VILLAGE OF GREENPORT  
COUNTY OF SUFFOLK STATE OF NEW YORK  
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BOARD OF TRUSTEES  
REGULAR SESSION  
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Third Street Firehouse  
Greenport, New York  
July 28, 2016.  
7:00 p.m.

BEFORE:
GEORGE HUBBARD, JR. – MAYOR  
DOUGLAS W. ROBERTS – TRUSTEE  
JULIA ROBINS – TRUSTEE  
MARY BESS PHILLIPS – TRUSTEE  

ABSENT:  
JACK MARTILOTTA – DEPUTY MAYOR  
JOSEPH PROKOP – VILLAGE ATTORNEY  
JEANMARIE ODDON – DEPUTY VILLAGE CLERK
(Whereupon the meeting was called to order at 7:59 p.m.)

MAYOR HUBBARD: Call the meeting to order. Pledge to the flag.

(Whereupon everyone recited the Pledge of Allegiance.)

MAYOR HUBBARD: Please remain standing for a moment of silence for Carl H. Blasko, Sr., Margot W. Clark, Edna H. DuBrul, Dorothy "Dottie" Lesser, Gary Loveless, John Tasker, Elmer "Jerry" Tuthill, and Gene Mazzaferro. Thank you. You may be seated.

Under announcements, the annual "Shakespeare in the Park" performance will be held from August 5, 2016 to August 7, 2016.

And we'll move into our public hearings. The first public hearing is a wetlands permit application, the name is Tuthill, on 128 Bay Avenue to construct a 20 by 30 in-ground pool landward of an existing bulkhead on the property of 129 Bay Avenue. Name for
the record?

MS. FORD: Good evening, Mayor Hubbard and Trustees. My name is Jodie Ford from Bennett Enterprises here on behalf of the applicant Elmer Tuthill. Mr. Tuthill is proposing a 20 by 30 pool. The fence enclosure has already been approved by the historic district. We are going for a variance for the setbacks on the north side of the property. We have ten foot, and we are proposing a walkway around the pool, a five foot walkway except for the east, the east would have a ten foot patio area. Does the Trustees have any questions?

MAYOR HUBBARD: I don't have any questions.

TRUSTEE PHILLIPS: No questions.

MAYOR HUBBARD: Okay. Thanks for explaining the project. We'll ask the public if they have any comments, and we'll move on from there.

MS. FORD: Thank you.

MAYOR HUBBARD: Anybody from the
public like to comment on the Tuthill wetlands permit application?

   Okay. I'll offer a motion to close the Tuthill wetlands permit application.

   TRUSTEE PHILLIPS: I'll second that.

   MAYOR HUBBARD: We will discuss this next month, we'll vote on it next month. It's our normal procedure to vote on it at our August meeting. All in favor?

   TRUSTEE PHILLIPS: Aye.
   TRUSTEE ROBINS: Aye.
   TRUSTEE ROBERTS: Aye.
   MAYOR HUBBARD: Opposed? Motion carried.

   MS. FORD: Thank you very much for your time.

   MAYOR HUBBARD: The second wetland permit application we have, we got a letter from the attorney for the applicant today to postpone that, they're still working on some paperwork and all, so the Steven Bull application
is postponed until next month.

The next public hearing is the proposed local law of 2016 amending Chapter 132, vehicles and traffic of the Village Code to amend the south side no parking regulations on Wiggins Street from Fifth Street to Third Street to be year round. I'll open it up to the public if anyone wants to comment on that. Right now it does say no parking from Memorial day to Labor Day in that area. We're proposing to make that year round on the south side of Wiggins Street. Anybody wish to comment on that public hearing?

Name and address for the record, please.

MR. BOZZARETTI: Chris Bozzaretti (phonetic), 407 Wiggins Street. I guess the question is why? Why year round?

MAYOR HUBBARD: Well, with the ferry traffic and congestion that's been down there, the season used to kind of start Memorial Day and end at
Labor Day. Through the whole month of
-- the end of April, the whole month of
May, there was traffic and congestion
down there almost on a daily basis, so
they're trying to get people to park on
the other side of the street or park in
their driveways and make it easier for
the trucks and school buses to get
through.

MR. BOZZARETTI: Makes sense.

Thank you.

MAYOR HUBBARD: Any other comments
on the Wiggins Street proposal?

I'll offer a motion to close the
public hearing on the Wiggins Street
proposal.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE ROBERTS: Aye.

MAYOR HUBBARD: Opposed? Motion

carried. We'll discuss that at our
work session next month.

Okay. The next local law,
proposed local law of 2016 amending
Chapter 103, rental properties of the
Village Code to incorporate legislation
regarding short term rental properties.
Just a brief background on it, we have
comments that have been put together
from the Trustees and myself, that's
what's there. This is listed as a
public hearing, but really we're just
getting information at this time to try
to put together a true rental law.
This proposal had been with the code
committee for almost a year, kicked
around a bunch of different versions,
never really had a final version that
this Board was comfortable with that
came from the code committee. We had
public hearings open for three months
as a Village Board, we got some
comments but not a lot, so now we want
to try to move this forward and get
something ironed out for next season.
So it was my proposal to let's just
open it up, let's get the public
comment now before we write something
and then have it all beat up and
changed, let's get the public comment
first along with our comment, and then
we're going to go and see what we can
put together. And then when we do
that, we will have a final version of
the law, we'll have a true public
hearing before it gets voted on. So
really it's just for information, we
just want to find out the public's
feeling on this. So I'll open up, your
name and address for the record.

MR. KRAMER: John Kramer, 42
Stirling Cove, and I'm interested
because I have long term rentals and
short term rentals in Greenport. So I
went on the website and I downloaded
the comments and everything, and in
looking at it, I'll be as brief as I
can, I basically agree with Trustee
Phillips' deletions and edits.
Basically the law as written on page
one, if you just delete the reference
to short term rentals, and you have a
rental permit law, that will give you
the ability to shut down any bad apples
because you take away their rental
permit. Time has nothing to do with
the quality of a tenant. All you're
trying to do is control behavior. And
so if you have a rental permit law, and
everybody has a permit, if I'm a bad
landlord, you take away my permit, end
of story. Very, very simple, and it
will also give you a good inventory of
what you have long term and what you
have short term. Just a few comments
though in addition to Trustee Phillips'
edits on page five, the rental property
paragraph, that second sentence for the
purposes of this chapter, there's
fugazi about that, and that has to be
reworked because it doesn't mean
anything. So that, that's a little
edit job. On page five, I would delete
Trustee Roberts' transient and
temporary rentals, especially the owner
occupied part because it doesn't make
any difference. You're either a good
landlord or a bad landlord, who cares
if the owner is there. On page six, again, I would delete the transient and any reference to transient and temporary rental. You should have a permit for every rental. On the bottom of that page, you talk about the information you're going to gather in the permit, and I would add that you also want to know the names, ages, and handicaps or disabilities of the long term tenants. That's useful for the fire and police, if you can share that information. In the Town of Riverhead, that's information they collect, and I believe that this is kind of a copy of Riverhead's, isn't it, this law?

MR. PROKOP: No, it's not.

MR. KRAMER: Download a copy of theirs because it's almost identical, and it works for them.

TRUSTEE PHILLIPS: Actually, Mr. Kramer, what we did is the code committee back when that first originated, we took codes from Riverhead, Southampton and incorporated
a lot of the ideas, so some of it does read similar to Riverhead, but it's expanded beyond that with the first version that was voted in.

MR. KRAMER: On page seven I guess the first -- 103-8, the first sentence where you start with the unless the owner has elected to provide -- you want your inspector to inspect these rentals. You don't want me to hire my engineer and say oh, here's the layout and this is what we're going to do. You want the guy to know there's cockroaches under the refrigerator. The engineer will never give you that information. You want to inspect every rental in the Village every two years, so I would change that and delete that.

On the bottom of that page, then you get into fees and with 103-11B and I think it goes onto C you start deleting all of your fees. You're going to need every penny of that money you collect. This is a big job, and it doesn't make any sense. In fact, in my rentals I
would have no fees, right? And I --
even if I'm renting to someone that's
low income, so the rent is subsidized,
I'm getting my rent.

MAYOR HUBBARD: Correct.

MR. KRAMER: So you need every
penny of that one hundred dollars.

MAYOR HUBBARD: It's part of the
original rental law, and that stuff was
in there, and we're trying to modify
that.

MR. KRAMER: You need those fees.
And then I think the only other thing I
had was on the last -- yeah, so
basically in summation I would say pass
a rental permit law, get an inventory
of every single rental, long term,
short term, doesn't matter. You're
worried about safety, you're worried
about overcrowding and those kinds of
things. Once you have that information
and you have a permit, you'll be able
to act on complaints of bad actors.
The other thing that I would just add
is that, again, time doesn't mean
anything, it's behavior that counts. I tell my tenants my neighbors have a right to quiet enjoyment, and my neighbors have no problems with my rental. I don't live in the house, it doesn't make any difference. The other thing that I would say is if you had a thought to shut down long term rentals because you may think you're creating housing for people who are working at restaurants, I would submit to you that without my short term rentals and others like me, those restaurants will close. My people don't cook. My cleaning girl comes in and cleans three apartments, she never cleans the kitchen. I would say easily one hundred dollars a day per person goes into the Village. You shut down short term rentals, all the wedding business, I don't know what's going to happen to it, but it's going to go somewhere, and it's going to have a severe economic impact on the shops and the restaurants in the Village. Thank you.
MAYOR HUBBARD: Thank you.
Anybody else want to --

MS. WILLIAMS: My name is Jane Williams, I live at 229 Fifth Street, and I have an office property at 403 Front. It's zoned as residential with professional use approved by the ZBA. In that building I also do a short term rental. I feel the Village is cheating itself in that we should -- short term rentals bring in money for us, and nice money, and it's a way of us affording a lifestyle here in Greenport, and I feel there should be a five hundred dollar permit fee per year for us all to pay, and with that should come a checklist of things that the Village expects as well as an inspection. If let's say there are two hundred, three hundred short term rentals in Greenport and each of us pay a five hundred dollar fee, that's enough money to certainly hire an inspector to go around and do this. It's important that we keep the quality of our neighborhoods. I
personally, when I'm not using the
office, do rent it out, but I have
approval from the Greenport Hotel, from
Kapell Real Estate, and from the Temple
behind me, all my neighbors, and I am
very specific about who comes, but I
think we need strict standards, and we
need walk through approval every year.

Thank you.

