

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

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

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7
8 Third Street Firehouse
9 Greenport, New York

10 July 28, 2016.
11 7:00 p.m.

12 B E F O R E:

13 GEORGE HUBBARD, JR. - MAYOR

14 DOUGLAS W. ROBERTS - TRUSTEE

15 JULIA ROBINS - TRUSTEE

16 MARY BESS PHILLIPS - TRUSTEE

17
18 A B S E N T:

19 JACK MARTILOTTA - DEPUTY MAYOR

20 JOSEPH PROKOP - VILLAGE ATTORNEY

21 JEANMARIE ODDON - DEPUTY VILLAGE CLERK

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23

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1 (Whereupon the meeting was called
2 to order at 7:59 p.m.)

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

5 (Whereupon everyone recited the
6 Pledge of Allegiance.)

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

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

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

1 the record?

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

17 MAYOR HUBBARD: I don't have any
18 questions.

19 TRUSTEE PHILLIPS: No questions.

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

24 MS. FORD: Thank you.

25 MAYOR HUBBARD: Anybody from the

1 public like to comment on the Tuthill
2 wetlands permit application?

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

6 TRUSTEE PHILLIPS: I'll second
7 that.

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

13 TRUSTEE PHILLIPS: Aye.

14 TRUSTEE ROBINS: Aye.

15 TRUSTEE ROBERTS: Aye.

16 MAYOR HUBBARD: Opposed? Motion
17 carried.

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

20 MAYOR HUBBARD: The second wetland
21 permit application we have, we got a
22 letter from the attorney for the
23 applicant today to postpone that,
24 they're still working on some paperwork
25 and all, so the Steven Bull application

1 is postponed until next month.

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

16 Name and address for the record,
17 please.

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

22 MAYOR HUBBARD: Well, with the
23 ferry traffic and congestion that's
24 been down there, the season used to
25 kind of start Memorial Day and end at

1 Labor Day. Through the whole month of
2 -- the end of April, the whole month of
3 May, there was traffic and congestion
4 down there almost on a daily basis, so
5 they're trying to get people to park on
6 the other side of the street or park in
7 their driveways and make it easier for
8 the trucks and school buses to get
9 through.

10 MR. BOZZARETTI: Makes sense.

11 Thank you.

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

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

17 TRUSTEE PHILLIPS: Second.

18 MAYOR HUBBARD: All in favor?

19 TRUSTEE PHILLIPS: Aye.

20 TRUSTEE ROBINS: Aye.

21 TRUSTEE ROBERTS: Aye.

22 MAYOR HUBBARD: Opposed? Motion
23 carried. We'll discuss that at our
24 work session next month.

25 Okay. The next local law,

1 proposed local law of 2016 amending
2 Chapter 103, rental properties of the
3 Village Code to incorporate legislation
4 regarding short term rental properties.
5 Just a brief background on it, we have
6 comments that have been put together
7 from the Trustees and myself, that's
8 what's there. This is listed as a
9 public hearing, but really we're just
10 getting information at this time to try
11 to put together a true rental law.
12 This proposal had been with the code
13 committee for almost a year, kicked
14 around a bunch of different versions,
15 never really had a final version that
16 this Board was comfortable with that
17 came from the code committee. We had
18 public hearings open for three months
19 as a Village Board, we got some
20 comments but not a lot, so now we want
21 to try to move this forward and get
22 something ironed out for next season.
23 So it was my proposal to let's just
24 open it up, let's get the public
25 comment now before we write something

1 and then have it all beat up and
2 changed, let's get the public comment
3 first along with our comment, and then
4 we're going to go and see what we can
5 put together. And then when we do
6 that, we will have a final version of
7 the law, we'll have a true public
8 hearing before it gets voted on. So
9 really it's just for information, we
10 just want to find out the public's
11 feeling on this. So I'll open up, your
12 name and address for the record.

13 MR. KRAMER: John Kramer, 42
14 Stirling Cove, and I'm interested
15 because I have long term rentals and
16 short term rentals in Greenport. So I
17 went on the website and I downloaded
18 the comments and everything, and in
19 looking at it, I'll be as brief as I
20 can, I basically agree with Trustee
21 Phillips' deletions and edits.
22 Basically the law as written on page
23 one, if you just delete the reference
24 to short term rentals, and you have a
25 rental permit law, that will give you

1 the ability to shut down any bad apples
2 because you take away their rental
3 permit. Time has nothing to do with
4 the quality of a tenant. All you're
5 trying to do is control behavior. And
6 so if you have a rental permit law, and
7 everybody has a permit, if I'm a bad
8 landlord, you take away my permit, end
9 of story. Very, very simple, and it
10 will also give you a good inventory of
11 what you have long term and what you
12 have short term. Just a few comments
13 though in addition to Trustee Phillips'
14 edits on page five, the rental property
15 paragraph, that second sentence for the
16 purposes of this chapter, there's
17 fugazi about that, and that has to be
18 reworked because it doesn't mean
19 anything. So that, that's a little
20 edit job. On page five, I would delete
21 Trustee Roberts' transient and
22 temporary rentals, especially the owner
23 occupied part because it doesn't make
24 any difference. You're either a good
25 landlord or a bad landlord, who cares

1 if the owner is there. On page six,
2 again, I would delete the transient and
3 any reference to transient and
4 temporary rental. You should have a
5 permit for every rental. On the bottom
6 of that page, you talk about the
7 information you're going to gather in
8 the permit, and I would add that you
9 also want to know the names, ages, and
10 handicaps or disabilities of the long
11 term tenants. That's useful for the
12 fire and police, if you can share that
13 information. In the Town of Riverhead,
14 that's information they collect, and I
15 believe that this is kind of a copy of
16 Riverhead's, isn't it, this law?

17 MR. PROKOP: No, it's not.

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

21 TRUSTEE PHILLIPS: Actually,
22 Mr. Kramer, what we did is the code
23 committee back when that first
24 originated, we took codes from
25 Riverhead, Southampton and incorporated

1 a lot of the ideas, so some of it does
2 read similar to Riverhead, but it's
3 expanded beyond that with the first
4 version that was voted in.

