, but they had to be two weeks or more as an example, so that way people weren't flipping it every weekend. You know, people didn't show up on Friday and leave Monday morning every weekend.

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

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

MR. MARTILOTTA: No, no. If I may, so you're looking at more as the usage of a particular building as opposed to -- have you done like what Trustee Roberts -- I'm not trying to speak for you, but Trustee Roberts
suggested this cap, which I thought was very interesting.

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

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

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

TRUSTEE ROBERTS: 100 what, 100 permits?

MR. PROKOP: Permits, right, for a rental, a short term rental. That's
just a suggestion. The one thing that I want to mention again because this comes up at all the different boards, one of the problems with what is happening here is people are -- not just the turnover, but people are buying houses, like, as an example a one bedroom house and then before they even own the house it goes on the internet as a three bedroom. We got a complaint the other night of a nine bedroom house.

TRUSTEE ROBINS: In Greenport?

MR. PROKOP: In Greenport.

TRUSTEE PHILLIPS: That's why I'm saying is that it's time to look at the exemptions that we have in the rental permit law at least to try to get a handle on it as to, you know, how many are there really in the village that are -- and you're right, Trustee Robins, it did start out as a safety factor, and I do strongly believe that we have laws to cover all of that within our own code and along with
this, but at this point I think we need
to know how many short term rentals we
really have. We're all speculating,
we're all trying to figure it out.

Registering it and getting it on paper
is just fair between the long term
rentals and the short term rentals.

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

TRUSTEE ROBERTS: If I may respond
to a couple of things. First of all, I
want to remind everybody that there are
currently approved commercial uses in
residential zones. They are very
highly legislated. You can have a
doctor's office, you can have -- the
laws are written to make sure that you
don't have a million cars coming and
going. So the question before the
board is is a short term rental like a
long term rental in the way that Joe
was just saying, a residential use, or
is it a commercial use? And that's one
idea that we have to kick around. And
then the second thing in terms of
frequency and the amount of time per
visit, to legislate that on a rental
seems prejudicial against renters in
general because we have many people who
own second homes here, and guess what
they do, they come out on the Jitney,
they come out on the train, they roll
their bags down the street, and they
hang out for a couple of days, and then
they go back to wherever. That doesn't
seem to solve a problem necessarily,
and I think you made a great point
about the noise and nuisance issue,
which I think is something that happens
with homeowners and renters, seasonal
and year round alike, so that's more of
a general problem. And the concept --
we're not going to make a decision on
this tonight I'm sure --

MAYOR HUBBARD: No.

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

MAYOR HUBBARD: That's fine. I
did have Paul run a report, we hadn't
had one since I think it was four
months ago of where we are with the
original rental law that we have in
effect now. I'll just read it down
because, you know, cumulative it says
approximately 325 rental permit letters
were sent out, some of them where one
person had two or three or whatever.
37 rental permits have been issued, one
permit per property, so if you have
four apartments in there there's one
permit for your four apartments.
Number of apartments two family was 56,
one family was 4, mixed use was 4,
other multifamily dwellings was 17.
Total rental units permitted was 81,
short term rental letters was 3,
applications received was 87.
Inspections completed was 87, so the
Building Department went and saw all 87
of them and they were all inspected.
Inspections with deficiencies was 6,
and letters stating non-rental property
was 3. So Mr. Ward went around and he
went to every one that we have
registered under the long term rental law. He went to them all, there was violations, they were corrected, all the public safety issues, everything was addressed in all of them. I think that was -- I commend him for the work he did, it's a lot more than what we had last time. When we started this in the fall, they were scheduling inspections. Now he went through and they got 87 inspections done. So the people that have the long term rentals, we know they're all safe, they have smoke detectors, CO detectors, anything that was wrong has all been corrected, which I think is a huge step forward with that part of it. If we're going to change anything, I'd like to just include the short term rentals, take the exemptions out of the long term law, and have the people register for this do the same thing. At least we know they're all being looked at, if they're short term, long term, they're being looked at, they're being
reviewed, they're being checked for
safety violations. It's not a money
maker because out of the 87 permits,
stuff that was received, we've taken in
1800 dollars. So it's 100 dollar
application fee, there's a lot of
exemptions, whatever, there's reasons
that not everybody has to pay the
application fee so --

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

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

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

MR. PALLAS: I believe that's
correct.

MAYOR HUBBARD: Yes, they are.

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

TRUSTEE ROBERTS: I think we have
more than 87 rentals, right?
MAYOR HUBBARD: These are the ones that pertain to the rental law. You could explain it, Paul.

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

MR. PROKOP: I thought it was really good.

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

MAYOR HUBBARD: Right. I mean, last year we had no inspections. We
have done 87, we know 87 units were inspected and looked at, so I mean, that's what was the intention of the rental law when it was first passed, to make sure that places were looked at, that people were living under fair living conditions and all. So at that point I think we've accomplished what that set out to do, now we have to define what we want to do with the rest of it. You know, include the exemptions to be if it's owner occupied it has to be inspected, but you don't have to charge the fee. If it's an elderly person that's renting it out, they don't have to pay that if they're renting it out. We can include the exemptions for that, but it's something to add to the discussion, but let's get the rest of the units looked at, make sure they're safe, make sure they're proper living conditions. And I think we just include the rental law to do that. The Air B&B's I know there's numbers thrown out that they'll pay
more and everything else. It's going
to be harder to enforce and to say that
just because you're making more money,
we want more from you. I think, you
know, some landlords agreed with that,
we have other landlords that argue and
complain about paying the 100 dollars,
and they complain to Village Hall every
month when they come in to pay their
bills and stuff.

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

MAYOR HUBBARD: Exactly.

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

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

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this year, but they're just starting. Last year we had very few people that actually complained about the Air B&B's. We had a couple. But supposedly on the website I've heard a number thrown out that there was 48 of them operating in the village off of Air B&B between the two of them, 48 of them, and if we had two complaints last year out of the 48, that was a lot. So I don't want to overregulate something that really isn't an issue. A couple of people complained about a few of them, but most of them, the people operate them, they do it, they went from long term to short term, but they're being managed properly, they're owner occupied, and they're making more money at it with less headaches. So it's just my opinion and observations on what happened over the past year. I mean, if we had a thousand complaints like East Hampton had, I'd say let's take a more aggressive approach. But to try to at least get the buildings
inspected, make sure that they're looking good and all, and start with that. I think we're better off going that route in the short term to see what we've got.

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

MAYOR HUBBARD: It could be gone in two years.

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

TRUSTEE ROBERTS: We can schedule a public hearing at the next -- right,
to go through the process of changing
the law.

MAYOR HUBBARD: Yes.

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

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

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

MAYOR HUBBARD: Yes. But then the
people want to know what are we
actually having the public hearing on,
so we need to put together what we want
it to be. So take the comments that we
had tonight, try to draft just a change
-- a modification of chapter 103
without redoing the whole short term
rental law and everything else. Okay?