MAYOR HUBBARD: Thank you.

MR. TUCK: Thanks for holding this
meeting, and it's interesting I come
just a little bit late, my name is Greg
Tuck, I have a house at 156 Sterling
and 505 Carpenter Street. I agree with
the other comments, I think that in
general I'm definitely in favor of any
kind of rental regulation that requires
everyone to have a permit, but again, I
apologize if I'm asking the questions
kind of late in the game, but I'm
trying to understand a little bit of
what issue are we trying to solve
regarding the short term rental? What
is the main problem people see with
MAYOR HUBBARD: I don't think it's so much a main problem with short term rentals. We had the original rental law for long term rentals has been in effect for two years, we're trying to get compliance on that. We've done inspections on eight-seventy of the rental units, which about sixty percent compliant, but the short term rentals never get inspected, never get looked at. People have concerns about overcrowding, other things happening with them, so the intention was we should get either the short term law -- all the rentals should be inspected to make sure that people are living in safe conditions, that's the main concern.

MR. TUCK: So that makes a lot of sense.

MAYOR HUBBARD: Yes.

MR. TUCK: I agree with the thought of excluding the temporary provisions. I think it should just all
be treated the same. I think that regardless, again, if the owner is there or not there, I think that everything should be treated in a similar across the board fashion. I also really support the idea of the fees. I think that, you know, one of the things that I'm aware of especially, you know, with people well on the house that I rent is that housing is quite expensive here, and obviously that's partly due to the fact that the proximity to New York City, the fact is that you have a lot of second homeowners and people coming out to this area, it's increasingly popular, and I think, you know, in addition to regulating the short term rentals, if there was a way to use some of those fees to start supporting low cost housing or affordable housing in the Village, I think that would be a terrific use of those funds and a good way to kind of strike a balance. So that's where I am.
MAYOR HUBBARD: Thank you.

MS. GORDON: Good evening. Linda Gordon, 218 Fifth Street. I don't think that the issue really is the short term or long term rentals, I think the issue is renting rooms and space in a rental for say you have five people up there, and they're paying four hundred dollars each, that's two grand a month for one apartment. Say you got ten up there and they're paying three hundred, that's three thousand a month. So the -- some of the landlords -- I think that's the problem, and that's the changing landscape of Greenport. It also prevents people who want to live and work here not being able to, there's no way that people can pay two grand or more for an apartment when landlords are stacking people up like cordwood and -- sorry about that expression, but I'm just looking here at the -- it's the rental law, September 9, 2013.

MAYOR HUBBARD: Yes.
MS. GORDON: And it says the purpose and intent of this local law is to adopt regulations for property rentals in the Village of Greenport in order to maintain the minimum quality standards for habitation and to maintain and protect the quality of life and safety of the residents of the Village of Greenport, and it goes on to say that the legislative intent finds it is in the public's interest to prevent unsafe conditions arising from the rental of dwelling units that are substandard or in violation of the regulations. And it also says that dwelling units that are inadequate in size, overcrowded, and dangerous, or which pose hazards to life, limb, and property of residents of the Village of Greenport, and tend to promote and encourage deterioration of the housing stock of the Village of Greenport, create blight, excessive vehicle traffic, and parking problems, and overburden municipal services. I think
that that is where the problem lies,
not in short term or long term rentals
but in renting a part of an apartment
for, you know, like, they're paying
four hundred dollars a month and
there's anywhere from five to ten
people in an apartment, and people who
I know who have -- were born in
Greenport, went to school in Greenport,
have jobs in Greenport cannot rent.
And there was also because the rents
are so high -- and this is what has
diminished the availability of rental
properties, affordable rental
properties for people who want to live
here. It's not the out-of-towners
buying two family homes and converting
them into single family homes. There
was a call for people to rent to
Section 8 housing, and what do you
think where it went? It went to where
the landlords are renting minimal space
for someone to sleep in, the amount of
garbage, the amount of noise, the
amount of everything goes with that. I
think that the short term and the long
term is a good thing. The other part
of it, and that's what's changed
Greenport, you know, I think that's
what really has to be addressed, not,
you know, a two week rental or Air B&B,
that's not the problem. And the
gentleman said if the landlord doesn't
have tenants that comply, take the
permit away. Simple. So that's where
the problem is. Thank you.

MAYOR HUBBARD: Thank you.

MS. COOPER: I'm Jean Cooper, I
live at 414 Clark Street in Greenport.
It's a pleasure to address the Board
having sat in that position years ago.
I suggest that one of the most
important additions to any attempt to
regulate rentals is to see if the
homeowners can legally rent the
property. I'm going to -- please
indulge me, I have documentation for
you. I'm going to say a little bit of
gobbly-gook. It is quite likely that a
number, perhaps even a majority of the
people who are renting their homes that
were purchased as second homes are
committing mortgage fraud against a
federal agency, Fannie Mae and Freddie
Mac. Fannie Mae and Freddie Mac are
quasi governmental agencies that
provide most of the mortgage funding
for purchases of residential
properties, one to four units. Primary
residents, second home residents, and
investment properties. When somebody
purchases a home or refines a home,
they fill out a legal document called a
10-03. That is the federal form for a
mortgage application, and on that form
you designate whether this property is
to be used as your primary residence,
your second home, or an investment
property. There are very different
pricing on these, but more importantly
there are very different legal uses for
these. These legal uses are recorded
in the county, available to the public,
are legally binding, and if they are
ignored, it is mortgage fraud, pure and
simple. I have the document. It's Rider 3890, it's available for anybody who wants to look up a property, like the gentleman who we give all our addresses. You take the address to the Town, they give you the tax map number, you go to the County, you ask for their mortgage documents, which is public record, and if they have any riders. Anybody who took out a Fannie Mae or Freddie Mac mortgage declared that this was going to be their true second home on their application signed one of these riders recorded as law legally binding in the county. All right. I'm going to read it to you, Fannie Mae, Freddie Mac, FHA and VA, you can't rent them at all, but second homes -- and you can't buy a second home with it. Fannie Mae and Freddie Mac say explicitly if you have purchased or refinanced a home with one of these mortgages, you may not under any circumstances rent that property, short term, long term, any term. And if you
knowingly marked on your application
when you did your refinance or you did
your purchase that this was your true
second home, and you intended at that
time to rent it overnight for weekends,
a month during the summer, you have
committed mortgage fraud against a
federal agency. Much like the mortgage
fraud that brought down the economy
with stated incomes on applications
that were not correct. What I'll do is
I'll read the rider. I have it. Do
you want to -- I have copies of it,
Jean, do you want me to --

MAYOR HUBBARD: Give it to the
clerk, she'll get it to --

MS. COOPER: I have a couple of
copies. And this is not make believe,
this is true. It is considered -- you
are in default of your mortgage if you
bought a second home with a Fannie Mae
Freddie Mac mortgage, declared it a
second home, you are in mortgage
default. I'm going to read it to you.
Those of you who did do this, signed
this document at closing, your attorney might not even have told you, but it doesn't matter. I'm just going to read it. This is the document, Fannie Mae, Freddie Mac. I won't do the second home rider of this house, that house. In addition to the covenants and agreements made in the security instrument, meaning the mortgage documents, borrower and lender further covenant and agree that section six and eight, if it's your primary residence, and you did it as a primary residence, Fannie Mae Freddie Mac will allow you to rent it after you've owned it a year and you have written requests to them to rent your home. Second home is a totally different ball game. Replaced by the following: Occupancy. And also you can go on all regs, Fannie Mae Freddie Mac all regs, I'll send you the link, it says absolutely second homes may not be rented. At all. Period. End of story. Occupancy, borrowers shall occupy and shall only use the
property as the borrower's second home. Borrower shall keep the property available for borrower's exclusive use and enjoyment at all times. I won't go through the whole stuff. Then it says borrowers shall be in default if during the loan application process borrower or any persons or entities acting at the direction of the borrower or with borrowers knowledge or consent gave materially false, misleading, or inaccurate information or statements to the lender in connection with the loan. Material representations include but not are limited to representations concerning the borrower's occupancy.

I have a list of thirty homes in the Village of Greenport who have actively listed their property on Zillow for rental. They're in my neighborhood. I know that the people don't live there. I know that they're rented. I go to the Town, I get the tax map, I go to the County Clerk's office, guess what, they can't rent it.
Now, a little dramatic, but I want you to know this is a law. This is fraud against federal conservancy agency. It's the ownership from the federal government. It's very complicated. We own them as of the mortgage crisis, but we really didn't take possession of the shares, so they consider it a conservancy. So that this is the real deal. Now, right now the government is not looking at this. They're not going after and telling the lenders make certain because you can have a lender come by your property at any time to survey what's going on with the property. If you have a mortgage and it's your first or second home, they have a right at any time to survey the property to see if their collateral, because for the most part they own more than you do, is being upkeep and being used in the manner in which it's supposed to. A B&B, whoa, litigated easily.

As far as the law that you're
intending, what I propose is that in addition to the law that requires the applicant to prove that he or she can legally rent this home. How do you accomplish that? You collect a fee, the Village attorney or you can even have somebody in the office engage a title company, two hundred dollars a pop to go to the County center, get a certified copy of their mortgage and any riders. If they got the rider, we can't issue a permit because we would be complicit with mortgage fraud. That's not, you know, hysterics. That's it. This is a legally binding document. Now, does every home that somebody has as a second home have this mortgage? No. If somebody took money out on an equity loan on their primary residence and they turned around and they bought a second home, great, that's a cash purchase. No mortgage, no problem. If they went ahead and did the jump through the hoops, the bigger down payment, the higher qualification
on income, the higher interest rate,
and did it as an investment property,
no problem. All legal. You bought it
as a second home, you told them you
were going to use it as a second home,
and you're renting it, you are
committing mortgage fraud. So in our
law because we certainly don't want to
be complicit in fraud against a
governmental agency, now of course
particularly since we know about it, we
have the document right there, I would
suggest any application, year round,
short term, transient, whatever you
want, they need to prove that they
legally can rent this property. I
would guarantee you that out of the
thirty homes that I have, and I'm not
done, half of them have committed loan
fraud, mortgage loan fraud. I really
hope that you take this to heart
because this is going to be the up and
coming issue because Fannie Mae and
Freddie Mac are under scrutiny. There
is a woman who writes for the New York
Times, she does specifically covers Fannie Mae, the agency. This is becoming one of the hot topics because it is the most abused throughout the country is the illegal use of these properties that are secured by these mortgages.