5 MR. KRAMER: On page seven I guess
6 the first -- 103-8, the first sentence
7 where you start with the unless the
8 owner has elected to provide -- you
9 want your inspector to inspect these
10 rentals. You don't want me to hire my
11 engineer and say oh, here's the layout
12 and this is what we're going to do.
13 You want the guy to know there's
14 cockroaches under the refrigerator.
15 The engineer will never give you that
16 information. You want to inspect every
17 rental in the Village every two years,
18 so I would change that and delete that.
19 On the bottom of that page, then you
20 get into fees and with 103-11B and I
21 think it goes onto C you start deleting
22 all of your fees. You're going to need
23 every penny of that money you collect.
24 This is a big job, and it doesn't make
25 any sense. In fact, in my rentals I

1 would have no fees, right? And I --
2 even if I'm renting to someone that's
3 low income, so the rent is subsidized,
4 I'm getting my rent.

5 MAYOR HUBBARD: Correct.

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

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

12 MR. KRAMER: You need those fees.
13 And then I think the only other thing I
14 had was on the last -- yeah, so
15 basically in summation I would say pass
16 a rental permit law, get an inventory
17 of every single rental, long term,
18 short term, doesn't matter. You're
19 worried about safety, you're worried
20 about overcrowding and those kinds of
21 things. Once you have that information
22 and you have a permit, you'll be able
23 to act on complaints of bad actors.
24 The other thing that I would just add
25 is that, again, time doesn't mean

1 anything, it's behavior that counts. I
2 tell my tenants my neighbors have a
3 right to quiet enjoyment, and my
4 neighbors have no problems with my
5 rental. I don't live in the house, it
6 doesn't make any difference. The other
7 thing that I would say is if you had a
8 thought to shut down long term rentals
9 because you may think you're creating
10 housing for people who are working at
11 restaurants, I would submit to you that
12 without my short term rentals and
13 others like me, those restaurants will
14 close. My people don't cook. My
15 cleaning girl comes in and cleans three
16 apartments, she never cleans the
17 kitchen. I would say easily one
18 hundred dollars a day per person goes
19 into the Village. You shut down short
20 term rentals, all the wedding business,
21 I don't know what's going to happen to
22 it, but it's going to go somewhere, and
23 it's going to have a severe economic
24 impact on the shops and the restaurants
25 in the Village. Thank you.

1 MAYOR HUBBARD: Thank you.

2 Anybody else want to --

3 MS. WILLIAMS: My name is Jane
4 Williams, I live at 229 Fifth Street,
5 and I have an office property at 403
6 Front. It's zoned as residential with
7 professional use approved by the ZBA.
8 In that building I also do a short term
9 rental. I feel the Village is cheating
10 itself in that we should -- short term
11 rentals bring in money for us, and nice
12 money, and it's a way of us affording a
13 lifestyle here in Greenport, and I feel
14 there should be a five hundred dollar
15 permit fee per year for us all to pay,
16 and with that should come a checklist
17 of things that the Village expects as
18 well as an inspection. If let's say
19 there are two hundred, three hundred
20 short term rentals in Greenport and
21 each of us pay a five hundred dollar
22 fee, that's enough money to certainly
23 hire an inspector to go around and do
24 this. It's important that we keep the
25 quality of our neighborhoods. I

1 personally, when I'm not using the
2 office, do rent it out, but I have
3 approval from the Greenport Hotel, from
4 Kapell Real Estate, and from the Temple
5 behind me, all my neighbors, and I am
6 very specific about who comes, but I
7 think we need strict standards, and we
8 need walk through approval every year.
9 Thank you.

10 MAYOR HUBBARD: Thank you.

11 MR. TUCK: Thanks for holding this
12 meeting, and it's interesting I come
13 just a little bit late, my name is Greg
14 Tuck, I have a house at 156 Sterling
15 and 505 Carpenter Street. I agree with
16 the other comments, I think that in
17 general I'm definitely in favor of any
18 kind of rental regulation that requires
19 everyone to have a permit, but again, I
20 apologize if I'm asking the questions
21 kind of late in the game, but I'm
22 trying to understand a little bit of
23 what issue are we trying to solve
24 regarding the short term rental? What
25 is the main problem people see with

1 that?

2 MAYOR HUBBARD: I don't think it's
3 so much a main problem with short term
4 rentals. We had the original rental
5 law for long term rentals has been in
6 effect for two years, we're trying to
7 get compliance on that. We've done
8 inspections on eight-seven of the
9 rental units, which about sixty percent
10 compliant, but the short term rentals
11 never get inspected, never get looked
12 at. People have concerns about
13 overcrowding, other things happening
14 with them, so the intention was we
15 should get either the short term law --
16 all the rentals should be inspected to
17 make sure that people are living in
18 safe conditions, that's the main
19 concern.

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

22 MAYOR HUBBARD: Yes.

23 MR. TUCK: I agree with the
24 thought of excluding the temporary
25 provisions. I think it should just all

1 be treated the same. I think that
2 regardless, again, if the owner is
3 there or not there, I think that
4 everything should be treated in a
5 similar across the board fashion. I
6 also really support the idea of the
7 fees. I think that, you know, one of
8 the things that I'm aware of
9 especially, you know, with people well
10 on the house that I rent is that
11 housing is quite expensive here, and
12 obviously that's partly due to the fact
13 that the proximity to New York City,
14 the fact is that you have a lot of
15 second homeowners and people coming out
16 to this area, it's increasingly
17 popular, and I think, you know, in
18 addition to regulating the short term
19 rentals, if there was a way to use some
20 of those fees to start supporting low
21 cost housing or affordable housing in
22 the Village, I think that would be a
23 terrific use of those funds and a good
24 way to kind of strike a balance. So
25 that's where I am.