TRUSTEE ROBERTS: Okay. Thanks.
Number 2, well, it's related to this,
this is not something we're going to
act on now, but I've been talking to
people and trying to come up with
working on the same problem, the
problem of reasonably -- when I say
reasonably priced year round rental
housing, I mean something that is less
than 50 percent of the average median
take home income in the village, so
that's what I mean when I say
reasonably priced, things that people
can afford. So let's try to look at
what other communities are doing to try
to help spur more year round housing,
and we've been talking about Air B&B
being a market force, so I think you
have to use market forces to compete
with market forces. We have I think a
pretty good law from 2002 that allows
for residential over retail to be
approved once the building inspector
can certify that it's safe and matches
all New York State codes or maybe the
new building code that we're going to
adopt. We have an interpretation from
the ZBA in '04, which I think Trustee
Phillips is going to want to talk
about, so we'll get into that, but the
interpretation as it is now is that's
the way it should be. And so we have a
commercial district that has vacancies
that could be residential. I've talked
to building owners who have told me
they would be interested in putting
residential above their stores if, you
know, in their words, the village would
quote unquote get out of the way. So I
object somewhat to that because the
village has to regulate how building
and land is used, it's our job.
However, we have a law that removes
some of the quote unquote red tape, and
so I think it's a matter of policy that
the village staff when receiving a
residential over retail application
focus on what the law tells it to do,
which is the safety aspect and not a
use evaluation and all of that. That's
one thing I think we can do sort of
internally is just sort of use the law
as it is written and has been
interpreted by our ZBA. But then, you
know, we've been looking at the CFA,
and community development block grant
money. I would like to see us consider
a program whereby a building -- oh, and
I wanted to add too, by focusing on the
commercial zone, it's the least impact
to the environment and density we can
have. The buildings are built. Yeah,
it's a few more parking spots, that's a
problem ten, twelve weekends a year,
and maybe the parking will go a little
bit further into residential, but the
village is nicely planned that there's
parking if you're willing to walk, and
maybe we need to create some more
spaces for people who can't walk,
that's certainly a reasonable thing to
do. But it's a way to help more people
find housing without increasing the
density on some residential blocks that
are already crowded. Commercial
districts are by definition crowded. I
wanted to just focus on this idea I
wrote down. I think it's a little
early stage to have a long discussion
unless you all want to, but the idea of
economic incentives for creating year
round housing, so if we can find a way
to either use community development
block grant money or maybe some other
source to rebate building owners'
village portion of their property tax
bill and building and zoning fees
required to convert to residential,
that might incent some building owners
to say, you know what, I'm going to go
with year round residential instead of
creating an inn or instead of do Air
B&B, which by the way is not legal in
both commercial zones I think, short
term rental that is. So I want to put
the idea out there as an economic
incentive to improve housing options for people, and if the supply of rental apartments were to increase, the hope is that that would make them more affordable for people who want to live here. But if you talk to people who run the big businesses around here, the businesses that are growing and that need to hire people, one of the things they say is I need places for my people to live. That makes it more encouraging, more attractive to them to come out here to Greenport to work. People working here means people spend money here, et cetera. So I put the idea out there, if you want to discuss it, if you want to read it, think about it for the future. I think we have a good short term along these lines.

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

TRUSTEE ROBERTS: Water quality, so there is immediate action I think on this. So the treasurer gave us a great report on the CFA. He didn't talk
about an aspect of the CFA that I don't think was covered in the session we went to, but the water quality improvement program, 25 million dollars worth of infrastructure money that is going to go to muni's this year. They're looking for shovel ready water quality projects, and they specifically like wastewater treatment plants. We happen to have one. We have a shovel ready project for development. We got a grant a couple of years ago to get the study to tell us what it is going to cost to surround Sterling Creek and go west. The -- I talked to the mayor, and I went to a Regional Economic Development Council work group on infrastructure last week, and the people -- first of all, the people around the island don't know that this exists out here, we have this wastewater treatment plant that has space in it. We're sort of a unicorn. People just sort of say really, you have room to treat more -- to clean.
more water. So that's good, and their focus -- so the way the economic development -- if you know this, I'm sorry if this is redundant, but the economic development council is a regional as Robert said earlier, and they actually advocate to get more projects in their region funded, and it benefits them to spread the money out across the region. So Long Island, both counties are a region, and so they're very interested in the east -- when it comes to water quality, if you look at -- I mean, it's almost every five days Newsday has a front page story on the nitrogen problem. We have a solution, it's shovel ready. What we have to do if we want to pursue this funding, we can't get the whole project funded with the CFA, we could get up to 20 percent funded. But the way as I've been talking to other muni's how this works is you get a piece here, you get a piece here, you get your first piece, and you can get started. And 20
percent is a pretty big piece, and 20 percent, by the way, would probably give us -- and I may be talking out of school here, but as I understand it, from what I read in the studies from B and B, 20 percent gets us at least to Sandy Beach who are our residents. So I'm asking this board to -- we talked earlier about how -- and Robert said it really well, he sort of set the ball, and I'm going to spike it, you have to have shovel ready project that you already want to do, and then you should apply for the money to fund it. And as he said, you piece it together. I guess, so the question to the board is I very much want to see us improve -- I want to see us stem the tide of nitrogen loading in our waters. I want to see use the capacity in our sewer plant. If the majority of this board doesn't want to see us expand the sewer plant, then that would be an entirely different matter. If the board does want to see us expand the sewer plant,
then we need to get a priority project request form in to the CFA tomorrow. There is a meeting in two weeks where anybody who submitted a priority project request form can speak before the Regional Economic Development Council, essentially lobby that council to say here is our project, here is why it's great. Everyone has been telling me this is a great project, you should really do this. Well, now you'd be in front of the decision makers. So then when our application comes in after July 29th they say oh, those are the people from Greenport who drove all the way up to Nassau County to tell us about their wastewater treatment plant, and there's the application, and if we've heard enough favor with the council, we get a favorable look, and I think we get a good shot. I think it's helpful that the people from the work infrastructure work group specifically called to make sure that the village was at the meeting. They gave me ten
minutes to get up and just, you know, I
just explained what's in the D and B
study and let them ask questions. So I
think the first question, if this board
doesn't want to expand the wastewater
treatment plant, then there's no reason
discussing the rest of it. But if we
do, we owe it to ourselves and the
people of Sandy Beach and everyone else
in the region to get in on this round
of CFA. We have the study already,
it's not a heavy lift as I understand
it to take that study and turn it into
a CFA application, but someone tell me
I'm wrong.

MAYOR HUBBARD: I haven't seen the
application and what's on there. To
sit there -- the intention of even
doing the study was to expand the sewer
system out there. I have no problem
with doing the mains and everything
else. The question I think we're going
to have a problem with is trying to get
all these people to hook up to it
without grant money because regular
homeowners are not going to want to pay
15,000 dollars for a household to hook
up, but they can't hook up to anything
unless the mains are there.