Well, the other thing I had besides that is I don't think you can legally have bedrooms in a basement in a rental. I see that's in your law. I don't think you can legally --

MAYOR HUBBARD: By code, I don't believe you can either.

MS. COOPER: I just was perusing page eight, you have it here no more than two bedrooms in a basement.

Yikes.

If you'd like, I'll give you the link to Fannie Mae all regs, it's all there. This is a legal document. If you just go on Fannie Mae Freddie Mac you could print this us yourself, 3890, it's not a joke, it's the real deal.

MAYOR HUBBARD: Just forward the
information to Jean Marie, and she'll
make sure that we all get it.

MS. COOPER: Thank you very much.

MR. PROKOP: Your question about
the rentals in the basement, the law
provides for rentals in the basement,
but it's actually regulated by the New
York State code, so we have to comply
with the New York State code.

MS. COOPER: Are they allowed to
rent bedrooms in a basement?

MR. PROKOP: The way the law reads
now on 103-12C there is a provision
that says that two bedrooms shall be
permitted in the basement of a
property, but that's actually
superceded by New York State code.

MS. COOPER: So it's got to get
out of there.

MR. PROKOP: Well, it would have
to first meet the requirements of New
York State code.

MS. COOPER: Well, that's not the
reason why I'm up here, I just -- I did
mortgages for thirty years, and they
were never legal in the basement. If anybody has any questions, you know where I am.

MAYOR HUBBARD: Thank you. Who would like to --

MR. RUDDER: My name is Pat Rudder. I live at 639 Second Street. I want to kind of echo what some other people have said here, I thought the purpose of amending the rental property law was really to protect the quality of life that we have here in Greenport. If that's true, I want everybody just to consider all the municipalities around us have moved to restrict that activity. So everything else being equal, that means guess where those STR's are going to move, the demand for that product is going to move to Greenport. So if that is true, then the Board has to move to address the STR issue. I just want to remind you of the economics of all this because it will increase the demand here. What we have now is not a static situation,
it's a dynamic situation because the situation in other municipalities is changing. Thanks.

MAYOR HUBBARD: Thank you.

MR. MOORE: My name is Doug Moore, 145 Sterling Street. I'm a homeowner, not a renter, I'm a strong proponent for the short term rental. Just for disclosure, I'm chair of the Greenport Zoning Board of Appeals, and as that connection, I've been involved in code committee. We worked very hard to establish a long term rental code. I should point out that it was specifically to deal with safety and overcrowding. There was not at the time the code was written any perception that the summer crowding and the group houses that are frequent on the south shore would crop up. I think that the short term rentals, at least the electronic explosion of them was really not unforeseen as well. With that law in hand then, the code committee started looking at the
evolving issues of short term rentals.
I think it's incorrect to say that
there's no consensus at the code
committee. I think there's a strong
consensus from one item, which was an
owner occupied short term rental. That
technically is the definition of the
B&B, but it was expanded in our
discussions to relate to a two family
house where an owner present and a
rental occurs. I think there was no
objection to that being added to the
code.

TRUSTEE PHILLIPS: I disagree.

MR. MOORE: Talking with Trustee
Roberts about his suggestion, and he
does say that it's to keep the
discussion going, I think he's not
going to kill himself if it doesn't end
up in the new code, but I'm not in
favor of a cap on number of short term
rentals. I think it's unfair that some
might be granted and others who are
equally qualified might not. If those
who are already renting, it would be
likely that those would be channelled into the system. I think there's always the issue or at least the impression of it of favoritism as new landlords are brought into the system. I think distribution of the short term rentals would be problematic. I could imagine a street with many short term rentals on it which would be I think too much to impose on a particular neighborhood. And the lastly, I think the same impact of sanctioning short term rentals will be basically a full-time commercial occupancy of buildings without owners present. So I feel the cap is not the best solution at this point. I don't think there's an unbreakable continuum of long term rentals down to overnight rentals. At some point residential occupancy turns into commercial overnight stays just like a hotel, and I think that's most people's concerns. I know there are many houses that have lovely guests, but I think the concern is for the
frequency and the disruption to communities that might be occurring on occasion. I would suggest, if the Board is amendable, that some limitations be placed on certain rentals, perhaps the number in a particular period. I believe East Hampton Town has done that. If you stay under the tolerable amount, there's no citation. If you go over it, you're considered a hotel motel operation, and those aren't allowed in a residential district.

I'd just like to make a few suggestions. One is that I don't think speakers tonight should be editing line by line code. The real goal here tonight is to try and get the Village Board itself to come to a consensus on what they actually want to do. I think if you do that, then you can write a code, it shouldn't be that hard. But I think the problem has been through the code committee, which has three board members seated on it, that at no point
has the Board gotten together and said
this is what we want. I think if
that's the way it's going to be for
everything, don't ever make a decision.
But I think the impression I'm getting
is that if we just issue permits, the
problem is going to go away. I don't
think the problem will go away. One of
the suggestions I have is that all of
the rental code detail should be in one
chapter. Right now bed and breakfasts
are in Chapter 150, the other rental
issues are in Chapter 103. I think it
would be better if they were in the
same chapter in a successive series of
sections. I do support that all rental
properties should be registered. I
think that they should be under a
uniform data requirement, and if the
current data collection is the owners
and inhibits people registering, I
would suggest that you limit it to
those issues that have to do with
occupancy, safety, and owner
information. It should be fairly
simple. And then I would suggest right now you could change the B&B code to accommodate short term rentals and owner occupied premises. That could be done just by amending the code. As I said before, if you're not clear on the intentions of what you want the code to regulate, then don't write a new code. I do suggest that Section 8 housing, I think most people know is debted and run through a different set of regulations, it's not part of the municipal rental code, but I do suggest that as you amend the rental code that you have an indication in it that if people exit the Section 8 program, they should surely register a regular rental property. And then one hesitant suggestion I have, if the board feels that the owner occupancy and supervision is an important issue, there are firms which provide hosting for customers coming, and I would think it would be appropriate to have in the absence of the owner, a professional
who can welcome guests, confirm the
occupancy, and be available should
there be complaints from neighbors. I
don't think the first call should be to
the police, it should be to the owner,
and if the owner is not present then
there should be a representative that
is. That's generally my feelings on
the topic. Thank you.

MAYOR HUBBARD: Thank you.

Anybody else wish to address the board?

MR. SWISKEY: William Swiskey, 184
Fifth Street. I listened a lot here.
I think that you're trying to morph
something into your regular rental law
that won't fit. I think you're going
to have to go back and come up with
some kind of, like the Town did, short
term rental law because some of this --
you got one woman here that rents short
term an apartment above her office, she
doesn't live there. Okay? So
obviously there owner occupied doesn't
kick in. I mean, there's just so many
loose ends here. And this transient or
temporary rental, period of twenty-nine
days or less provided the property is
owner occupied, you're never going to
hold this to twenty percent, you
realize that, don't you? It just can't
be done. In other words, you know, it
could be more than twenty percent right
now, we don't know. If you took what
you know is a long term rental, you got
a fair idea of how many that is, a
couple of hundred?

MAYOR HUBBARD: About two hundred
and fifty is the number that's been
thrown out but --

MR. SWISKEY: You could have a
hundred Air B&B's out there right now,
there's really no way to tell.

MAYOR HUBBARD: There was a
hundred and eighty-nine listed on their
website today in Greenport.

MR. SWISKEY: What does that tell
you about twenty percent?

MAYOR HUBBARD: I was curious, I
knew we had a meeting, I Googled Air
B&B, there was a hundred and
eighty-nine listed for Greenport. Not all -- it doesn't say in the Village, but looking at the map, most of them look like they are.

MR. SWISKEY: Greenport or Greater Greenport, but what we're looking at here and basically nobody wants to say it, if I can rent a -- say -- I don't have a rental, but a second floor apartment for two thousand a month, twenty-four thousand a year for twelve months. I got to heat it, I got to do all that, or I could rent for the summer, maybe four months, and make forty thousand dollars, not have to heat it, and my expenses are about ten percent, twenty percent of what they would be. That's the problem. And that's why trying to morph this into the regular rental law is not going to work. You got to come up -- get the Southold Town code that they just passed, and start from that as a base. And I don't know who else has done it, does Riverhead have a short term rental
Mayor Hubbard: Riverhead and East Hampton.

Mr. Swiskey: Well, that's what the Board should do. Take those two laws, go through them, and say well, this will work in Greenport, this will work, but the Board has to do it, and then present to the public some type of law because this just doesn't work.

Mayor Hubbard: Thank you.

Ms. Decorva: Hi, I'm Joyce Decorva (phonetic), 538 Main Street in Greenport. First of all, I really want to commend the Board for getting out there and saying -- and I disagree with the gentleman over there in the red, you decide what you want and then you come to us, and I think you're opening it up and saying look, you know, there's an issue, let's see what the public wants, and then go back to the drawing board and see what you can come up with with that kind of an input from the public. If, as you said, the main
issue here is safety and concern for
the people of the Village, and that's
the reason why you are addressing this
code, then I think that's your focus,
and everything else will fall into
place. I like John's idea about a
rental permit. I think it solves a lot
of issues, certainly the safety issues.
I think having someone come in -- I
would welcome it, having someone come
in and say look, you need carbon
monoxide, you need this, wonderful.
It's safe, and that's what we want here
in Greenport. So I think that's the
focus of the Board, and I commend you
for it.

MAYOR HUBBARD: Thank you.
Anybody else wish to address the Board?

MS. SMITH: Liz Smith, 309 South
Street. Tonight seems the night to
echo just so that you guys are
considering some things, a lot of great
points, love seeing a full house
tonight, pretty awesome. Love the
permit idea. Really important I think
for you guys to reestablish intent.
I've heard a lot of people mention well, what's your intent? And we're all actually -- there's a lot of things we're talking about, safety, overcrowding, and the future of the Village, and making sure that our residents that live here have a place to say long term, but I feel like we're conflating some stuff together, and I think that's get to what Doug Moore was identifying about maybe all the rental code in one place and having that be a discussion might help pull out some of what's the end intent that we're trying to achieve. So just if I could make a push for all the rental codes in one chapter, I think that's awesome.