1 MAYOR HUBBARD: Thank you.

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

25 MAYOR HUBBARD: Yes.

1 MS. GORDON: And it says the
2 purpose and intent of this local law is
3 to adopt regulations for property
4 rentals in the Village of Greenport in
5 order to maintain the minimum quality
6 standards for habitation and to
7 maintain and protect the quality of
8 life and safety of the residents of the
9 Village of Greenport, and it goes on to
10 say that the legislative intent finds
11 it is in the public's interest to
12 prevent unsafe conditions arising from
13 the rental of dwelling units that are
14 substandard or in violation of the
15 regulations. And it also says that
16 dwelling units that are inadequate in
17 size, overcrowded, and dangerous, or
18 which pose hazards to life, limb, and
19 property of residents of the Village of
20 Greenport, and tend to promote and
21 encourage deterioration of the housing
22 stock of the Village of Greenport,
23 create blight, excessive vehicle
24 traffic, and parking problems, and over
25 burden municipal services. I think

1 that that is where the problem lies,
2 not in short term or long term rentals
3 but in renting a part of an apartment
4 for, you know, like, they're paying
5 four hundred dollars a month and
6 there's anywhere from five to ten
7 people in an apartment, and people who
8 I know who have -- were born in
9 Greenport, went to school in Greenport,
10 have jobs in Greenport cannot rent.
11 And there was also because the rents
12 are so high -- and this is what has
13 diminished the availability of rental
14 properties, affordable rental
15 properties for people who want to live
16 here. It's not the out-of-towners
17 buying two family homes and converting
18 them into single family homes. There
19 was a call for people to rent to
20 Section 8 housing, and what do you
21 think where it went? It went to where
22 the landlords are renting minimal space
23 for someone to sleep in, the amount of
24 garbage, the amount of noise, the
25 amount of everything goes with that. I

1 think that the short term and the long
2 term is a good thing. The other part
3 of it, and that's what's changed
4 Greenport, you know, I think that's
5 what really has to be addressed, not,
6 you know, a two week rental or Air B&B,
7 that's not the problem. And the
8 gentleman said if the landlord doesn't
9 have tenants that comply, take the
10 permit away. Simple. So that's where
11 the problem is. Thank you.

12 MAYOR HUBBARD: Thank you.

13 MS. COOPER: I'm Jean Cooper, I
14 live at 414 Clark Street in Greenport.
15 It's a pleasure to address the Board
16 having sat in that position years ago.
17 I suggest that one of the most
18 important additions to any attempt to
19 regulate rentals is to see if the
20 homeowners can legally rent the
21 property. I'm going to -- please
22 indulge me, I have documentation for
23 you. I'm going to say a little bit of
24 gobbly-gook. It is quite likely that a
25 number, perhaps even a majority of the

1 people who are renting their homes that
2 were purchased as second homes are
3 committing mortgage fraud against a
4 federal agency, Fannie Mae and Freddie
5 Mac. Fannie Maw and Freddie Mac are
6 quasi governmental agencies that
7 provide most of the mortgage funding
8 for purchases of residential
9 properties, one to four units. Primary
10 residents, second home residents, and
11 investment properties. When somebody
12 purchases a home or refinances a home,
13 they fill out a legal document called a
14 10-03. That is the federal form for a
15 mortgage application, and on that form
16 you designate whether this property is
17 to be used as your primary residence,
18 your second home, or an investment
19 property. There are very different
20 pricing on these, but more importantly
21 there are very different legal uses for
22 these. These legal uses are recorded
23 in the county, available to the public,
24 are legally binding, and if they are
25 ignored, it is mortgage fraud, pure and

1 simple. I have the document. It's
2 Rider 3890, it's available for anybody
3 who wants to look up a property, like
4 the gentleman who we give all our
5 addresses. You take the address to the
6 Town, they give you the tax map number,
7 you go to the County, you ask for their
8 mortgage documents, which is public
9 record, and if they have any riders.
10 Anybody who took out a Fannie Mae or
11 Freddie Mac mortgage declared that this
12 was going to be their true second home
13 on their application signed one of
14 these riders recorded as law legally
15 binding in the county. All right. I'm
16 going to read it to you, Fannie Mae,
17 Freddie Mac, FHA and VA, you can't rent
18 them at all, but second homes -- and
19 you can't buy a second home with it.
20 Fannie Mae and Freddie Mac say
21 explicitly if you have purchased or
22 refinanced a home with one of these
23 mortgages, you may not under any
24 circumstances rent that property, short
25 term, long term, any term. And if you

1 knowingly marked on your application
2 when you did your refinance or you did
3 your purchase that this was your true
4 second home, and you intended at that
5 time to rent it overnight for weekends,
6 a month during the summer, you have
7 committed mortgage fraud against a
8 federal agency. Much like the mortgage
9 fraud that brought down the economy
10 with stated incomes on applications
11 that were not correct. What I'll do is
12 I'll read the rider. I have it. Do
13 you want to -- I have copies of it,
14 Jean, do you want me to --

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

17 MS. COOPER: I have a couple of
18 copies. And this is not make believe,
19 this is true. It is considered -- you
20 are in default of your mortgage if you
21 bought a second home with a Fannie Mae
22 Freddie Mac mortgage, declared it a
23 second home, you are in mortgage
24 default. I'm going to read it to you.
25 Those of you who did do this, signed

1 this document at closing, your attorney
2 might not even have told you, but it
3 doesn't matter. I'm just going to read
4 it. This is the document, Fannie Mae,
5 Freddie Mac. I won't do the second
6 home rider of this house, that house.
7 In addition to the covenants and
8 agreements made in the security
9 instrument, meaning the mortgage
10 documents, borrower and lender further
11 covenant and agree that section six and
12 eight, if it's your primary residence,
13 and you did it as a primary residence,
14 Fannie Mae Freddie Mac will allow you
15 to rent it after you've owned it a year
16 and you have written requests to them
17 to rent your home. Second home is a
18 totally different ball game. Replaced
19 by the following: Occupancy. And also
20 you can go on all regs, Fannie Mae
21 Freddie Mac all regs, I'll send you the
22 link, it says absolutely second homes
23 may not be rented. At all. Period.
24 End of story. Occupancy, borrowers
25 shall occupy and shall only use the

1 property as the borrower's second home.
2 Borrower shall keep the property
3 available for borrower's exclusive use
4 and enjoyment at all times. I won't go
5 through the whole stuff. Then it says
6 borrowers shall be in default if during
7 the loan application process borrower
8 or any persons or entities acting at
9 the direction of the borrower or with
10 borrowers knowledge or consent gave
11 materially false, misleading, or
12 inaccurate information or statements to
13 the lender in connection with the loan.
14 Material representations include but
15 not are limited to representations
16 concerning the borrower's occupancy.

17 I have a list of thirty homes in
18 the Village of Greenport who have
19 actively listed their property on
20 Zillow for rental. They're in my
21 neighborhood. I know that the people
22 don't live there. I know that they're
23 rented. I go to the Town, I get the
24 tax map, I go to the County Clerk's
25 office, guess what, they can't rent it.