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

TRUSTEE PHILLIPS: I think he's
withdrawn that.

TRUSTEE ROBERTS: Has he? Well, there are many funding sources for this. If we take the leadership, if we lead the region, we start building the mains, then I think that would behoove the rest of the region, whether it's our state reps, our friends of the town to start to try to figure out how to help the individual homeowners fund it. I talked with the folks at nature conservancy, and what they see in other muni's is that, you know, maybe the town would participate for a little bit, the homeowner has to participate a little bit, it has to be less than what it would be to put in one of those septic because obviously then they're going to do the septic, you get the state -- line up your different funding sources, and it's worked in other places. I'm no expert in this, I just went around and talked to as many people as I can. I also think we should enlist the help of Senator
LaValle because this is a regional issue, we're a tiny little village. This requires us to work with the town and connect town residents potentially, but certainly cut into town streets. I'd like to ask Senator LaValle, and I'd like the board to officially to do it, not just me talking to a staffer if I need some help, which the guy has been very helpful, but Senator, please -- he's very bullish on this issue, water quality is very important to him if you read anything about what he's writing. Let's ask the senator for help, ask him to convene a regional conversation with appointees from each of the different boards, get nature conservancy involved, Town of Shelter Island is effected by this issue with our water quality over here. Let's all sit in a room and let's try to figure it out.

MAYOR HUBBARD: Okay. I mean, I have no problem filling out the application. I don't know what we'd
have to see --

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

TRUSTEE ROBERTS: So we can ask
that question.

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

TRUSTEE ROBERTS: Okay.

MR. PALLAS: The other concern is
the 20 percent, I'd have to go back and
look at that. I think that's low. I
have to look at it, but I have to see
if that's -- because it's going --
you're at the end of the project at
Sandy Beach.

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

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

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

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

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

TRUSTEE PHILLIPS: I think George
did make a point about getting the
mains in, that's the biggest part of it
is getting that. That's the most
expensive part for the capital
improvement for the sewer, correct? So
that's a goal that I think we should
start for.

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

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

MAYOR HUBBARD: Right, and look at
that, even if it's just a presubmission
of the thing. Look at it, this is a
list, this is what we have. If you
send in the paperwork, they say no,
you're not even ready for that part of it yet, then we find out, but at least we're starting the process rolling to move forward with the study that was done a couple of years ago. Everybody wants it and both sides have talked about it, you know, nobody is going to hook up if the main isn't there. We need to get the pump stations in to get the main going to worry about the other part of it. It's just I've spoken to several people that have said, you know, there's no way I can afford to spend 15,000 to hook up. I care about the environment and everything else, but I don't have fifteen grand to spend on it. I'm going to spend four grand and put in a new old age cesspool because that's what they could afford. So we need to address that part of it, besides just the mains, how do we make it affordable for the people to hook up who want to do it.

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

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

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

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

TRUSTEE ROBERTS: Just again, as
George was saying, you know, if we
build it, will they come. Most of the
houses, the cottages down at Sandy
Beach are only seasonal houses, they're only being used six months a year, you know, so I mean I don't know if that would have any impact on the grant, you know. In other words, we're not talking year round houses. And then my other question is that there are expenses beyond just the 15,000 dollar hook up fee, you know, there's the plumbing, the road work, and getting it into the house. I've done some research on that, and those expenses could run another 10 to 15,000 per household. So, you know, I spoke to my plumbing contractor who has done a lot of cesspool work, and like he said, I could put a new cesspool in for 5,000 dollars and I'm done forever. It's going to be -- it could be a hard sell, so that has to be weighed in terms of do we want to be, you know, spending the money on this.

MAYOR HUBBARD: As an analogy, when the Prius first came out, the hybrid cars, they were high very
expensive and very few people had them, now they're commonplace all over. So I mean, once you start it and you get the mains in there, more and more people will accept and say, you know what, instead of 5 here, if I could do it for 7500, maybe I will spend the extra money and hook up because it's the right thing to do. But we have to get through the first step of getting the mains there, and that's been talked about for how many years. So we got to start somewhere, so we start on this part of the project, we use the study that we have done, see if we can start moving it forward, and eventually they all will, but not right away. But any new developments if somebody wants to build something, they're going to hook up right away like Peconic Landing, other ones like that, they would hook up and they would pay the money up front, and it's just added to the cost of whatever they're going to build and develop as opposed to preexisting.
houses to expand into those neighborhood, that's going to be the hard sell.

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

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

TRUSTEE ROBERTS: No one outside the village.

MR. MARTILOTTA: I think too say Senator LaValle says, you know, this is a project he's going to back, I highly
doubt that he would make it exorbitant for people. He wouldn't run the main. I would think if I was in his position and I ran the main, I would figure out some way to help people hook up. That's what he does.

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

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

TRUSTEE ROBERTS: And we're applying for CFA.
MAYOR HUBBARD: I've already had discussions with Senator Gillibrand's office, met with one of her representatives down in Village Hall, Paul and I met with her. They already know that we're talking about the same thing, and every time something comes up, she sends an e-mail that we need to do this or that or whatever. So we'll do the letter out to the local people to say that we're going to try to implement the plan now.

MR. MARTILOTTA: Sure. That's awesome.

MAYOR HUBBARD: Anything else?

TRUSTEE ROBERTS: No.

MAYOR HUBBARD: Trustee Robins.

TRUSTEE ROBINS: Okay. I'm going to report on two things, number one, the BID meeting that I attended on June 6th. So a local merchant has circulated a petition that expressed concern with sandwich boards and sidewalk encumbrance enforcement. Back during the winter, Mayor Hubbard was --
had asked the BID to engage in a
dialogue and provide comments related
to sandwich boards, and the BID as a
group did not provide a response after
several public notifications, so the
board we voted to confirm the code as
written at the time. But this petition
that was circulated I guess it was last
week did not originate from the BID,
but it was sent to I believe the
members of the board, and we all saw
that. Sylvia Pirillo and Paul Pallas
attended the meeting with me on
Thursday, and they were there to answer
questions about code and enforcement.
Now, the BID is obviously not happy
that they got the letter from Ed Ward
stating that we were going to be
enforcing the code. So they I guess
mentioned to Sylvia and Paul that they
would like to see us change the code
now. We obviously told them that a
code change takes time, so what they're
asking is if there can be a policy
amendment without a full code amendment
process for use this summer. They discussed amongst them creating a survey of those who signed the petition, and it was just about every store in town that signed it, inquiring how much sidewalk advertising actually drives their business, and what they want to put out in front of their stores. My observations downtown are that we have multiple sidewalk encumbrances, it's not just sandwich boards. We have the tables and the chairs, and a new one that's kind of cropping up are benches, benches that people sit and put their legs out into the sidewalk decreasing the amount of sidewalk space that's available. So I don't know if the board wants to engage in another conversation with the BID, if they do want to, then they'll contact us directly.