The only other thing that I haven't heard anyone talk about that when I read this and then did some checking on what East Hampton and Southampton were doing with their codes, what was the definition of family? I'm doing a lot of work right
now personally on diversity and
included in my day job, so I think
this is sort of in my mind, but the
view of family in here is very narrow,
and it's a very -- it's a one culture
approach to family. So East Hampton
has a great -- I could get their -- I
actually brought my computer so I have
the whole way that they define family.
I'm going to say maybe I don't need to
read that all to you right now, it's a
little warm in here, but I think that
they do a great job of sort of
identifying the intent of family, and
not all cultures define family as
related by blood, civil union, or
marriage. This idea of functional
equivalent and that folks can be living
together, it might cousins and aunts
and uncles, and we're cooking together
and we're living together and we're
operating as one unit, but there might
be more than five of us. So just I
think that that's worth a little
review. I think East Hampton has some
great language that might be sort of
worth doing a double check on, but
that's the only thing that when I read
this I was, like, oh, that feels
uncomfortable to me and a little bit
narrow.

TRUSTEE PHILLIPS: Liz, can I give
just you some background? That
happened to be one of the sore points
within the code committee, and actually
during the whole proceeding for the
rental code law was that definition of
family, so there was not agreement
among everybody on that. So I just
need to clarify that because we did
look at East Hampton, we did look at
Riverhead, we looked at all the
definitions, and that is how that came
out. Believe it or not, I'm not a fan
of it, but as I said, my goal or my red
lines was to deal with safety and the
fact of trying to find out the number
of short term rentals, to have a
database to proceed forward to find out
which direction we need to go in.
MS. SMITH: Point taken. So thank you for the clarification, and I don't think I said it when I first walked up here, but thank you guys. Obviously this is hitting a nerve with folks in the community, so thank you for making this happen tonight. Thank you.

MAYOR HUBBARD: Thank you.

MS. ALLEN: Chatty Allen, Fifth Avenue. I totally agree with what a lot of people are saying, it's still kind of baffles met hat you're saying you have well over two hundred rentals within the Village, but yet only eighty some have replied as far as having rental permits. That's, you know, I'm sure there are more than that rentals. It's going to take leg work, but I'm sure everyone one of these rentals have electric. You know, it's easy enough to say oh, wait, this building is -- wait, there's three different electric bills going to this one house, or there's two, no, they're not on our list as complying with the rental
permit. That's one of the steps you need to take. You need to make sure every person who is renting, that's the first step, and then find out if it's short term or long term. And I agree with what someone said in the very beginning, you have good landlords and good tenants but you also have bad landlords and bad tenants. There is a lot of overcrowding in this Village. I don't know how to fix that, but it's definitely there, and I think someone should be overseeing a lot of these apartments because a lot of them are not safe. I mean, I just heard of one, the girl no sooner moved in with her child and she went through the floor. So obviously when that apartment was inspected before she moved in, it was not checked properly because you shouldn't walk across the floor and fall inside. I'm a hundred percent behind making these places safe, up to code, and to me, right now short term, long term, you need -- every building
home needs to have some type of a rental permit. I agree if you're going to just do short term, you need to be in a different category than the year round rentals, like someone had mentioned that, you know, the bed and breakfasts and hotels because that's a more of a business to me. You're renting out basically a hotel, you know, every weekend, every month, however you're doing it. You know, a lot of these people I know that rent out short term. They're wonderful landlords, landladies, whatever, their places are beautiful, but there are some that aren't, and there are some -- we've talked about this before, there was one place that advertised that it sleeps sixteen people, and you go past the house and go, all right, where are they putting sixteen people in there? You know, that's the kind of thing that has to be looked into. But I also commend you for opening this up to the public so that we can voice our
concerns, our suggestions, and work
together to find the right solution.

Thank you.

MAYOR HUBBARD: Thank you.

MR. BOZZARETTI: Chris Bozzaretti,
407 Wiggins Street. Last year I bought
407 Wiggins Street as an investment
property, it's a two family house, it
was on the market for forever. It was
old, decrepit, nobody really did
anything with it, and basically I came
in, made it look really, really nice,
used local guys, local contractors,
local everything, electricians, and
I've been getting a lot of compliments
on the house. I'm pretty proud of it.
I guess my point of saying that is that
if there was a short term rental law in
place, I definitely would have never
bought that property, and I definitely
wouldn't have taken that money and put
it into the community. And also my
renters, who have been really just
great people and have been adding to
the economy, echoing what the person
said before about they're never cooking, they're always going to Brewster's for breakfast, they're going to Claudio's, they're going to all the local restaurants, they're contributing. It's funny because when I ask them why are you looking at this, why are you here? They're like there's not enough hotels, all the hotels are booked, but we still want them to contribute to the economy and stuff and so forth. Like I said, the short term rental law, I'm all for the permit, or a tax, or something like that, but, you know, as a person who just really invested into the Town, I would have never done that if the short term rental law was in place, and I think if it does go into place as, like, a minimum of thirty days, or a minimum of two weeks, I mean, the facts are there. It's -- nobody wants to stay out here for fourteen days or thirty days, I mean, it's just there, there's been statistics about it, and if they are,
they're going through a real estate agent who I guess is committing mortgage fraud who is renting out to these people. I would hate to be a real estate agent depending on my commissions for summer rentals, that would suck. Either way, we don't know what happened in Orient Point, everybody saw what was in the paper, but the gentleman who spoke earlier, I also have long term rentals, I have tons more problems with those renters than I do with anybody who stayed with me over the weekend who was pleasant, respectable, and contributed a lot of money to the local economy. And again, all for a permit, all for paying something a little extra, but don't kill it off completely.

MAYOR HUBBARD: Thank you.

MR. TALADINO: John Taladino, Fifth Street. Just to repeat what he just said, I have long term rentals that are considerably more problem -- I have considerably more long term
renters that are problems as opposed to short term renters. My question to the Board is I sat through endless debates about the rental permit law, months and months and months of paralysis by code, go to the Code Committee, come back from the Code Committee, debate it here. I'm curious to how the short term rental question became part of the rental permit law. If the rental permit law was designed to provide safe housing for the tenants, and it wasn't considered at that time, it was considered for long term renters, how did the short term rental dynamic become part of the rental permit law? What on this Board's thinking caused us to look at that? If there was -- I've heard a lot of stuff about it because I come to all these meetings, so I kind of know, but I would like an explanation as to what is about the short term rental law that changed our thinking that we're having this conversation?
TRUSTEE ROBINS: There is no short term rental law currently. There was an exemption. Is that what you mean?

MR. TALADINO: What I mean is why did short term rentals, less than twenty-nine days that weren't included in the original rental law become part of the conversation for this rental permit law? That's what I want to know.

TRUSTEE PHILLIPS: You answer that question --

MR. TALADINO: I'm asking the question.

TRUSTEE PHILLIPS: I know, but let me make a clarification. As you know, I was involved in the Code Committee, I didn't vote for the rental law, number one, because I felt that there were issues with it. In the beginning, those exclusions of less than twenty-nine days or the short term transient were discussed in the Code Committee, they were discussed and they were excluded out by a general
consensus of the Code Committee. Not all of us agreed with that at that point. I just want to give everybody the background that the exclusion came similar to the general consensus of what a definition of family is. So by taking the twenty-nine day exclusion out, you're giving the opportunity to register short term rentals to be inspected the same way as the B&B's are, the same way as the long term rentals are for the safe environment for the moment. Also it would give us a database to explore other ideas if that needs to be a point, but without having an idea of how many are truly short term rentals in the Village of Greenport, how can we even make a decision on anything else?

MR. TALADINO: I'm not sure why the number, why a hundred and eighty-nine that somebody mentioned or two hundred and twelve or four would make a difference. If it's a safety issue, then it should be included. And
it passed by at least three votes

obviously, the law, so I'm not
suggesting that it was you or George
who whoever voted for or against it.

TRUSTEE PHILLIPS: I'm just giving
you background.

MR. TALADINO: But it did pass.

MAYOR HUBBARD: Yes.

TRUSTEE PHILLIPS: I'm just giving
you background.

MR. TALADINO: I understand the
mentality for a shared economy has
changed on the last few years, and
Greenport developing the way it has,
more people want to come and a lack of
space, but I'm just not -- I'm just
getting a feeling that we're moving
from the direction that predicated --
that started the conversation about
short term rentals as opposed to long
term rentals. You know, I heard things
they take from affordable housing, and
I think the Trustees -- I don't want to
say be honest with the public, I just
think the Trustees should share with
the public what truly is motivating
them to -- Trustee Phillips just did --
to have this conversation. Now, you
know, I heard -- again, I come to all
the meetings, so I hear problems with
parking and problems with rowdiness,
and I personally haven't seen that, but
I just don't know that we're kind of
deviating from what the original intent
of the law was. Has there been
problems with unsafe short term
rentals? Do we know for a fact that
there's been problems where a place was
unsafe? I'm just having a hard time
seeing what the big push at this
particular moment in time is. I've
heard different things sitting in the
audience. I've heard different
concerns than I'm hearing tonight from
the Board. I would just like that the
Board perhaps maybe not tonight, maybe
at the next public hearing, share the
concerns that we've been hearing over
the last months with the public in the
future because health and safety was
there, but it wasn't number one, and it wasn't number two, you know, there was other things that were talked about. I don't have a short term rental, I don't have a long term rental, I have no dog in the fight, but I do listen to you guys, and I do get confused at times, hard to believe, but I do get confused at times, you know, how we got to this point in time, how we got to this point in the public hearing. We all knew there would be pros and cons, short term versus long term. We're not talking about what caused the conversation to come up in the first place. Safety is a good thing to say, but sometimes it's not the prime mover, you know. I would just like to say that. Thank you for having a hearing anyway, thanks for listening.

MS. LINDIS: Hi there, Pat Lindis (phonetic), 182 Sterling Street, and I wasn't going to speak tonight, but thank you, John, it stirred my desire to get up here. I just want to say
that short term rentals in -- Greenport acts like this is the only town that's ever had this happen to them. We are a resort economy. There are not enough hotels, there's not enough Air B&B's, there's not enough B&B's, and a family wanting to come and spend two weeks to take their kids to the beach, that's what we want for our kids, so why is a two week rental such a bad thing? I lived in Montauk for seventeen years, I lived in East Hampton for twenty-five years, I lived in Bridgehampton, I lived in Amagansett, I lived here for ten years, it's the same exact story. For the last hundred years people have been taking houses that they have in the Village, they rent them out for a month or two weeks to a family to come from the city, and they go and they live on their boat or they go to their summer camp. It's not a new phenomenon, and it certainly isn't bad for our community because they're right, people are spending a lot of
money. Visitors coming to Greenport are going to come anyway, and they're not going to spend four hundred and fifty dollars a night at the Harbor Front if they have three kids. This is also a working class issue for everybody. Everybody wants the same thing, they want a clean, fresh environment for a couple of weeks. It's not a bad word, short term rentals.