1 Now, a little dramatic, but I want you
2 to know this is a law. This is fraud
3 against federal conservancy agency.
4 It's the ownership from the federal
5 government. It's very complicated. We
6 own them as of the mortgage crisis, but
7 we really didn't take possession of the
8 shares, so they consider it a
9 conservancy. So that this is the real
10 deal. Now, right now the government is
11 not looking at this. They're not going
12 after and telling the lenders make
13 certain because you can have a lender
14 come by your property at any time to
15 survey what's going on with the
16 property. If you have a mortgage and
17 it's your first or second home, they
18 have a right at any time to survey the
19 property to see if their collateral,
20 because for the most part they own more
21 than you do, is being upkeep and being
22 used in the manner in which it's
23 supposed to. A B&B, whoa, litigated
24 easily.

25 As far as the law that you're

1 intending, what I propose is that in
2 addition to the law that requires the
3 applicant to prove that he or she can
4 legally rent this home. How do you
5 accomplish that? You collect a fee,
6 the Village attorney or you can even
7 have somebody in the office engage a
8 title company, two hundred dollars a
9 pop to go to the County center, get a
10 certified copy of their mortgage and
11 any riders. If they got the rider, we
12 can't issue a permit because we would
13 be complicit with mortgage fraud.
14 That's not, you know, hysterics.
15 That's it. This is a legally binding
16 document. Now, does every home that
17 somebody has as a second home have this
18 mortgage? No. If somebody took money
19 out on an equity loan on their primary
20 residence and they turned around and
21 they bought a second home, great,
22 that's a cash purchase. No mortgage,
23 no problem. If they went ahead and did
24 the jump through the hoops, the bigger
25 down payment, the higher qualification

1 on income, the higher interest rate,
2 and did it as an investment property,
3 no problem. All legal. You bought it
4 as a second home, you told them you
5 were going to use it as a second home,
6 and you're renting it, you are
7 committing mortgage fraud. So in our
8 law because we certainly don't want to
9 be complicit in fraud against a
10 governmental agency, now of course
11 particularly since we know about it, we
12 have the document right there, I would
13 suggest any application, year round,
14 short term, transient, whatever you
15 want, they need to prove that they
16 legally can rent this property. I
17 would guarantee you that out of the
18 thirty homes that I have, and I'm not
19 done, half of them have committed loan
20 fraud, mortgage loan fraud. I really
21 hope that you take this to heart
22 because this is going to be the up and
23 coming issue because Fannie Mae and
24 Freddie Mac are under scrutiny. There
25 is a woman who writes for the New York

1 Times, she does specifically covers
2 Fannie Mae, the agency. This is
3 becoming one of the hot topics because
4 it is the most abused throughout the
5 country is the illegal use of these
6 properties that are secured by these
7 mortgages.

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

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

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

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

25 MAYOR HUBBARD: Just forward the

1 information to Jean Marie, and she'll
2 make sure that we all get it.

3 MS. COOPER: Thank you very much.

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

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

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

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

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

23 MS. COOPER: Well, that's not the
24 reason why I'm up here, I just -- I did
25 mortgages for thirty years, and they

1 were never legal in the basement. If
2 anybody has any questions, you know
3 where I am.

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

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

1 it's a dynamic situation because the
2 situation in other municipalities is
3 changing. Thanks.

4 MAYOR HUBBARD: Thank you.

5 MR. MOORE: My name is Doug Moore,
6 145 Sterling Street. I'm a homeowner,
7 not a renter, I'm a strong proponent
8 for the short term rental. Just for
9 disclosure, I'm chair of the Greenport
10 Zoning Board of Appeals, and as that
11 connection, I've been involved in code
12 committee. We worked very hard to
13 establish a long term rental code. I
14 should point out that it was
15 specifically to deal with safety and
16 overcrowding. There was not at the
17 time the code was written any
18 perception that the summer crowding and
19 the group houses that are frequent on
20 the south shore would crop up. I think
21 that the short term rentals, at least
22 the electronic explosion of them was
23 really not unforeseen as well. With
24 that law in hand then, the code
25 committee started looking at the

1 evolving issues of short term rentals.
2 I think it's incorrect to say that
3 there's no consensus at the code
4 committee. I think there's a strong
5 consensus from one item, which was an
6 owner occupied short term rental. That
7 technically is the definition of the
8 B&B, but it was expanded in our
9 discussions to relate to a two family
10 house where an owner present and a
11 rental occurs. I think there was no
12 objection to that being added to the
13 code.

14 TRUSTEE PHILLIPS: I disagree.

15 MR. MOORE: Talking with Trustee
16 Roberts about his suggestion, and he
17 does say that it's to keep the
18 discussion going, I think he's not
19 going to kill himself if it doesn't end
20 up in the new code, but I'm not in
21 favor of a cap on number of short term
22 rentals. I think it's unfair that some
23 might be granted and others who are
24 equally qualified might not. If those
25 who are already renting, it would be

1 likely that those would be channelled
2 into the system. I think there's
3 always the issue or at least the
4 impression of it of favoritism as new
5 landlords are brought into the system.
6 I think distribution of the short term
7 rentals would be problematic. I could
8 imagine a street with many short term
9 rentals on it which would be I think
10 too much to impose on a particular
11 neighborhood. And the lastly, I think
12 the same impact of sanctioning short
13 term rentals will be basically a
14 full-time commercial occupancy of
15 buildings without owners present. So I
16 feel the cap is not the best solution
17 at this point. I don't think there's
18 an unbreakable continuum of long term
19 rentals down to overnight rentals. At
20 some point residential occupancy turns
21 into commercial overnight stays just
22 like a hotel, and I think that's most
23 people's concerns. I know there are
24 many houses that have lovely guests,
25 but I think the concern is for the

1 frequency and the disruption to
2 communities that might be occurring on
3 occasion. I would suggest, if the
4 Board is amendable, that some
5 limitations be placed on certain
6 rentals, perhaps the number in a
7 particular period. I believe East
8 Hampton Town has done that. If you
9 stay under the tolerable amount,
10 there's no citation. If you go over
11 it, you're considered a hotel motel
12 operation, and those aren't allowed in
13 a residential district.