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

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

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

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

Anyhow, John Kramer gave a treasurer's report, he's the new treasurer, and I have to say he's very thorough now. He's giving a monthly report regarding their expenses, you know, it's updated every month, checks written, monthly invoices, and a detail of what the BID is spending to track and monitor their budget.
The new events committee now is planning an event for this weekend, pop culture. It's just, you know, a header PR thing to try and attract people to different events at the Carousel and things going on this weekend. I think there are a couple of special events for Father's Day, there's been handouts and posters going on, there's going to be an event for children, it's called the duck race. They also are going over their schedule for fall and winter events, Halloween celebration, and especially concentrating on trying to work the shoulder seasons to make more people come here for a longer period of time because that's where a lot of our jobs are coming from keep people working.

TRUSTEE PHILLIPS: Trustee Julia, as far as the Halloween events, could you tell me who exactly -- because Sylvia and I and the librarian have been starting discussions about the Halloween Parade for next year, and I
don't want us to be in conflict, we should be working together.

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

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

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

Those photos are actually the property
of the photographer. And then the last
item of business, John Kramer talked
about the review of the insurance needs
he did. He recommended a general
liability policy as well as director
and officers liability. John obviously
has experience in the insurance
business, that's what he did for his
career. He put something out there,
which I basically told him probably
wasn't going to fly. He asked about a
free tie-up at Mitchell Park Marina
during Dances in the Park. I basically
told him if we have paying customers
coming in for the night at the marina
that we obviously couldn't offer a free
space to people, even if it would be
nice to fill up the marina for the
event, but that was just a suggestion.

TRUSTEE ROBERTS: I don't think
it's a terrible idea, but I don't think
we should be -- I think we should
figure out who is running the marina.
If we're going to reissue an RFP, let's see what that process looks like, and then let's let that person take that -- if there is a person, let that person take that suggestion and either veto it or accept it. I just want to say I don't think it's the worst idea when I go down there and there's four boats there, I'm thinking why are there only four boats here on this amazing night on the north fork. If we can bill them if they stay overnight versus if they stay for two hours, if they come in and we've got ten boats instead of four boats that are spending money here. I don't want to make that decision, I think we should just leave it to the --

MAYOR HUBBARD: I believe it used to be the policy if you were here for the weekend, if you wanted to stay over Monday, you could stay Monday free for the dances. Paying customer for Friday, Saturday, Sunday, they would get that night free to stay there for the dances. Is that still the policy,
Paul?

MR. PALLAS: Yes.

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

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

MR. PALLAS: We're working on it.

TRUSTEE PHILLIPS: Are they our benches, Paul?

MR. PALLAS: They're our benches.

MAYOR HUBBARD: We've already discussed that. They're going to be moved. There is room to go on the other side of both door ways of the Coronet and the building, take them away from the corner, move them 20 feet to the west.
TRUSTEE ROBINS: Yeah, it's just that traffic jam at the corner.

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

TRUSTEE ROBINS: Then my other report is I went to the Carousel committee meeting, my second meeting. On the mechanical side, they had their annual inspection the day of the meeting on the 14th, and it was completed while we were there. Everything passed, totally favorable report. First time that all the systems passed, no issues with anything. So very pleased about that. Margot reported that one of the door motors wasn't working last weekend. She said she was contacting Liberty Iron Works to have them return to remediate the problem. On the staffing
and operations side, Margot reported that additional cashiers were hired and they were being trained. Staff is cross-trained for the Carousel and the marina. The hours of operation are posted on the village website, the hours are 10:00 a.m. to 9:00 a.m. beginning on Memorial Day. A suggestion was made to begin extended hours for the entire Memorial Day weekend. There seemed to be some confusion this past weekend because the hours didn't change until Monday, and most of the weekend was already over. So just we could discuss that, maybe amend that to the entire weekend if Memorial Day falls on a Tuesday.

The rounding boards and the artwork. The first painting is called Coast Guard Rescue by Keith Martel was complete, and it is wonderful. It is currently in Sylvia's office in Village Hall. I've seen it. It's really exciting. There are several artists that are working on sketches, and it
will keep the process moving along now. Artist Nina Hattan was planning on coming, Sylvia actually told me she was in today to bring in her sketch for the ice boats. She will be meeting with Gail Horton on that. Gail plans to bring the Coast Guard Rescue painting to our meeting next week just to show everybody. I know the rounding boards have been a topic of discussion for a long time, but to actually see what they're becoming is very exciting, so she wants to share it with us. Arlene Klein proposed beginning discussions at our next meeting on captioning the rounding board paintings, so each painting is going to have a caption. We're going to start working on that. Kathleen Bifalco (phonetic) is being retained to take photographs of the paintings at a cost of 40 dollars per painting. I think there's a resolution to be put on for us to vote on. The photos will put into a digital format by Bill VonItham (phonetic) of Flynn Stenography & Transcription Service (631) 727-1107
Reflective Images, and that's how they're going to be preserved for future use so we'll always have them.

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

Liberty Iron Works continued working on the doors as Paul had reported, I guess they have six doors
operating now?

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

TRUSTEE ROBINS: Or in the process. They had discovered that the problem was the bushings, it wasn't the rods that the motors are working on, so that's good that we have that. And there was some concern about there are apparently thirteen inner panels, they're not the -- the rounding boards are on the top, but the inner panels were roughly two by three painted panels that went on the inside where the operator worked, and they have been in the basement of one of the members of the Carousel committee for a number of years, Victor Brown. So I think Gail is going to make arrangements to see that somebody picks them up. They should be stored on village property. They're called the inner scenic panels, they're metal panels, so they should come home, and be back on village property. And I just wanted to say, as
Paul said, I was at the Carousel over the weekend and I noticed how it looks fabulous in there, really clean, everything has been put away in its place, and equipment and miscellaneous items have been stored in the shed.

All good.

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

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

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

TRUSTEE ROBINS: Not in my report, but I will mention that I have been working on a survey to bring natural gas into the village. I have that survey ready to distribute. I have also been contacting directly some of the larger businesses and institutions in the village to help enlist their aid in writing letters of support and stuff like that, Paul. And I also had an
offer of help from David Gamberg who is also very interested in this, and he was instrumental in helping to get Keyspan to bring natural gas into the Southold schools, so he knows what's involved, and he offered to help with that as well. Thank you.

MAYOR HUBBARD: Thank you.

Trustee Phillips.

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

We also discussed different ideas of having the schoolhouse open for Saturdays and Sundays from June to Labor Day. This coming Saturday with
the BID Father's Day promotion pop up whatever, we will be there. I will be there all day along with some of the volunteers at the schoolhouse to have it open. So Paul, perhaps maybe you could get the bathroom cleaned and the floor cleaned. The bathroom hasn't been cleaned for a while. Don't know why, but that's okay.