MAYOR HUBBARD: Thank you. Is there anyone else who wishes to address the board?

MR. FOOTE: Good evening, my name is Walter Foote (phonetic), I'm at 22 Broad Street, and thank you for having this hearing tonight. I appreciate it. It's been very informative for me. I've been living in Greenport about a year and a half, and I am an owner occupant, and I am also in the process of renovating another house on Center and Second Street, a house that had been neglected for a long time, and

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hopefully we're going to make it really nice. And it's an investment property that I'll be renting out, and I'm still trying to figure out how to do that. It will end up being I hope a two family project. What little I do know is that it seems like the biggest concern is in terms of public safety, and the intent of this law is to protect public safety, and this is something that's not just an issue with the short term but also the long term. I mean, from what I can gather it seems to be really just a problem where too many tenants are cramped in illegally, whether it's short term or long term, I think that if the Board really focuses on that rather than distinguishing between short term and long term issue, I think that they'll make faster progress to reaching a proper solution. I don't think that the approach that was written in here, it seems like it's a Solomon approach where you just say well, let's just say twenty percent
will be short term, and the way it's currently drafted, it's basically -- even on that twenty percent, it's an effective ban because as I read it the twenty percent have to be owner occupied, so for someone like me who lives in Greenport and can watch over my other investment property for rental, I wouldn't be permitted to do it on a short term basis, even if I was in that twenty percent because it wasn't an owner occupied property. That doesn't seem to make a lot of sense to me at all.

TRUSTEE ROBERTS: May I clarify because I'm the twenty percent guy? What we have here is a draft that is -- it's not a draft, it's a catch all of different ideas, so I don't know if you see it on the website, but there is color coding that the attorney put in. So I proposed twenty percent, Trustee Martilotta, who, by the way, I just want to mention is currently in hundred degree heat doing Army training,
otherwise he'd love to be here, he
can't really control when they call him
for that. That's his section, the
owner occupied. Just so you're clear
that what you have is kind of a
monogamation of a bunch ideas. You all
are helping us figure out which we
should keep in and which we should take
out.

MR. FOOTE: Thank you for
clarifying that, Mr. Roberts. Even so,
it seems like the -- somebody else
earlier pointed out the ability to
regulate the twenty percent. Let's say
if you allocate it, and you don't
necessarily limit it to owner occupied
properties, how do you allocate it
fairly? You know, do you -- there was
another provision in here that's been
drafted away on designating owners and
their potential affiliation, but you
didn't have to disclose, for example,
if you were a legal entity as an owner
of an LLC, you didn't have to disclose
the owners, the officers, and all that
stuff, which I'm fine, you don't have
to do it, but when you have this twenty
percent limitation, then you have to
say well, is it fair that somebody with
multiple properties, you know, directly
or through affiliated companies can be
-- have, like, five different
properties among the twenty percent and
somebody else who has only got one
property is excluded. To me, that
would be unfair. If somebody is part
of the twenty percent in year one, do
you do a roll over in year two or year
three, or, you know, how do you -- has
any thought been put into that? It
just seems like it's just a number
thrown out there that invites all these
types of questions an issues, and I
think that if you're going to go down
that road, and I really hope you don't
because I don't think you really need
to, but if you are, you really have to
think it through and understand how to
regulate that fairly. Thank you.

TRUSTEE ROBERTS: Do you mind if I
respond?

MAYOR HUBBARD: Go ahead.

TRUSTEE ROBERTS: So the thinking -- again, since I'm the person who is putting this out there. At this point, we're at the stage where we're trying to make broad decisions about direction. So I've done a lot of thinking about the particulars of how we allocate, you know, maybe they have, maybe they haven't, for example, I think it would be a lottery, but it has to be run fairly. But we didn't go too far down a rabbit hole coming up with the details of how we'd do it yet because I think this hearing is to decide if or not we should pursue that approach. I'll throw out that some of you who probably look at my Facebook page and you'll see the two -- I pulled out Austin and Nashville. I get we're not that size, but they seem to be succeeding, and they have sort of all the procedures and policies written out, so if we wanted to go this route,
we could easily lift portions of that
just like folks suggested that we
borrow from East Hampton, Riverhead,
Southold. There are many
municipalities doing it, and goal of
this to answer Mr. Taladino's question,
why are we -- why did each of you want
to go here? My goal has always been
about protecting year round economy and
making sure that there are housing
rental options for people who don't
make a million bucks a year and who
work at the shipyard, or at the
hospital, or at Peconic Landing, both
of whom, by the way, are expanding. If
all our housing is going to become
short term rentals, then there's no
seven hundred dollar a month, twelve
hundred dollar a month studio or one
bedroom that someone could rent with a
small family. So the cap is a way to
try to protect -- as all my reading
about this, that's what these other
municipalities have done, and if you
read any of the research on the effect
of short term rentals on an economy, you'll see that many communities have seen that they are driving up the price of year round rentals and they're pricing out locals. So twenty percent may not be the right number, it's a guess at where we are now, and that's based on the data I heard tonight from the Mayor may be off, but the number could be higher, we can make all those decisions. You're right that it's somewhat arbitrary, it's a place to start again based on other munis I've seen.

MR. FOOTE: I understand. But what you're saying is that the approach of the twenty percent of some percent is really to preserve a minimum amount of rental units available for year round rentals, is that really not the object and not necessarily for public safety per se?

TRUSTEE ROBERTS: You're right. So my goal in this exercise -- the exercise is to talk about how to deal
with short term rentals. The Mayor proposed that we put this into the existing rental permit law, so that's why you see it in there. There's been some discussion whether that's a good idea or not, I think we're going to take that up. But yes, that is this Trustee's goal is about housing for locals and specifically focused around the research that I used, talks about the median income in the area and that if bad things happen to your local economy, and, you know, with all due respect to our restaurant owners, the local economy also includes people who work here year round, the local economy takes a big hit when the average rental -- the year round price of a year round rental goes over fifty percent of the median income in your area, and we're there, and I'm concerned for the future. My daughter is growing up here.

MR. FOOTE: I think your intentions are good, but I wonder if
your approach is the right approach to take. I'm skeptical that it is, but I know that you're trying to do the right job. It's definitely a good goal to have in mind, and I don't argue with that, but thank you for your time.

MAYOR HUBBARD: Thank you.

MS. SNOW: Ellen Snow, 165 Sterling Street. I think what I'm hearing tonight is that there's a major difference between what I'm hearing verbally and what I'm seeing written down in text form, and to give an example of that, I did attend a Code Committee meeting I think it was last fall, and the major thrust of that meeting was looking at short term rentals, and there was not a consensus but there was a definite discussion of reducing the number of days and the number of times that one could do the short term rental. And what I also notice that of all the people on the Code Committee, and some of the Trustees were there, some of you were
there, not one single person on that
Code Committee rented out his home or
her home, a secondary structure on
their property, a room in their house
or anything. So it seemed pretty
obvious to me that the forward movement
on this issue is being determined by
people who are not closely effected by
it, such as people in the Village who
do rent, whether it's short term or
long term. And then when I looked over
this twelve or thirteen page document,
I realized that there are so many
questions and so many unanswered
definitions that it is really crazy. I
mean, I think someone just spoke about
the definition of family, you know, and
I don't know why five was held as the
number of a family. Multifamily units
were three or more. And then when I
looked about the permit and how it
would be not reduced but done away with
if I rented my house to a fireman or a
senior citizen or someone with
disability, and it seemed to me as if
we're getting into nitty-gritty,
nitty-gritty that is really hard to
control and to implement and also to
find out about. I know you say you're
data driven, but it seems to me that
you're going to have to get a lot of
information from people in order to
find out if they these criteria, and I
think it's dangerous the route that
you're taking in terms of trying to
define, you know, who gets an
exemption, who can rent, and I don't
really think that's at the heart of why
one is trying to discuss this issue,
whether it is for safety and to control
it or whether there is some a little
bit more nefarious reason behind this.
And some things -- I wrote a letter to
the newspaper in the fall, and one of
the things I was most concerned about
was the issue of vigilantism or
whatever, and I think we got a little
bit of that earlier in this meeting
when someone pointed out that there
were thirty illegal rentals on her
street because of the mortgage. How does one find this out? I mean, I realize there's the Freedom of Information Act, but I know quite sincerely that if people are opposed to the short term rental and want it limited to a certain number per month, and the neighbors are not in favor of it, they are going to turn in other neighbors. I've not seen that, but I know there were discussions where people got together, people were describing how neighbors had tenants that were noisy and nothing was done about it. I had one discussion with a neighbor, and I said I thought short term rentals for some people was essential to help them pay mortgages or the maintenance of their house to keep it up and keeping with the changing Greenport or to pay taxes, which are also going up, and I was told by this person if you can't afford to own a house in Greenport, then you shouldn't live in Greenport. I was mortified. I
think what I'm trying to say now is I think as we go forward I think we should consider all these issues because I think the implementation and the enforcement of whatever you decide upon and is given public openness to comment on it is going to be very, very difficult to enforce with all of the different measures that you mentioned here of time periods, who could rent and get an exemption, and so forth and so on. You are creating -- data is great, but I think you're creating a lot of difficulty that is not necessarily going to be accomplished by having one person hired who is going to be the enforcer based on the money that you make from permits. So I guess what I'm saying is I think this should be approached with diligence, with intelligence, and not necessarily with speed. And I think as someone said earlier, maybe we should know more about the short term rentals before we decide about it, maybe there should be
a study made, you know, something to understand the sociology of Greenport, who lives here, who rents, you know, what are the factors for the renting, is it income and investment, or is it to pay the mortgage? I think maybe if we had more of an idea of why this is taking place, like in other communities, we could respond to this more intelligently. Thank you.

MAYOR HUBBARD: Thank you.

Anybody else wish to address the board?

MS. COOPER: Can I say something else? I came to the Board of Trustees of Greenport with facts, they are legal facts, it's not vigilantism, it's just the law. But one of the gentleman that spoke said -- or a few of them, they didn't understand what the issue was with short term rentals, so I'm just going to say something that I promised I wouldn't say because I wanted to be just true to the facts and not get emotional. We're a community. We raise our children here, we take care
of our elderly here, we know our
neighbor next door, I take care of her
dog. We know the elderly neighbor
across the street. I know the little
girl around the corner who sometimes
loses her way. When you bring into a
community people on a regular revolving
basis, different people -- how many
were on Air B&B? A hundred and
eighty-nine?