14 I'd just like to make a few
15 suggestions. One is that I don't think
16 speakers tonight should be editing line
17 by line code. The real goal here
18 tonight is to try and get the Village
19 Board itself to come to a consensus on
20 what they actually want to do. I think
21 if you do that, then you can write a
22 code, it shouldn't be that hard. But I
23 think the problem has been through the
24 code committee, which has three board
25 members seated on it, that at no point

1 has the Board gotten together and said
2 this is what we want. I think if
3 that's the way it's going to be for
4 everything, don't ever make a decision.
5 But I think the impression I'm getting
6 is that if we just issue permits, the
7 problem is going to go away. I don't
8 think the problem will go away. One of
9 the suggestions I have is that all of
10 the rental code detail should be in one
11 chapter. Right now bed and breakfasts
12 are in Chapter 150, the other rental
13 issues are in Chapter 103. I think it
14 would be better if they were in the
15 same chapter in a successive series of
16 sections. I do support that all rental
17 properties should be registered. I
18 think that they should be under a
19 uniform data requirement, and if the
20 current data collection is the owners
21 and inhibits people registering, I
22 would suggest that you limit it to
23 those issues that have to do with
24 occupancy, safety, and owner
25 information. It should be fairly

1 simple. And then I would suggest right
2 now you could change the B&B code to
3 accommodate short term rentals and
4 owner occupied premises. That could be
5 done just by amending the code. As I
6 said before, if you're not clear on the
7 intentions of what you want the code to
8 regulate, then don't write a new code.
9 I do suggest that Section 8 housing, I
10 think most people know is debted and
11 run through a different set of
12 regulations, it's not part of the
13 municipal rental code, but I do suggest
14 that as you amend the rental code that
15 you have an indication in it that if
16 people exit the Section 8 program, they
17 should surely register a regular rental
18 property. And then one hesitant
19 suggestion I have, if the board feels
20 that the owner occupancy and
21 supervision is an important issue,
22 there are firms which provide hosting
23 for customers coming, and I would think
24 it would be appropriate to have in the
25 absence of the owner, a professional

1 who can welcome guests, confirm the
2 occupancy, and be available should
3 there be complaints from neighbors. I
4 don't think the first call should be to
5 the police, it should be to the owner,
6 and if the owner is not present then
7 there should be a representative that
8 is. That's generally my feelings on
9 the topic. Thank you.

10 MAYOR HUBBARD: Thank you.
11 Anybody else wish to address the board?

12 MR. SWISKEY: William Swiskey, 184
13 Fifth Street. I listened a lot here.
14 I think that you're trying to morph
15 something into your regular rental law
16 that won't fit. I think you're going
17 to have to go back and come up with
18 some kind of, like the Town did, short
19 term rental law because some of this --
20 you got one woman here that rents short
21 term an apartment above her office, she
22 doesn't live there. Okay? So
23 obviously there owner occupied doesn't
24 kick in. I mean, there's just so many
25 loose ends here. And this transient or

1 temporary rental, period of twenty-nine
2 days or less provided the property is
3 owner occupied, you're never going to
4 hold this to twenty percent, you
5 realize that, don't you? It just can't
6 be done. In other words, you know, it
7 could be more than twenty percent right
8 now, we don't know. If you took what
9 you know is a long term rental, you got
10 a fair idea of how many that is, a
11 couple of hundred?

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

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

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

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

23 MAYOR HUBBARD: I was curious, I
24 knew we had a meeting, I Googled Air
25 B&B, there was a hundred and

1 eighty-nine listed for Greenport. Not
2 all -- it doesn't say in the Village,
3 but looking at the map, most of them
4 look like they are.

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

1 law?

2 MAYOR HUBBARD: Riverhead and East
3 Hampton.

4 MR. SWISKEY: Well, that's what
5 the Board should do. Take those two
6 laws, go through them, and say well,
7 this will work in Greenport, this will
8 work, but the Board has to do it, and
9 then present to the public some type of
10 law because this just doesn't work.

11 MAYOR HUBBARD: Thank you.

12 MS. DECORVA: Hi, I'm Joyce
13 Decorva (phonetic), 538 Main Street in
14 Greenport. First of all, I really want
15 to commend the Board for getting out
16 there and saying -- and I disagree with
17 the gentleman over there in the red,
18 you decide what you want and then you
19 come to us, and I think you're opening
20 it up and saying look, you know,
21 there's an issue, let's see what the
22 public wants, and then go back to the
23 drawing board and see what you can come
24 up with with that kind of an input from
25 the public. If, as you said, the main

1 issue here is safety and concern for
2 the people of the Village, and that's
3 the reason why you are addressing this
4 code, then I think that's your focus,
5 and everything else will fall into
6 place. I like John's idea about a
7 rental permit. I think it solves a lot
8 of issues, certainly the safety issues.
9 I think having someone come in -- I
10 would welcome it, having someone come
11 in and say look, you need carbon
12 monoxide, you need this, wonderful.
13 It's safe, and that's what we want here
14 in Greenport. So I think that's the
15 focus of the Board, and I commend you
16 for it.

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

19 MS. SMITH: Liz Smith, 309 South
20 Street. Tonight seems the night to
21 echo just so that you guys are
22 considering some things, a lot of great
23 points, love seeing a full house
24 tonight, pretty awesome. Love the
25 permit idea. Really important I think

1 for you guys to reestablish intent.
2 I've heard a lot of people mention
3 well, what's your intent? And we're
4 all actually -- there's a lot of things
5 we're talking about, safety,
6 overcrowding, and the future of the
7 Village, and making sure that our
8 residents that live here have a place
9 to say long term, but I feel like we're
10 conflating some stuff together, and I
11 think that's get to what Doug Moore was
12 identifying about maybe all the rental
13 code in one place and having that be a
14 discussion might help pull out some of
15 what's the end intent that we're trying
16 to achieve. So just if I could make a
17 push for all the rental codes in one
18 chapter, I think that's awesome.