There was -- last year we had passed a resolution for someone who is going to continue the interpretive center part of the schoolhouse grant because there was money left for that. I'd like to reverse that resolution, and the committee would like to take some of that money, and in rereading the grant, we can do this, hire a part-time person to be in the school on Saturdays and Sundays. I have a job description. I would like to pass that to everyone. This would be someone who would be there all the time to deal with directing people downtown, explaining some of our history,
explaining some of the places that are available in the village as far as museums, dealing with the whole interpretive portion. So that's another resolution. I'd like to reverse what we did last year, I think I gave you the resolution in the minutes, and we would like to be able to go ahead and hire someone to go into the schoolhouse for June, July, August, September, you know, until after the summer season.

They also are committed to doing something with the jailhouse. They understand in a long explanation to them that there was no funding to deal with the schoolhouse, that this would have to be a creative funding, creative thought process to try to do something. So they are planning on putting a display together, which is the other reason that they wanted to be in the schoolhouse. They want to put a display in the schoolhouse about the jailhouse, the history, some pictures,
maybe some paraphernalia that they have
left that can be shown. That's what
they're going to be working on in the
next couple of weeks. I didn't have a
chance to talk to you about that, Paul.

MR. PALLAS: That's fine.

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

MR. PROKOP: If a request comes in
for an interpretation, it should be --
the matter should be set for public
hearing, and then a discussion at the
public hearing, and then a discussion
and decision at a public meeting.

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

MR. PROKOP: It should probably
come back again at another public
hearing. I'd have to go back. I can't
make -- that's not relevant to the -- I
don't want to make -- that's a general
comment. I don't want to make that
comment with respect to a specific
application, a specific interpretation
because I'd have to go back and see my
view of what actually happened. But in
general, I think it's agreed -- the
board agrees with this too, we talked
about it that interpretation -- excuse
me, the chairman agrees that the
interpretation requires a public
hearing.
TRUSTEE PHILLIPS: So we don't have anything that's just called a technical interpretation? In other words, a true interpretation is either started by a denial or a request according to a code, which is a little bit different than the State code. It is that a request starts it, but they do have to have a public hearing which is public noticed and people have an opportunity to speak to that topic of denial or the question, correct?

MR. PROKOP: Yes.

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

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

TRUSTEE PHILLIPS: As I said in my report, which I'm sure you can read, I
gave you the example. Perhaps you could go back and give some guidance as to whether that was done correctly or not.

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

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

MR. PROKOP: No.

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

MR. PROKOP: So in that case the Planning Board would have to adopt a resolution to send a letter request for interpretation to the ZBA. There would
be some kind of document.

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

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

MAYOR HUBBARD: Yes.

TRUSTEE ROBERTS: So I can ask the board, and if they decide to accept my request, then they can go and do the
interpretation; is that correct?

MR. PROKOP: Yes.

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

TRUSTEE PHILLIPS: But in the
meantime, the process needs to be consistent.

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

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

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

MR. PROKOP: No, somebody else could also request a consideration of interpretation.
TRUSTEE ROBERTS: What prevents that reconsideration of interpretation from happening at every meeting?

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

TRUSTEE PHILLIPS: The only other thing to do is we as a board can take what the interpretation is and look at the code and see if there is something that we need to change to make it clearer or not so -- needs to make the language clearer so everyone is on the same path of the code, which is probably something we should do, but I would really like the answer to this question first about the interpretation before going on and suggesting that we need to go back and look at that and say that perhaps when we were doing something, new construction or reconstruction something in a certain area that perhaps we need to have a little bit more of a safety issue and a
site plan reviewed on a short one
perhaps or just to cover the parking
and other issues. But first I'd like
to have the decision as to how this
transpired and that it's been corrected
so that we don't have this in the
future. It was very -- it was a little
disturbing to me to -- technical
interpretations just is not something
that I've ever heard in a ZBA education
information and pamphlets. I think
that's pretty much -- Clerk Pirillo and
I had a discussion about the IQM2
project, which is what is live
streaming at the moment. The clerk of
the board position, she mentioned it,
and also we're looking or I was asking
her to look into the application
process that's on the village website
to make them PDF filler option so that
people could actually fill them online
and then e-mail in and stuff. And
that's pretty much it.

MAYOR HUBBARD: Thank you.

TRUSTEE ROBERTS: If I may, on
IQM2, could we get into the mix somehow a better audio setup so that these things feed into the audio there, not just the room. And then number 2, when are we going to get the planning and zoning on the website?

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

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

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

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

CAMERA OPERATOR: Whatever goes in there.

TRUSTEE ROBERTS: You have a direct line from here?

CAMERA OPERATOR: No, I don't.

TRUSTEE ROBERTS: He's recording
the room. It's something to look into.
I don't think -- there's a way to do
this that might make it better.

MAYOR HUBBARD: Okay.

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

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

I also had a meeting with PSEG
about the power cable. We had -- I had
lunch with them, we discussed that.
They're looking to move forward, you
know, they really want to get going
with that. We have a proposal that we
had put in writing to them. We had a
few minor adjustments, Joe is still
working on one part of it, but they
pretty much agreed to whatever we had
in the original proposal. Joe is
working on finalizing the last details,
and I'll have that for the board
hopefully by Monday. We can look at
it. I don't know when they're planning
on signing it. They'd like to move
forward if they can with the project in
October of this year. So we're in the
final stages of that. Everything looks
good in what we had asked for. I'd say
we covered all the bases on that, it's
looking good. Once we finalize the
details, I'll let you know where we're
at with that.

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

MAYOR HUBBARD: Three months.
They want to start in October, they'll
be done the first of the year. That's
the time frame, and same thing, I don't
want to get into all the details
because we haven't actually done it,
but I mean, everything they asked for
they pretty much addressed with a few
minor adjustments. Joe is working on the details on that. Also I had a meeting with Ron Nelson who is here. I reviewed last month's meeting, his presentation an all. He's looking at setting up a steering committee basically on the ferry traffic down there. So they're planning on meeting next Thursday at 4:30. I'm not going to be able to attend that.

That goes into the next topic, we had a moment of silence this evening before we started the meeting. The town is planning a vigil for Monday night across from the IGA with discussions. I sent an e-mail out to the board members, next Thursday the village is going to have an vigil at 6:00 in Mitchell Park before our regular meeting. We're sending -- the village clerk is approaching clergy, community groups, and everybody else that would be interested in doing brief talks and everything else. We have an hour before our meeting, if it runs
later we will be there later, just so
the public has it, it's announced,
we'll put it on the website starting
tomorrow. I just wanted to announce it
here with everybody, so 6:00 we're
going to meet down at Mitchell park.
We'll have a vigil, a moment of
silence, some prayers. We're looking
to get somebody to sing a song for us,
do whatever, and then we'll have our
meeting after that. So our meeting is
scheduled for 7:00, but if we're
running later our meeting may be later,
but we're going to go from there and
come back here for the meeting just so
everybody knows what is going on with
that. It would be nice to get together
as a community. We did it last year
down on Third Street for the Charlotte
thing that happened, and, you know,
unfortunately these things keep
happening. Hopefully it doesn't become
a trend that they continue all the
time, but we're going to get together
as a group and just hold hands and
remember the people.