MAYOR HUBBARD: A hundred and
eighty-nine.

MS. COOPER: You on a revolving
basis bring strangers into
neighborhoods. I have five -- not yet,
tomorrow -- five grandchildren who are
at my house who we walk to the park
with. Do you know what I mean? I
don't even know the people that are in
the neighborhood now. I've got five
just touching my borders basically that
is a constant turn over of strangers.
That's a safety issue. That's a
quality of life issue for the people
who are making their home for their
families, their grandparents, and
themselves, and their children in the
community. It's not a little thing to
have strangers walking by your house
all the time or next door all the time.
It's not a little thing. It's very
disconcerting, you know. And I think
that when you look at short term
rental, the idea is well, it's my
property, I can pretty much do what I
want, and you really can't say
anything. Well, you, as the governing
board can, you have that right. We
changed the zoning on the Mitchell
property, told Kenny Bowery you can't
have your condell there, and now we've
got -- you and your father was there,
now we have a beautiful park. That was
going to be a condell with no public
access. Do you know what I mean? The
strength, the commitment of our
legislators to stand up for what's best
for the community, that's what we are
entrusting you to do for us. Those of
us in the community do feel unsafe.
You have dogs you don't know in the neighborhood, you know, we all know the Mel story, but anyway, the other thing -- so that's a little emotional, the other thing is, and this is not to be rude, I believe a lot of people have purchased since the recession in communities like Greenport with the intent of turning them into B&B's, converted garages, taking a single family CO, buying it, and then turning it into a two family because of the rental income, and I do think that a lot of people moved into our community counting on them being able to rent their properties out while they're there, or as a B&B, or things like that, and quite frankly, that's not right. These are not supposed to be investment homes, these are supposed to be homes for the most part, and if somebody can't afford a second home without renting it out, but they have a beautiful home in the city or wherever, and they want to come to our community,
and they want to take our parks, our roads, our lovely -- our Mitchell Park that we bled for, you know, and the only way they can do it is by putting strangers in my community to keep that house, then they shouldn't own the house, they should sell it. And that's how I feel. I'm not saying a little old lady who it's her primary residence, she needs to rent, I'm not talking about that. I'm talking about people that come into the community thinking that they're going to be able to do actions that are not in the benefit of the community simply to hold onto a property that they can't afford. There goes to your affordable housing. If every kid -- if I had gotten -- and you know this, if I had gotten a hold of every single kid in the community before I retired and the purchase prices were three hundred and twenty, every single kid in the community would have owned a house and they wouldn't be renting for fifteen, eighteen hundred
because that's what their mortgage
payment would have been. Went too
fast, couldn't do it. So now we have
people that say I need to rent the
garage, I need to rent rooms because I
need to pay my taxes, I need to do
this, you know, we planned on our
retirement here, blah, blah, then sell
it. Don't burden our community with
strangers on a regular basis because
you want to own something you can't
afford.

MS. LINDIS: I'd like to speak
again.

MAYOR HUBBARD: We're not going to
get into a long back and forth.

MS. LINDIS: I just feel that this
kind of talk requires a little bit of
rebuttal, and I can't help myself.

MS. COOPER: I apologize to the
Board.

MS. LINDIS: Because I think we
might actually be funneling down
towards the real meat of this whole
issue because this is pure homophobia.
And for me -- homophobia, where you are feared of a stranger's dog walking through your neighborhood. This is a resort community for Pete's sake where the population swells by, what, four times in the summer time, I don't even know what the numbers are.

**MS. COOPER:** We need to just rent it legally, that's all.

**MS. LINDIS:** Now, I would like to also refute one more thing. I am an Air B&B host, and here's my situation because this refutes your homophobia. I'm a recent widow, okay, I had a house, my circumstances changed, I would like to remain a contributor to this community, and I don't think that there's anybody here on this valued Board who would argue this, I would like to remain in Greenport and contribute to this community. I've served on the Planning Board for five years, I've been an uber volunteer, I've done everything I could. I'm having a trouble supporting my house
because I do not get any of my husband's benefits. I'm supporting a four bedroom house on a widow's pension check. Now, my Air B&B, I have one bedroom upstairs. Every single person who has stayed in my house has actually been more responsible than my family or my friends.

MS. COOPER: I'm not talking about --

MS. LINDIS: Even if they have strange dogs.

MS. COOPER: I'm not talking about that, and I'm sorry that I did.

MS. LINDIS: I am not going to address anybody further because I know that's out of line to talk to the crowd instead of the Board. Thank you very much for bringing this up, thank you for opening up this for public discussion because now you see why there is push back against short term rentals. We're a resort community. There are strangers everywhere, there are strangers in every neighborhood, in
every street, everywhere in the
Village, and it's nothing to be afraid
of. Thank you.

MAYOR HUBBARD: I want to thank
everybody who came and spoke about
this. Just to clarify a few things
that did come up during this: The
reason we brought this back up is the
rental law, when that was being
proposed, the long term rental law in
2012, Air B&B, and Home Away, and all
those did not exist or barely existed
at the time, so the original law that's
here is the law that's on the books now
for long terms rentals. When we
started actually enforcing the rental
law, which started when this new Board
came on, we started enforcing that, we
started making people comply and we
started doing inspections on it, which
I think has been very successful to
this point up to now, but Chatty Allen
brought up the last couple of months to
us why have we not inspected all these
other places. According to the long
term rental law, they don't have to be. If they're owner occupied renting out full-time, they don't have to apply for the long term rental law, so that's why the other portion that we're missing, we have not gotten to those people, and we have not inspected them. My mother is one of them. She lives in her house, she rents out her upstairs, it's a legal two family house, she does not have to apply for it because she's a senior citizen living by herself. So she is not part of the original rental law. We're trying to modify that to get every apartment, every rental in Greenport looked at and have them inspected, make sure they're safe. That's why this came back up. It's nothing to do with dynamics or anything else. When we finally got a year's worth of data from code enforcement, from Ed Ward who was doing the inspections, we have good numbers to work with now, we want to look at the other apartments. That's why this
Board brought it up, and instead of starting a whole new one and going back to the Code Committee which had six people on it, I wanted to hear from everybody here, that's why I asked everybody here to get involved, to give us input, and now we'll try to put something together. So that's where we're going with it, that's the reason for all this, and that's why we brought it up. Thank you all for coming and giving us input on it, that's what we need. Instead of six people in a room, we all want to hear from everybody and get your input, and now we're going to go to work. Thank you all.

Okay. I'll move to adjourn the public hearing. All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE ROBERTS: Aye.

MAYOR HUBBARD: At this point we're going to open it to the public to address the Board, would anybody like to address the Board on any topic?
MR. SWISKEY: This is just a few things that I'd like to speak about. For one thing, you know, going back to what you said, there was a lot of back and forth, you know what I mean, you're going to have to discuss the short term rental -- you know, situations like your mother, I could see that, you know, you want it to be safe and everything, but you're bringing in short term rental -- we all know it's all about money, and whether you can do anything about it or not, I don't know. But the other part of the rental law, you know, fix it and then address the short term rental properties.

There's one thing in here that I wholeheartedly agree with Trustee Phillips, and that's the Carpenter Street thing, no parking on that east side, the whole street.

TRUSTEE PHILLIPS: Thank you.

MR. SWISKEY: It's dangerous, very dangerous. And you know what else I would do, I would consider on a couple
of these side streets, like, Bay Avenue on the east end towards Carpenter Street, they park right up to that corner. You might want to come out thirty feet and say no parking. You got it on the south side, you ain't got it on the north side, and when they park that close to that corner by that restaurant, it's bad, and I think the law says twenty feet, doesn't it?

MAYOR HUBBARD: Twenty feet off a state road, I don't know what the law says for a village road.

MR. SWISKEY: I assume it's part of the V&T, vehicle and traffic, so twenty feet from the corner is what it is because that's a bad corner. Plus, you're really going to have to address what you're going to do on Main Street between Bay and Central, do you want to have alternate side of the street, or you just do away with parking on one side. I realize it's probably about ten, fifteen spaces but --

MAYOR HUBBARD: Twenty-four to be
exact.

MR. SWISKEY: Nobody has been killed yet, and I don't know how.

MAYOR HUBBARD: I know.

MR. SWISKEY: We just don't have any parking. It's, you know, we got to do something because you'll never get a fire truck, you'll never get a rescue truck through there. You got to do what you got to do, and if it makes a few merchants unhappy, so be it.

Let's go back to a couple of other things I wanted to address. This full-time park maintenance crew leader, what is this guy going to do in the winter?

MAYOR HUBBARD: He's going to be taking care of our ice skating rink, stuff at the marina, the Carousel working on -- we've been doing it with part-time people and everything else, so it's somebody that's going to be there year round to work at the --

MR. SWISKEY: So basically it's one hire, not a crew leader.
MAYOR HUBBARD: No, just one hire.

MR. SWISKEY: All right. Because the way it sounded is this guy was going to have a crew. I can see that.

MAYOR HUBBARD: Basically it's a sub-foreman for the guys at the dock and everything else, it's one person that's going to be in charge of that group of people down there.

MR. SWISKEY: That works. And then we got this proposal for the sewer and water rate studies, why can't we do that in-house and save a lot of money? It's not that complicated. It's in the files in Village Hall, it's been done before, the format is there.

MAYOR HUBBARD: I understand that, but we talked ability that at the work session, brought it to -- Mr. Pallas is away on vacation, we talked about this. You brought it up actually last month about the commercial users should pay different prices and everything else, they didn't feel comfortable with our people trying to do that two tier or
three tier system without somebody
assisting on that, so we're going to
find out what it's going to cost to do,
and then we'll decide what we want to
do with it.

MR. SWISKEY: I don't know why our
people, we pay them well, why are they
uncomfortable with it?

MAYOR HUBBARD: Switching it out
to a three tier system and how they're
going about doing, that was the brief
conversation I had on Friday. Mr.
Pallas went away on Saturday.

MR. SWISKEY: Maybe it's time that
this Village Board told its highly paid
office employees get on the stick,
that's all it takes. No, do it. To
spend ten or twenty thousand dollars
for a rate study, that's totally
ridiculous.

MAYOR HUBBARD: We don't know what
it's going to cost yet, that's why
we're asking what's the cost to have a
professional do it.