19 The only other thing that I
20 haven't heard anyone talk about that
21 when I read this and then did some
22 checking on what East Hampton and
23 Southampton were doing with their
24 codes, what was the definition of
25 family? I'm doing a lot of work right

1 now personally on diversity and
2 inclusion in my day job, so I think
3 this is sort of in my mind, but the
4 view of family in here is very narrow,
5 and it's a very -- it's a one culture
6 approach to family. So East Hampton
7 has a great -- I could get their -- I
8 actually brought my computer so I have
9 the whole way that they define family.
10 I'm going to say maybe I don't need to
11 read that all to you right now, it's a
12 little warm in here, but I think that
13 they do a great job of sort of
14 identifying the intent of family, and
15 not all cultures define family as
16 related by blood, civil union, or
17 marriage. This idea of functional
18 equivalent and that folks can be living
19 together, it might cousins and aunts
20 and uncles, and we're cooking together
21 and we're living together and we're
22 operating as one unit, but there might
23 be more than five of us. So just I
24 think that that's worth a little
25 review. I think East Hampton has some

1 great language that might be sort of
2 worth doing a double check on, but
3 that's the only thing that when I read
4 this I was, like, oh, that feels
5 uncomfortable to me and a little bit
6 narrow.

7 TRUSTEE PHILLIPS: Liz, can I give
8 just you some background? That
9 happened to be one of the sore points
10 within the code committee, and actually
11 during the whole proceeding for the
12 rental code law was that definition of
13 family, so there was not agreement
14 among everybody on that. So I just
15 need to clarify that because we did
16 look at East Hampton, we did look at
17 Riverhead, we looked at all the
18 definitions, and that is how that came
19 out. Believe it or not, I'm not a fan
20 of it, but as I said, my goal or my red
21 lines was to deal with safety and the
22 fact of trying to find out the number
23 of short term rentals, to have a
24 database to proceed forward to find out
25 which direction we need to go in.

1 MS. SMITH: Point taken. So thank
2 you for the clarification, and I don't
3 think I said it when I first walked up
4 here, but thank you guys. Obviously
5 this is hitting a nerve with folks in
6 the community, so thank you for making
7 this happen tonight. Thank you.

8 MAYOR HUBBARD: Thank you.

9 MS. ALLEN: Chatty Allen, Fifth
10 Avenue. I totally agree with what a
11 lot of people are saying, it's still
12 kind of baffles me that you're saying
13 you have well over two hundred rentals
14 within the Village, but yet only eighty
15 some have replied as far as having
16 rental permits. That's, you know, I'm
17 sure there are more than that rentals.
18 It's going to take leg work, but I'm
19 sure everyone one of these rentals have
20 electric. You know, it's easy enough
21 to say oh, wait, this building is --
22 wait, there's three different electric
23 bills going to this one house, or
24 there's two, no, they're not on our
25 list as complying with the rental

1 permit. That's one of the steps you
2 need to take. You need to make sure
3 every person who is renting, that's the
4 first step, and then find out if it's
5 short term or long term. And I agree
6 with what someone said in the very
7 beginning, you have good landlords and
8 good tenants but you also have bad
9 landlords and bad tenants. There is a
10 lot of overcrowding in this Village. I
11 don't know how to fix that, but it's
12 definitely there, and I think someone
13 should be overseeing a lot of these
14 apartments because a lot of them are
15 not safe. I mean, I just heard of one,
16 the girl no sooner moved in with her
17 child and she went through the floor.
18 So obviously when that apartment was
19 inspected before she moved in, it was
20 not checked properly because you
21 shouldn't walk across the floor and
22 fall inside. I'm a hundred percent
23 behind making these places safe, up to
24 code, and to me, right now short term,
25 long term, you need -- every building

1 home needs to have some type of a
2 rental permit. I agree if you're going
3 to just do short term, you need to be
4 in a different category than the year
5 round rentals, like someone had
6 mentioned that, you know, the bed and
7 breakfasts and hotels because that's a
8 more of a business to me. You're
9 renting out basically a hotel, you
10 know, every weekend, every month,
11 however you're doing it. You know, a
12 lot of these people I know that rent
13 out short term. They're wonderful
14 landlords, landladies, whatever, their
15 places are beautiful, but there are
16 some that aren't, and there are some --
17 we've talked about this before, there
18 was one place that advertised that it
19 sleeps sixteen people, and you go past
20 the house and go, all right, where are
21 they putting sixteen people in there?
22 You know, that's the kind of thing that
23 has to be looked into. But I also
24 commend you for opening this up to the
25 public so that we can voice our

1 concerns, our suggestions, and work
2 together to find the right solution.
3 Thank you.

4 MAYOR HUBBARD: Thank you.

5 MR. BOZZARETTI: Chris Bozzaretti,
6 407 Wiggins Street. Last year I bought
7 407 Wiggins Street as an investment
8 property, it's a two family house, it
9 was on the market for forever. It was
10 old, decrepit, nobody really did
11 anything with it, and basically I came
12 in, made it look really, really nice,
13 used local guys, local contractors,
14 local everything, electricians, and
15 I've been getting a lot of compliments
16 on the house. I'm pretty proud of it.
17 I guess my point of saying that is that
18 if there was a short term rental law in
19 place, I definitely would have never
20 bought that property, and I definitely
21 wouldn't have taken that money and put
22 it into the community. And also my
23 renters, who have been really just
24 great people and have been adding to
25 the economy, echoing what the person

1 said before about they're never
2 cooking, they're always going to
3 Brewster's for breakfast, they're going
4 to Claudio's, they're going to all the
5 local restaurants, they're
6 contributing. It's funny because when
7 I ask them why are you looking at this,
8 why are you here? They're like there's
9 not enough hotels, all the hotels are
10 booked, but we still want them to
11 contribute to the economy and stuff and
12 so forth. Like I said, the short term
13 rental law, I'm all for the permit, or
14 a tax, or something like that, but, you
15 know, as a person who just really
16 invested into the Town, I would have
17 never done that if the short term
18 rental law was in place, and I think if
19 it does go into place as, like, a
20 minimum of thirty days, or a minimum of
21 two weeks, I mean, the facts are there.
22 It's -- nobody wants to stay out here
23 for fourteen days or thirty days, I
24 mean, it's just there, there's been
25 statistics about it, and if they are,

1 they're going through a real estate
2 agent who I guess is committing
3 mortgage fraud who is renting out to
4 these people. I would hate to be a
5 real estate agent depending on my
6 commissions for summer rentals, that
7 would suck. Either way, we don't know
8 what happened in Orient Point,
9 everybody saw what was in the paper,
10 but the gentleman who spoke earlier, I
11 also have long term rentals, I have
12 tons more problems with those renters
13 than I do with anybody who stayed with
14 me over the weekend who was pleasant,
15 respectable, and contributed a lot of
16 money to the local economy. And again,
17 all for a permit, all for paying
18 something a little extra, but don't
19 kill it off completely.