TRUSTEE ROBERTS: Great.

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

MS. ALLEN: Chatty Allen, Fifth Avenue. First off, thank you for moving the benches and the flower boxes. It was a long time ago that I brought it up more than once, that's why I had my little yes, thank you.

The second thing is Doug, I agree with you as someone who lives in the poverty level even on Section 8, I have a hard time being able to keep a roof over my head. Unfortunately it's based on what you gross, not what you actually live off of, and there aren't many that people like myself can afford on their own. So I commend you for trying to do whatever you can to help. There's a lot of people in my position. I'm not the only one.
That brings me to when you were talking about the rent -- with rentals with inspections and you said there were over 300 rentals, and you got only 87 responses. So that means only 87 rentals have been inspected. I believe you said there were 4 multi-units. There's more than 4 multi-units in the village. We have 3 just on Fifth Avenue alone that are more than three apartments in there.

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

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

MR. PROKOP: Of the 87 total.

MS. ALLEN: No, but I'm saying there are 3 multi-units on Fifth Avenue alone. There are more than 4 multi-units within the village if you're considering, like, Littman Block, Lutland Place, I'm drawing a blank on the other one I was thinking of before. I'm on Section 8, Section 8 inspects my apartment. I don't know if
my building, the other units are inspected or not. I don't know if that's one that's on the list or not, but what concerns me goes back to the short term rentals and Air B&B. Someone made a comment, I don't even know when because my days are mixed up, so I just clicked -- I only had a couple of minutes, I just clicked Air B&B Greenport and was blown away with the amount of homes that were on Air B&B just within the village. There's a lot more which are considered Southold Town. Has anyone in the village going on there and said, okay, all right, this house hasn't answered that they're renting, and have someone go there. Check these -- that's one way you can find out and inspect these homes.

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

MS. ALLEN: If they're renting it out, they do not have to have a rental permit?
MAYOR HUBBARD: Owner occupied, seasonal rental, it's all excluded in the original rental law.

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

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

MS. ALLEN: Like I said, I was shocked. And yes, there is one -- I didn't click on it because I had to sign up with a password and everything else, but there was one that said nine bedrooms in it, and I'm thinking okay, where is this? And I forgot to write the address down so I could go look to see how big the house was because, like I said, that could be a way to try to get these rental permits and enforce it. You know, you could keep an eye on it and make sure because that's where the overcrowding comes in too because
if you don't know how many a house
holds, and they're renting it out to
10, 12 people when there should only be
maybe six people, you know, you're
talking the overcrowding. Sixth
Avenue, I don't know if it was last
weekend or the weekend before, I don't
know how many people were staying in
one of the places over there, there
were so many cars. It didn't really
bother me so much because I'm way in
the front, you know, but every now and
then you would hear, you know, one door
after another. People complain, they
just haven't complained to the village.
A lot of them are outside of the
village I think where there's a lot
more of the problems.

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

Back on my ferry kick. I only
have one more week left of school, and
then I don't have to deal with that until September. It keeps getting worse. This morning I'm literally blowing my horn because Fourth Street is blocked. I can't get to my kids to pick them up. Trucks are parked into the road, there's people on Fourth with their left blinker on, and I'm looking and I can see half way to Sixth Street is the line. I made this suggestion more than once. First of all, you need to repaint the lines and make sure the signs are visible, and I suggested last month also do between Fifth and Sixth. And now that we have someone doing traffic, it's not an all day thing, you put them down there, which we -- what is it usually a little after 7:00 until about, you know, 8:30, that's when it's the worst down there. If they physically see someone, you would think that, okay, they're going to stay in their line, not in the travel lane. If you have your yellow line and you say ferry line with -- I know I think it's
just between Fourth and Third where I
get the little arrow in the road, ferry
line, I don't know, I have to check
tomorrow morning between the other
roads. You know, these people are
outside of it, and they're crossing
over into the roads, and when you're in
a big bus you can't swing. You know,
like I said, I got one more week to
deal with it, but other people are
still going to be dealing with it the
whole time. You physically put someone
there for a short period every morning,
like when you're going on there too,
you physically see somebody, people go
oh, you see someone in a uniform, all
right, well, let me get my car over a
little bit more, make sure that I'm in
the right place, you know, and maybe if
someone in authority instead of a big
bus blowing their horn and going like
this (indicating) says you need to be
over on the other side of the line, you
can't go past the sign into the
intersection. This morning even my
kids were, like, really? They know we have to wait, waiting is one thing when you literally can't move. Then they're late for school, so like I said, for right now a temporary thing to try and alleviate because my fear is there's going to be a bad accident either at the corner of Fourth or the corner of Fifth because these cars, they don't care. They're going. Again, this morning I had three cars literally right in front of me flip their cars to make u-turns to get onto the line. If you got someone in a uniform standing there, I don't think they're going to pull that crap.

TRUSTEE PHILLIPS: Chatty, can I ask you something?

MS. ALLEN: Yeah.

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

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

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

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

TRUSTEE PHILLIPS: From the ferry company.

TRUSTEE ROBINS: Not our TCO.

MS. ALLEN: But I'm saying for right now for safety reasons. This is really -- it's getting worse every single week. Like I said, I only have one more week to deal with this, but everyone else has to deal with this, and when you've got cars trying to do three-point turns to jump onto the line, and you've got cars coming from every which direction there's going to be a bad accident. And then also, like I said, the fact that they're blocking the road. You know, I'm literally blowing my school bus horn and going like this (indicating), like, get out
of my way or we're going to come right
through you. It's just my suggestion.
I agree, the ferry should be doing it,
but they're not, but somebody -- or
Southold Town, someone needs to be
there.

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

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

MR. TASKER: It's a village
street.

MS. ALLEN: It's the fact that
someone needs to be there to start
regulating it before we have a massive,
you know.

            TRUSTEE PHILLIPS: There's no
disagreement on that.

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

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

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

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

MAYOR HUBBARD: Thank you.

MR. LIPSKI: Hello, good evening.
My name is Barry Lipski. I'm the
president of the Long Island Divers
Association, and I came here with my
officers from Long Island Divers
Association. I met with you back in
October of last year, and I brought to
your attention with regards to Clark
Beach of trying to gain access there
once again as it had been in the past
for divers to use that beach. There
was a resolution that we really
appreciate that you actually approved
in October of last year so that the
divers could have access there for one
weekend per month through the time
period of October of 2016. So the time
period was May of 2016 through October
of 2016. I come here to you tonight to
see if we could possibly get some
scheduled dates for us to actually
access the area over at Clark Beach,
and also so that we could set the
protocols of which we talked about last
year. In addition to that, we come to
you with also the thoughts and the open
discussion to see what we could do for
you. For example, your treasurer made
a report before, you were talking about
some of the beach clean-ups in
different park areas. As you may
recall last year, one of the things I
did say is that we would put together a beach clean-up over at Clark Beach and give back to the community that way. If there's any need for something to be observed underwater, like, I know you do have that outflow pipe, we could always do something for you in that range. Several years ago we did quite an extensive report for you in Greenport Harbor for which I was part of where we inspected all the moorings, we did a visual of every single mooring that was there. So we want this to be in reciprocity, so if we could work with you and give back to you on this. The objective, again, tonight is to try to get some dates because now we're into June. I've gotten tremendous inquiries from our colleagues as divers saying where is the access to Clark Beach. If we could discuss that, we would greatly appreciate that.