MR. SWISKEY: It's like sewer
study for four hundred and thirty thousand dollars for engineering. This Board has to realize this is real money, and the more you save in one place the more you've got to spend some other place on roads and stuff. Oh, and then one resolution here, Jeff Goodwell, did he resign or was he removed?

MAYOR HUBBARD: From the CAC?

MR. SWISKEY: Yeah.

MAYOR HUBBARD: He's being removed because he's no longer working for us. He was on there because as working at the marina, working on the waterfront, that's why he was part of that.

MR. SWISKEY: I guess the Board just removes who they want from the CAC, right?

MAYOR HUBBARD: If it's an appointed position that was recommended from people on the CAC that he's no longer working for us, he doesn't live in the Village, and so that's why he was asked to be removed from it.
MR. SWISKEY: Well, you've got another one on the CAC that doesn't live in the Village either.

MAYOR HUBBARD: I understand that.

TRUSTEE ROBERTS: He operates a business partially in the Village.

MR. SWISKEY: Very little of it is in the Village if you look at it, but I mean, that's your business. Now, to get to a couple of other real things --

TRUSTEE PHILLIPS: Bill, can I get a clarification from you on that? Jeff was appointed to that committee because he was the --

MR. SWISKEY: Marina manager.

TRUSTEE PHILLIPS: So are you suggesting that we should keep him on it or we should be looking for --

MR. SWISKEY: Well, was he doing a good job or not?

TRUSTEE PHILLIPS: Well, his position was based upon being the Village --

MR. SWISKEY: No, no, was he doing a good job as a member of the CAC or
TRUSTEE PHILLIPS: I can't answer that.

MAYOR HUBBARD: I don't go to those meetings, Bill, I don't know.

MR. SWISKEY: Who recommended removing him, other members of the CAC?

MAYOR HUBBARD: Yes, it was.

MR. SWISKEY: I guess that answers your question.

Now, the big one here is the PSEG line, is there any plans at all?

MAYOR HUBBARD: Nope.

MR. SWISKEY: They have not submitted a plan to the Village?

MAYOR HUBBARD: They gave us one map that showed a drill site on Greenport side and a drill site on Shelter Island side, a sketch. Any other paperwork, we've received nothing at all yet.

MR. SWISKEY: Have they even applied for any permits to do this work?

MAYOR HUBBARD: I've asked for
that for a month and a half, Bill, and
I have not gotten an answer back yet.
For an Army Corp. permit if they've
applied for it, I've asked for two
months for a time line of when they
start work, how long are they going to
be drilling, and then they're going to
switch over to trenching and everything
else, I still have not received that.

MR. SWISKEY: Because this whole
thing centers around the bore,
successfully doing a bore, if they're
going to do a bore. If they're going
to do a bottom trench, it's one thing,
it will be successful, but a bore could
be, like -- it could fail like the last
time failed. If the bore fails, does
the Village get anything out of it at
all?

MAYOR HUBBARD: They'll be paying.
As soon as they put equipment on site,
they're paying their rent and
everything else.

MR. SWISKEY: Rent, I don't know
what -- well, I won't ask what the rent
is, but, you know, they can make a lot
of promises, and if it fails, if the
bore fails, is the Village covered? Is
the Village getting the street repaved,
does it get this, does it get that,
does it get its rent, you know, there's
a lot of considerations that go on
here.

MAYOR HUBBARD: That's why we
haven't rushed into it, that's why
we're waiting to get information to the
public, the people that live down
there, and our Board.

MR. SWISKEY: The people that live
down there, you know, they ask me, ell,
can you make some inquiries? I said
well, before I even comment on anything
I want to see a plan.

MAYOR HUBBARD: Without a doubt.
We would like to also. We're not going
to consider voting on anything until we
have something up in writing, and we
have not gotten that yet.

MR. SWISKEY: One other question
before I go, did they return the
extended failure on number four generator yet?

MAYOR HUBBARD: I do not have an answer for that, Bill.

MR. SWISKEY: Because when could we get an answer?

MAYOR HUBBARD: I'm assuming we'll have that when Mr. Pallas gets back. He should be back on Saturday evening, so on Monday morning I'll be asking him about that.

MR. SWISKEY: There was one other thing, and I brought it up at the work session, it was about a handicap room at an inn because I believe I read in the law if you have five inn rooms in a facility, one of them has to be handicapped accessible; am I right, Mr. Prokop?

MR. PROKOP: I'm not familiar with that law, but you asked this question before. There is going to be a handicap accessible --

MR. SWISKEY: In the second stage,
first stage because he's got five rooms, one of them should have been handicap accessible, that's what the law says. So now he's going to have eleven rooms and one handicap when he should have two. So I think our Building Department has to look into -- because the ADA is nothing to mess with, the Americans with Disabilities Act. I think the law and the Building Department should be directed to report back to the Board wither he's in compliance or not. Thank you.

MAYOR HUBBARD: Thank you.

Anybody else wish to address the Board?

MR. TASKER: Good evening, I see that resolution twelve deals with a request a proposal for engineering design on a sewer collection system for a portion of the Eastern District, could someone define that a little more? At previous more recent meetings we heard numbers of four hundred thousand, a hundred thousand dollars for systems that were going to include
the whole east end of Long Island it seemed, and I wonder if you can clarify just what it is you're going to be asking for an RFP to do. Is it a line that will serve twenty-seven houses on Sandy Beach, or a line that's going to run around up to Manhassett, or then up Manhassett, or what will the scope of that be?

MAYOR HUBBARD: It will be to get second or third prices on the engineering study that Mr. Pallas reported on to us last Thursday. To go out and get other prices on it because we're not spending four hundred thousand dollars on the sewer study.

MR. TASKER: Well, I'm glad to hear that because it certainly doesn't need to cost that, but to do an engineering study of what I guess is what I'm asking.

TRUSTEE ROBINS: It's not a study, it's a design. These would actually be working drawings for a contractor.

MR. TASKER: So in other words,
1 this is engineering work to design a
2 system that can be installed?
3
4 TRUSTEE ROBINS: Correct.
5
6 MR. TASKER: A shovel ready
7 system?
8
9 TRUSTEE ROBINS: Yes, to get it to
10 that stage.
11
12 MR. TASKER: At that point, what
13 do we have? We have an RFP, and we
14 award a quote to someone who does the
15 engineering design, and then we wait
16 for some other blossom to appear on a
17 tree and then find funding to get
18 somebody else to pay for it, how is
19 that going to work?
20
21 TRUSTEE ROBINS: You have to have
22 plans before you go out to bid, that's
23 what we need to do.
24
25 MR. TASKER: I understand that.
26
27 What's going to get you out to bid?
28 What's going to get you out to bid?
29
30 TRUSTEE ROBINS: Once we've
31 decided -- if those engineering studies
32 come in, we look at the prices, and if
33 they're acceptable, we'll award the
design -- the engineering design to a
company to provide the plains to us,
which would then have to go out to bid.
It's a process.

MR. TASKER: So it will go out to
bid. If you go so far as to do the
design, it will go out to bid.

TRUSTEE ROBINS: That's the point.

TRUSTEE ROBERTS: Which will? You
said it will.

MR. TASKER: Once the design is
paid for, that design will presumably,
question mark, go out to bid to be
constructed, question mark.

TRUSTEE ROBERTS: Potentially
there's the issue of funding.

MR. TASKER: There you go. Thank
you.

MAYOR HUBBARD: Anybody else wish
to address the Board?

TRUSTEE ROBERTS: If I may further
respond, if this all happens with the
timeline setting up this way, we should
be positioned, if we go through the
engineering study, to then go for the
consolidated funding on the state water quality program next year to help, so we have plenty of time to line up our funding.

MR. TASKER: Thank you.

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

Resolution #07-2016-1, Resolution adopting the July 2016 agenda as printed. So moved?

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried. Trustee Roberts?

TRUSTEE ROBERTS: Resolution 07-2016-2, Resolution accepting the monthly reports of the Greenport Fire Department, Village Administrator, Village Treasurer, Village Clerk, Village Attorney, Mayor and Board of Trustees. So moved?

TRUSTEE ROBINS: Second.
MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE ROBINS: Resolution 07-2016-3, Resolution approving the application of Yira Tejada to the Greenport Fire Department Rescue Squad, as already approved on July 19, 2016 by the Greenport Fire Department Board of Wardens. So moved?

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE PHILLIPS: Resolution #07-2016-4, Resolution approving the application of Shelby Kostal to the Greenport Fire Department Rescue Squad, as already approved on July 19, 2016 by...
the Greenport Fire Department Board of Wardens. So moved?

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE ROBERTS: Resolution 07-2016-5, Resolution ratifying the hiring of Chris Sakowicz as a part-time, seasonal Carousel employee for the Village of Greenport at a pay rate of $9.00 per hour, effective July 16, 2016. So moved?

TRUSTEE ROBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE ROBINS: Resolution 07-2016-6, Resolution ratifying the
hiring of Sean Flinter as a part-time, seasonal Dock Attendant/Carousel employee for the Village of Greenport at a pay rate of $9.00 per hour, effective July 12, 2016. So moved?

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE PHILLIPS: Resolution #07-2016-7, Resolution ratifying the hiring of Madison Osler as a part-time, seasonal Marina office employee for the Village of Greenport at a pay rate of $9.00 per hour, effective July 11, 2016. So moved?

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion
carried.

TRUSTEE ROBERTS: Resolution #07-2016-8, Resolution ratifying the hiring of Stephanie Aanonsen as a part-time Marina office employee for the Village of Greenport at a pay rate of $9.00 per hour, effective July 6, 2016. So moved?

TRUSTEE ROBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE ROBINS: Resolution #07-2016-9, Resolution ratifying the hiring of Brian Ricker as a part-time, seasonal Park Attendant/Carousel employee for the Village of Greenport at a pay rate of $9.00 per hour, effective July 7, 2016. So moved?

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE PHILLIPS: Resolution #07-2016-10, Resolution ratifying the hiring of Alexis Hubbard as a part-time, seasonal Carousel employee for the Village of Greenport at a pay rate of $9.00 per hour, effective July 2, 2016. So moved?

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE ROBERTS: Resolution #07-2016-11, Resolution ratifying the hiring of Genesis Levy and H'Nadahri Joyner as part-time, seasonal Camp Counselors for the Village of Greenport at a pay rate of $9.00 per hour, effective June 27, 2016. So moved?
TRUSTEE ROBINS:  Second.

MAYOR HUBBARD:  All in favor?

TRUSTEE ROBERTS:  Aye.