20 MAYOR HUBBARD: Thank you.

21 MR. TALADINO: John Taladino,
22 Fifth Street. Just to repeat what he
23 just said, I have long term rentals
24 that are considerably more problem -- I
25 have considerably more long term

1 renters that are problems as opposed to
2 short term renters. My question to the
3 Board is I sat through endless debates
4 about the rental permit law, months and
5 months and months of paralysis by code,
6 go to the Code Committee, come back
7 from the Code Committee, debate it
8 here. I'm curious to how the short
9 term rental question became part of the
10 rental permit law. If the rental
11 permit law was designed to provide safe
12 housing for the tenants, and it wasn't
13 considered at that time, it was
14 considered for long term renters, how
15 did the short term rental dynamic
16 become part of the rental permit law?
17 What on this Board's thinking caused us
18 to look at that? If there was -- I've
19 heard a lot of stuff about it because I
20 come to all these meetings, so I kind
21 of know, but I would like an
22 explanation as to what is about the
23 short term rental law that changed our
24 thinking that we're having this
25 conversation?

1 TRUSTEE ROBINS: There is no short
2 term rental law currently. There was
3 an exemption. Is that what you mean?

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

11 TRUSTEE PHILLIPS: You answer that
12 question --

13 MR. TALADINO: I'm asking the
14 question.

15 TRUSTEE PHILLIPS: I know, but let
16 me make a clarification. As you know,
17 I was involved in the Code Committee, I
18 didn't vote for the rental law, number
19 one, because I felt that there were
20 issues with it. In the beginning,
21 those exclusions of less than
22 twenty-nine days or the short term
23 transient were discussed in the Code
24 Committee, they were discussed and they
25 were excluded out by a general

1 consensus of the Code Committee. Not
2 all of us agreed with that at that
3 point. I just want to give everybody
4 the background that the exclusion came
5 similar to the general consensus of
6 what a definition of family is. So by
7 taking the twenty-nine day exclusion
8 out, you're giving the opportunity to
9 register short term rentals to be
10 inspected the same way as the B&B's
11 are, the same way as the long term
12 rentals are for the safe environment
13 for the moment. Also it would give us
14 a database to explore other ideas if
15 that needs to be a point, but without
16 having an idea of how many are truly
17 short term rentals in the Village of
18 Greenport, how can we even make a
19 decision on anything else?

20 MR. TALADINO: I'm not sure why
21 the number, why a hundred and
22 eighty-nine that somebody mentioned or
23 two hundred and twelve or four would
24 make a difference. If it's a safety
25 issue, then it should be included. And

1 it passed by at least three votes
2 obviously, the law, so I'm not
3 suggesting that it was you or George
4 who whoever voted for or against it.

5 TRUSTEE PHILLIPS: I'm just giving
6 you background.

7 MR. TALADINO: But it did pass.

8 MAYOR HUBBARD: Yes.

9 TRUSTEE PHILLIPS: I'm just giving
10 you background.

11 MR. TALADINO: I understand the
12 mentality for a shared economy has
13 changed on the last few years, and
14 Greenport developing the way it has,
15 more people want to come and a lack of
16 space, but I'm just not -- I'm just
17 getting a feeling that we're moving
18 from the direction that predicated --
19 that started the conversation about
20 short term rentals as opposed to long
21 term rentals. You know, I heard things
22 they take from affordable housing, and
23 I think the Trustees -- I don't want to
24 say be honest with the public, I just
25 think the Trustees should share with

1 the public what truly is motivating
2 them to -- Trustee Phillips just did --
3 to have this conversation. Now, you
4 know, I heard -- again, I come to all
5 the meetings, so I hear problems with
6 parking and problems with rowdiness,
7 and I personally haven't seen that, but
8 I just don't know that we're kind of
9 deviating from what the original intent
10 of the law was. Has there been
11 problems with unsafe short term
12 rentals? Do we know for a fact that
13 there's been problems where a place was
14 unsafe? I'm just having a hard time
15 seeing what the big push at this
16 particular moment in time is. I've
17 heard different things sitting in the
18 audience. I've heard different
19 concerns than I'm hearing tonight from
20 the Board. I would just like that the
21 Board perhaps maybe not tonight, maybe
22 at the next public hearing, share the
23 concerns that we've been hearing over
24 the last months with the public in the
25 future because health and safety was

1 there, but it wasn't number one, and it
2 wasn't number two, you know, there was
3 other things that were talked about. I
4 don't have a short term rental, I don't
5 have a long term rental, I have no dog
6 in the fight, but I do listen to you
7 guys, and I do get confused at times,
8 hard to believe, but I do get confused
9 at times, you know, how we got to this
10 point in time, how we got to this point
11 in the public hearing. We all knew
12 there would be pros and cons, short
13 term versus long term. We're not
14 talking about what caused the
15 conversation to come up in the first
16 place. Safety is a good thing to say,
17 but sometimes it's not the prime mover,
18 you know. I would just like to say
19 that. Thank you for having a hearing
20 anyway, thanks for listening.

21 MS. LINDIS: Hi there, Pat Lindis
22 (phonetic), 182 Sterling Street, and I
23 wasn't going to speak tonight, but
24 thank you, John, it stirred my desire
25 to get up here. I just want to say

1 that short term rentals in -- Greenport
2 acts like this is the only town that's
3 ever had this happen to them. We are a
4 resort economy. There are not enough
5 hotels, there's not enough Air B&B's,
6 there's not enough B&B's, and a family
7 wanting to come and spend two weeks to
8 take their kids to the beach, that's
9 what we want for our kids, so why is a
10 two week rental such a bad thing? I
11 lived in Montauk for seventeen years, I
12 lived in East Hampton for twenty-five
13 years, I lived in Bridgehampton, I
14 lived in Amagansett, I lived here for
15 ten years, it's the same exact story.
16 For the last hundred years people have
17 been taking houses that they have in
18 the Village, they rent them out for a
19 month or two weeks to a family to come
20 from the city, and they go and they
21 live on their boat or they go to their
22 summer camp. It's not a new
23 phenomenon, and it certainly isn't bad
24 for our community because they're
25 right, people are spending a lot of

1 money. Visitors coming to Greenport
2 are going to come anyway, and they're
3 not going to spend four hundred and
4 fifty dollars a night at the Harbor
5 Front if they have three kids. This is
6 also a working class issue for
7 everybody. Everybody wants the same
8 thing, they want a clean, fresh
9 environment for a couple of weeks.
10 It's not a bad word, short term
11 rentals.