MAYOR HUBBARD: I think that's something that I spoke to Paul about last week. He was going to go up and
just take a look at the property. Had you gotten up there?

MR. PALLAS: I didn't.

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

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

MR. PALLAS: For access or for inspection?

MAYOR HUBBARD: Yes.

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

MAYOR HUBBARD: Yes.

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

MAYOR HUBBARD: Yeah, they have permission to use the property, so if they want to pick, you know, we said one weekend a month, for you to look at
the schedule and pick out the weekend. We don't need a board resolution to get into the particulars of that, that's something that you can handle. Permission was granted, you work out the dates with that.

MR. PALLAS: I'll do that.

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

MAYOR HUBBARD: Yes, and if you have any other tasks that you want them to assist you, Paul, in the harbor or something, you want something looked at
or whatever, you know, we don't need board permission to go and do all that. You can work with Paul, he's in charge of the village with that stuff, so he can handle that directly.

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

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

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

MR. NELSON: Ron Nelson, 310 Wiggins. I guess I'd like to just reiterate my concern about making Wiggins two way. Let's not do that because of the safety reasons that Chatty mentioned moments ago and the
inconvenience to people that live there. In my presentation several weeks ago I made the point that the offloading of the ferry is really not a problem, with a little help from the ferry people, that will be solved. The real problem is as Chatty mentioned loading the ferry. It's heartening to see support from the community for this. After my presentation, the North Ferry Company called me and said why don't you come talk to us? I did that, and as a response to their encouragement I thought it would be good to organize this working group to bring together stakeholders like the Railroad Museum of Long Island and the Seaport Museum, the village, the residents of Wiggins Street, and the North Ferry Company. So all these people have contributed a representative to meetings and hopefully we'll be able to make some progress. So I wanted to congratulate really North Ferry Company for being in
my opinion a good citizen to the
community and making a contribution.
They are willing to participate. They
know we've got a problem here, and
they're interested in solving it.
Thank you.

MR. TASKER: Arthur Tasker from
Beach Street in Greenport. A number of
comments kind of scattered around are
starting to become somewhat more
detailed comments about things that we
discussed tonight and going into some
broader issues. First of all, I hadn't
been aware that as was found that there
was apparently a procedural error in
terms of public hearings with respect
to the ZBA event a couple of years ago.
I was caught by the observation, and by
the way, I should say I'm not able to
attend most ZBA meetings, so events may
have overtaken my comments, but I had
some personal things that I needed to
take care of. But for example, it was
noted tonight that because of
whatever that specifically was, that
the application for the Third and Front
hotel has been changed. That requires
the ZBA to reopen the public hearing.
They can't just carry on with a
discussion of all the new matter. Now,
the ZBA does this all the time on a
much smaller scale. They get a lot of
new information pumped into them --
into the ether from people who attend
the meetings, if they have an ax to
grind on one side or the other, and
then there's no opportunity for a
public comment. There are dialogues
between ZBA members and individuals who
have a stake in the application before
the ZBA, but the public is not
permitted to comment further. By the
way, as some will attest, I have not
let that stop me, the prohibition
against a further public hearing. But
anyway --

MR. PROKOP: You may not be aware
of this, but for the public I'd like to
state that the public hearing is still
open. I don't know what you're referring -- I don't know what you're referring to, I must have misheard you.

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

TRUSTEE ROBERTS: It is.

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

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

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

MR. TASKER: But there's another dimension in regard to the ZBA in a sense, and that is I think it's Trustee Roberts who observed that in his report that we have a village that some consider overdeveloped, and most would say well, I see a lot of open spaces on which to develop a lot of houses. Well, I think he's hedging. It's an
absolute. The village is fully
developed. There isn't room here. And
yet we have -- but it is not a solution
to work force housing to be taking lots
that may already be substandard
subdivided into two substandard lots
and putting four family; i.e.: Two,
two family houses on an improperly
although perhaps legally variances lot
that shouldn't be done. That's not the
way to solve the housing problem.
Trustee Roberts suggests apartments
over retail. Good idea. Good idea.
I'll broaden this to the whole housing
issue. In fact at this same meeting
last November I suggested that if we're
going to be piecemeal looking at the
rental law, well, that doesn't seem to
be working, and we're looking at the
B&B law, we're looking at the short
term rental law, and we've got
apartments and we've got a hotel law
and all of that, there has to be a
comprehensive look at what I term pay
to occupy. Pay to occupy can include a
B&B, it can include a multifamily house, but there are common issues in all of these. If you look at this piecemeal, the rental law now seems to be the brunt, or I'm not sure which one it is, it's going to be whack-a-mole time after time after time, and you'll be flapping your gums and wasting our time in terms of doing this. If you don't look at comprehensive rental law, you're going to keep hitting the same problems over and over again.

Now, I have to say, having said that, that I see between several of the Trustees tonight that there's been some real thought going into this more recently. I don't know why it's taken six months to get agitated about this whole process, but between Trustee Phillips, Trustee Roberts, Trustee Robins, there has been some real thought going into the kinds of things we might do. I'm not sure that I agree with all of them, but I had a boss who I worked for about fifty years ago, it
was at a time when the economy was in tough shape, and our sales were in the tank, and he said for God's sake, do something, even if it's wrong. Let's get going on these things.

Now, let me go into my favorite harp that I like to play, and that's sewers on Sandy Beach. I know that there's been money spent that suggests ways to do that. I'm just going to look at it from the perspective of Sandy Beach, not the multiplicity of other homes which may or may not want to spend 15,000 dollars to hook up, but there may be ways to accommodate the 15,000 dollars. As far as the marinas, the fees for the marinas are concerned, I think Trustee Roberts and Bill Swiskey ought to do the negotiation on that one, and they should do just fine for the village. I want to speak only for the 26 Greenport residents who live on Sandy Beach, albeit they are seasonal residents, we pay collectively about 100,000 a year in taxes. That is
direct village taxes plus the Greenport Schools component of our Southold taxes. Village water was brought to Sandy Beach in about 1940, 75 years ago. If you take the 100,000 dollars in taxes that we're presently paying, and say that inflation adjusted that's been pretty much what we've been paying all along in village taxes. That amounts to 7 and a half million dollars of taxes that the residents of Sandy Beach have paid to the benefit of the Village of Greenport, whether directly or through the school. That's a lot of money compared to the price of the project for a line that is only going to reach Sandy Beach. Now, I don't know how complicated the engineering is to come up with a sewer line that will reach Sandy Beach. Seems to me it's pulling pipe and putting a couple of pumps in, I may be corrected by Mr. Swiskey, but it's not brain surgery to do it.