TRUSTEE ROBINS:  Aye.

TRUSTEE PHILLIPS:  Aye.

MAYOR HUBBARD:  Opposed?  Motion carried.

TRUSTEE ROBINS:  Resolution #07-2016-12, Resolution authorizing the Village Clerk to issue a Request for Proposals for the engineering design of the Village of Greenport sewer collection system, for a portion of the Eastern District, per the sewer feasibility study recently undertaken. So moved?

TRUSTEE PHILLIPS:  Second.

MAYOR HUBBARD:  All in favor?

TRUSTEE ROBERTS:  Aye.

TRUSTEE ROBINS:  Aye.

TRUSTEE PHILLIPS:  Aye.

MAYOR HUBBARD:  Opposed?  Motion carried.

TRUSTEE PHILLIPS:  Resolution #07-2016-13, Resolution hiring Craig
Johnson as a full-time Laborer in the Sewer Department, at a pay rate of $14.00 per hour, effective August 3, 2016. All applicable health and other benefits apply to this full-time position, as does the requisite six-month Civil Service probationary period. So moved?

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried. Pause for one second, just Craig Johnson is with us here, just so you all see. He's our newest hire, I just want you to see the face, you'll see him around, I just want to introduce him. Thank you for coming.

MR. JOHNSON: I'll stop by tomorrow.

TRUSTEE ROBERTS: Resolution #07-2016-14, Resolution approving an increase in the hourly wage rate of
Douglas Peterson from $27.54 to $29.04, effective August 3, 2016; pursuant to Article VII (Salaries and Compensation), Section 9(a) - Merit Clause - of the current collective bargaining agreement in force between the Village of Greenport and CSEA Local 1000. So moved?

TRUSTEE ROBINS: Second.

MAYOR HUBBARD: Just one comment on that, just so everybody on camera sees that and all, we're doing this for Doug Peterson, he took over the planting of the flowers and the watering of the flowers and trees for us throughout the Village, the new flower boxes and everything else. I've had numerous comments from everybody, it looks really great, everything is looking good, nothing is dried out, and he's really taken it to heart doing it, and I just want to - we're doing this to commend him on the extra work he's done, taking this on, and we just want to thank him for the work he's done.
All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE ROBINS: Resolution #07-2016-15, Resolution approving an increase in the hourly wage rate of Donna Angevine from $19.34 to $21.34, effective August 3, 2016; pursuant to Article VII (Salaries and Compensation), Section 9(a) - Merit Clause - of the current collective bargaining agreement in force between the Village of Greenport and CSEA Local 1000. So moved?

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: One comment on that also, with Jeff Goubeaud leaving his appointment with us, Donna has stepped up and has taken over a lot of Jeff's responsibilities with the paperwork and everything else, doing everything in the office, so I want to
thank her for stepping up and doing that, that's why she's getting this.
All in favor?

TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
TRUSTEE PHILLIPS: Aye.
MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE PHILLIPS: Resolution 07-2016-16, Resolution authorizing Treasurer Brandt to perform attached Budget Amendment #3465, to appropriate fund balance for the purchase of the waterways code enforcement boat, and directing that Budget Amendment #3465 be included as part of the formal meeting minutes of the July 28, 2016 regular meeting of the Board of Trustees. So moved?

TRUSTEE ROBERTS: Second.
MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
TRUSTEE PHILLIPS: Aye.
MAYOR HUBBARD: Opposed? Motion
TRUSTEE ROBERTS: Resolution #07-2016-17, Resolution directing Clerk Pirillo to notice a Request for Proposals for the undertaking of sewer and water rate studies for the Village of Greenport. So moved?

TRUSTEE ROBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE ROBINS: Resolution #07-2016-18, Resolution authorizing a Change Order to the existing contract between the Village of Greenport and Russell Reid to allow for an increase in the price from Bergen Point WWTP to Russell Reid of $.022/gallon ($22/thousand gallons), for the hauling of liquid sludge. So moved?

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
TRUSTEE PHILLIPS: Aye.
MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE PHILLIPS: Resolution #07-2016-19, Resolution rescinding Resolution #06-2016-3 from the June 23, 2016 regular meeting of the Board of Trustees, and rejecting all bids received for the purchase of two (2) 2016 Chevrolet Tahoes, per the bid opening on May 26, 2016 as non-compliant. So moved?

TRUSTEE ROBERTS: Second.
MAYOR HUBBARD: All in favor?
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
TRUSTEE PHILLIPS: Aye.
MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE ROBERTS: Resolution #07-2016-20, Resolution authorizing the re-bid for the purchase of two (2) 2016 Chevrolet Tahoes for use as Chiefs'
cars for the Village of Greenport Fire Department, and authorizing the simultaneous bid for the purchase of two (2) 2017 Chevrolet Tahoes for use as Chiefs' cars for the Village of Greenport Fire Department, and directing Clerk Pirillo to notice the bids accordingly. So moved?

TRUSTEE ROBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE ROBINS: Resolution #07-2016-21, Resolution ratifying the purchase from Port of Egypt Marine, Inc. of a 1999 Pro Sport center console Code Enforcement/Marina use boat, in the amount of $8,875.00; to be expensed from Account H.7112.200 (Marina Capital Expense). So moved?

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
TRUSTEE PHILLIPS: Aye.
MAYOR HUBBARD: Opposed? Motion carried.
TRUSTEE PHILLIPS: Resolution #07-2016-22, Resolution removing Jeff Goubeaud as a member of the Village of Greenport Conservation Advisory Council, effective May 25, 2016. So moved?
TRUSTEE ROBERTS: Second.
MAYOR HUBBARD: All in favor?
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
TRUSTEE PHILLIPS: Aye.
MAYOR HUBBARD: Opposed? Motion carried.
TRUSTEE ROBERTS: Resolution #07-2016-23, Resolution rejecting all responses received for the Marina Management Request for Proposals, which had a closing deadline for responses of 10:00 a.m. on July 14, 2016. So moved?
TRUSTEE ROBINS: Second.
MAYOR HUBBARD: All in favor?
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
TRUSTEE PHILLIPS: Aye.
MAYOR HUBBARD: Opposed? Motion carried.
TRUSTEE ROBINS: Resolution #07-2016-24, Resolution establishing the full-time position of Park Maintenance Crew Leader for the Village of Greenport Mitchell Park Marina. All applicable health and other benefits apply to this full-time position, as does the requisite six-month Civil Service probationary period. So moved?
TRUSTEE PHILLIPS: Second.
MAYOR HUBBARD: All in favor?
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
TRUSTEE PHILLIPS: Aye.
MAYOR HUBBARD: Opposed? Motion carried.
TRUSTEE PHILLIPS: Resolution #07-2016-25, Resolution ratifying the hiring of Peter W. Harris as the
seasonal, part-time Harbor Code Enforcement Officer at an hourly pay rate of $20.00; effective July 3, 2016.

So moved?

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE ROBERTS: Resolution #07-2016-26, Resolution accepting the Notice of Retirement dated June 22, 2016 from Thomas R. Watkins, Sr., effective August 31, 2016. So moved?

TRUSTEE ROBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE ROBINS: Resolution #07-2016-27, Resolution approving the
Public Assembly Permit Application as submitted by the Standard Hose Company #4 of the Greenport Fire Department for the use of the grounds at the Third Street Fire Station from 4:00 p.m. through 7:00 p.m. on August 20, 2016 for the annual Chicken Barbecue Fundraiser. So moved?

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE PHILLIPS: Resolution #07-2016-28, Resolution approving the Public Assembly Permit Application as submitted by Chris Hamilton for the use of a portion of the Fifth Street Beach/Park from 8:00 a.m. through 8:00 p.m. on September 17, 2016 with a rain date of September 18, 2016 for the annual Jeremy Hamilton Memorial Scholarship Fundraiser, and including
an exception to allow for a vehicle to be parked with the boundaries of the Fifth Street Beach/Park. So moved?

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE ROBERTS: Resolution #07-2016-29, Resolution approving the Public Assembly Permit Application submitted by the Greenport High School to close to vehicular traffic, and utilize, the Village-owned streets from the IGA Supermarket to the High School, for the annual Homecoming Parade, from 5:30 p.m. though 6:30 p.m. on October 7, 2016. So moved?

TRUSTEE ROBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.
MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE ROBINS: Resolution #07-2016-30, Resolution approving the request of Eastern Long Island Hospital to use the softball field on Moore's Lane from 5:00 p.m. through 9:00 p.m. on September 22, 2016 for the annual Easter Long Island Hospital softball game. So moved?

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE PHILLIPS: Resolution #07-2016-31, Resolution authorizing the attendance of Trustee Phillips, Trustee Roberts, Trustee Robins, and any other interested Trustee or staff member at the New York Conference of Mayors Fall Training School from September 12, 2016 through September 16, 2016 in Saratoga.
Springs, New York. The cost of the full program ($295.00), or one-day program ($195.00), plus all applicable travel and lodging costs, will be expensed from the corresponding account number(s). So moved?

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE ROBERTS: Resolution #07-2016-32, Resolution scheduling a public hearing for August 25, 2016 at 7:00 p.m. at the Third Street Firehouse, Third and South Streets, Greenport, NY 11944 regarding a proposed amendment to Chapter 132 (Vehicles and Traffic), Section 49, Schedule XI (No Parking at Any Time) of the Village of Greenport Code, to read that there is to be no parking on the east side of Carpenter Street from Bay

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Avenue to the "dead end" of Carpenter Street, and directing Clerk Pirillo to notice the public hearing accordingly. So moved?

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

TRUSTEE ROBINS: Resolution #07-2016-33, Resolution approving all checks for Fiscal Year 2015/2016 per the Voucher Summary Report dated July 25, 2016, in the total amount of $23,588.50 consisting of all regular checks in the amount of $23,588.00. So moved?

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion
carried.

TRUSTEE PHILLIPS: Resolution #07-2016-34, Resolution approving all checks for Fiscal Year 2016/2017 per the Voucher Summary Report dated July 25, 2016, in the total amount of $529,705.28 consisting of all regular checks in the amount of $450,677.25 and all prepaid checks (including wire transfers) in the amount of $79,028.03. So moved?

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried.

That's the close of regular business. I'll offer a motion to adjourn at 9:02.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.
TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed? Motion carried. Thank you for coming.

(Whereupon the meeting was adjourned at 9:02 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 July 28, 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 10th day of August, 2016.

Amy Bohleber

Amy Bohleber

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