And I think there seems to be some
heel backing, and I'm not quite sure
where it's coming from. We're getting
into arguments about well, is it shovel
ready? Who cares. Put the letter into
them, and try to get the money. You
can make it shovel ready. There's a
plan in the engineering report that you
paid 30,000 dollars or so for. There
are plans in there to run the pier, put
a force main here, put this here, put
this here. That sounds like a shovel
ready plan to me. Act like it. Don't
try and find ways to kill moving
forward on this project for some diddly
thing, like, oh, is it shovel ready, I
don't know, we'll have to consult on
that. Make the application. You got a
time limit that you got to work
against. Do something. Please. We
need a sewer. We've been running on a
narrow sandbar on Sandy Beach for over
a hundred years with cesspools.
They're flooded at high tide. You can
be sure of that because the water table
is high. You don't -- we have a right
of way that is partly paved, you come right down there, we'll fix it. We'll take care of it. We'd rather have the sewer and have to take care of our own paved right of way. Thank you for your consideration.

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

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

MAYOR HUBBARD: Correct.

MR. SWISKEY: I believe that was the figure, around 4 million. Well, has the Town, before we even go spending that money, has the Town decided to put in as a referendum on the ballot this November that they take part of that money and use it for other projects or not?
MAYOR HUBBARD: I don't believe so.

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

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

MR. SWISKEY: Basically we're not going to get any of that money, so we can put that out. Now, to get back to Arthur's point, I'd say the hell with the rest of the Town, I mean, over there. If we really want to take care of the people at Sandy Beach, we put in a gravity pool towards the point, you know where I mean, the other side of Sterling Creek, right there where the monument is, you put in a small pump station there, and you basically do a directional mooring about 20 feet under the creek bed from that station to a manhole on Sterling, and then you have the people at Sandy Beach hook up. Now, that would probably cost less than a million dollars. I would say if you were really slick you could do it for
around 700,000. Now, can we get this money any place? What do we have in the sewer fund? Do we want a bond for it? I mean, how much cash is on hand in the sewer fund from Peconic Landing or whatnot?

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

MR. SWISKEY: Well, if you took a couple of hundred thousand of that, you got a price bonded for the rest, and you could take care of Sandy Beach if you're really serious about it because you ain't going to get nothing out of Scott Russell, believe me. I'm looking in on it, they don't even want to hear it, all they want is that if a million dollar house sells in the village, that's X amount of thousands of dollars in their pocket. It's reached the point -- it's like the ferry, it's reached the point of being silly. If you want to take care of Sandy Beach,
it's possible, it can be done. Get a good engineer, he'll get a good plan, and bid it out, see what it costs.

Take 200,000 dollars from the -- I guess you got 750 from Peconic Landing, right?

MAYOR HUBBARD: 720.

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

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

MAYOR HUBBARD: Yes.

MR. SWISKEY: So far they've done nothing. They're not serious about it/ if they were, they would've taken the
staging plan that the man from Wiggins Street put together, but you know why they won't do that, because then they would have to put a man there to direct traffic into these lines. They just don't want to spend the money.

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

MR. SWISKEY: These meetings have gone on since I can remember, and nothing gets done. You know what I would do to the ferry, and people look at me, but I think this would teach them a lesson. I make Wiggins Street a dead end, I put a cul-de-sac down by Third Street so that no ferry traffic comes onto Wiggins Street, it's all on Front and Main, and when it backs up to the school, the State is going to have to come down, and the ferry is going to have to come done, and then they're going to do something. Until you get
hit with that hammer, they're going to do nothing. I would hit them with the hammer. You've been kicking me for 20 years, I'm going to get up and finally smash your nose. And what are you going to do now, Mr. Hunt? Any car that's stopped on Front Street waiting for the ferry in the traffic lane is going to get a ticket. They will do something. So maybe this board should consider getting a little tough. Tell Mr. Hunt hey, you either work out something reasonable for us, or this is what's going to happen, that's just the way it is. You know, I mean, they won't even consider -- this morning, you talked about the ferry, at 10:00 I came down Third Street, I came down Wiggins Street, okay, the cars waiting to get on the ferry coming down Third Street are blocking the street. I mean, and the guy from the ferry, he's not there. He's there for what, two hours in the morning?

MAYOR HUBBARD: I think it's two
and a half hours.

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

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

TRUSTEE PHILLIPS: No, it's written in my report.
MR. SWISKEY: I didn't read the report.

TRUSTEE PHILLIPS: Then read the report.

MR. SWISKEY: How about just telling me?

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

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

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

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

TRUSTEE PHILLIPS: Well, I've been asking for probably about -- an e-mail went out about a month and a half ago asking to obtain an explanation as to
how it was supposed to go, and I haven't gotten an answer yet. It's in my report this month.

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

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

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


MR. SWISKEY: Yeah, that's it, yeah. So he basically did that without a public hearing, he just did it?
TRUSTEE ROBERTS: Read the minutes.

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

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

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

MR. SWISKEY: How about if he did
his job before? I mean, how long has this been going on? It's like we can't charge the ferry a fee. Well, I talked to attorney that tell me we can, so I would request that this board go to outside counsel for a second opinion, but they haven't done it, have they?

MAYOR HUBBARD: No.

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

MAYOR HUBBARD: No.

MR. SWISKEY: He resigned?

MAYOR HUBBARD: Yes, he did.

MR. SWISKEY: I didn't hear any board -- and I hate to put out ugly rumors, but I heard a rumor that he resigned because he was told not to
bother certain people?

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

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

    TRUSTEE ROBERTS: No.

    MR. SWISKEY: Trustee Martilotta?

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

    MR. SWISKEY: You don't know?

    Trustee Robins, do you know anything about that?

    TRUSTEE ROBINS: I do not.

    MR. SWISKEY: Trustee Phillips?

    TRUSTEE PHILLIPS: No.

    MR. SWISKEY: Mayor?

    MAYOR HUBBARD: No.

    MR. SWISKEY: So then I can take it that Ed Ward was not told not to bother certain people?
MAYOR HUBBARD: Not from anybody that's on the board here said that that I know of.

MR. MARTILOTTA: Certainly not me.

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

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

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

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

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

MAYOR HUBBARD: Yes, there is.
MR. SWISKEY: That's all I wanted to know. Thank you.

MAYOR HUBBARD: Thank you.

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

MAYOR HUBBARD: Anybody else wish to address the board? Okay. I'll offer a motion to adjourn to executive
session, talk about contracts and litigation matter at 10:10.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE MARTILOTTA: Aye.

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

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