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

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

1 hopefully we're going to make it really
2 nice. And it's an investment property
3 that I'll be renting out, and I'm still
4 trying to figure out how to do that.
5 It will end up being I hope a two
6 family project. What little I do know
7 is that it seems like the biggest
8 concern is in terms of public safety,
9 and the intent of this law is to
10 protect public safety, and this is
11 something that's not just an issue with
12 the short term but also the long term.
13 I mean, from what I can gather it seems
14 to be really just a problem where too
15 many tenants are crammed in illegally,
16 whether it's short term or long term, I
17 think that if the Board really focuses
18 on that rather than distinguishing
19 between short term and long term issue,
20 I think that they'll make faster
21 progress to reaching a proper solution.
22 I don't think that the approach that
23 was written in here, it seems like it's
24 a Solomon approach where you just say
25 well, let's just say twenty percent

1 will be short term, and the way it's
2 currently drafted, it's basically --
3 even on that twenty percent, it's an
4 effective ban because as I read it the
5 twenty percent have to be owner
6 occupied, so for someone like me who
7 lives in Greenport and can watch over
8 my other investment property for
9 rental, I wouldn't be permitted to do
10 it on a short term basis, even if I was
11 in that twenty percent because it
12 wasn't an owner occupied property.
13 That doesn't seem to make a lot of
14 sense to me at all.

15 TRUSTEE ROBERTS: May I clarify
16 because I'm the twenty percent guy?
17 What we have here is a draft that is --
18 it's not a draft, it's a catch all of
19 different ideas, so I don't know if you
20 see it on the website, but there is
21 color coding that the attorney put in.
22 So I proposed twenty percent, Trustee
23 Martilotta, who, by the way, I just
24 want to mention is currently in hundred
25 degree heat doing Army training,

1 otherwise he'd love to be here, he
2 can't really control when they call him
3 for that. That's his section, the
4 owner occupied. Just so you're clear
5 that what you have is kind of a
6 monogamation of a bunch ideas. You all
7 are helping us figure out which we
8 should keep in and which we should take
9 out.

10 MR. FOOTE: Thank you for
11 clarifying that, Mr. Roberts. Even so,
12 it seems like the -- somebody else
13 earlier pointed out the ability to
14 regulate the twenty percent. Let's say
15 if you allocate it, and you don't
16 necessarily limit it to owner occupied
17 properties, how do you allocate it
18 fairly? You know, do you -- there was
19 another provision in here that's been
20 drafted away on designating owners and
21 their potential affiliation, but you
22 didn't have to disclose, for example,
23 if you were a legal entity as an owner
24 of an LLC, you didn't have to disclose
25 the owners, the officers, and all that

1 stuff, which I'm fine, you don't have
2 to do it, but when you have this twenty
3 percent limitation, then you have to
4 say well, is it fair that somebody with
5 multiple properties, you know, directly
6 or through affiliated companies can be
7 -- have, like, five different
8 properties among the twenty percent and
9 somebody else who has only got one
10 property is excluded. To me, that
11 would be unfair. If somebody is part
12 of the twenty percent in year one, do
13 you do a roll over in year two or year
14 three, or, you know, how do you -- has
15 any thought been put into that? It
16 just seems like it's just a number
17 thrown out there that invites all these
18 types of questions an issues, and I
19 think that if you're going to go down
20 that road, and I really hope you don't
21 because I don't think you really need
22 to, but if you are, you really have to
23 think it through and understand how to
24 regulate that fairly. Thank you.

25 TRUSTEE ROBERTS: Do you mind if I

1 respond?

2 MAYOR HUBBARD: Go ahead.

3 TRUSTEE ROBERTS: So the thinking
4 -- again, since I'm the person who is
5 putting this out there. At this point,
6 we're at the stage where we're trying
7 to make broad decisions about
8 direction. So I've done a lot of
9 thinking about the particulars of how
10 we allocate, you know, maybe they have,
11 maybe they haven't, for example, I
12 think it would be a lottery, but it has
13 to be run fairly. But we didn't go too
14 far down a rabbit hole coming up with
15 the details of how we'd do it yet
16 because I think this hearing is to
17 decide if or not we should pursue that
18 approach. I'll throw out that some of
19 you who probably look at my Facebook
20 page and you'll see the two -- I pulled
21 out Austin and Nashville. I get we're
22 not that size, but they seem to be
23 succeeding, and they have sort of all
24 the procedures and policies written
25 out, so if we wanted to go this route,

1 we could easily lift portions of that
2 just like folks suggested that we
3 borrow from East Hampton, Riverhead,
4 Southold. There are many
5 municipalities doing it, and goal of
6 this to answer Mr. Taladino's question,
7 why are we -- why did each of you want
8 to go here? My goal has always been
9 about protecting year round economy and
10 making sure that there are housing
11 rental options for people who don't
12 make a million bucks a year and who
13 work at the shipyard, or at the
14 hospital, or at Peconic Landing, both
15 of whom, by the way, are expanding. If
16 all our housing is going to become
17 short term rentals, then there's no
18 seven hundred dollar a month, twelve
19 hundred dollar a month studio or one
20 bedroom that someone could rent with a
21 small family. So the cap is a way to
22 try to protect -- as all my reading
23 about this, that's what these other
24 municipalities have done, and if you
25 read any of the research on the effect

1 of short term rentals on an economy,
2 you'll see that many communities have
3 seen that they are driving up the price
4 of year round rentals and they're
5 pricing out locals. So twenty percent
6 may not be the right number, it's a
7 guess at where we are now, and that's
8 based on the data I heard tonight from
9 the Mayor may be off, but the number
10 could be higher, we can make all those
11 decisions. You're right that it's
12 somewhat arbitrary, it's a place to
13 start again based on other munis I've
14 seen.

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

23 TRUSTEE ROBERTS: You're right.
24 So my goal in this exercise -- the
25 exercise is to talk about how to deal

1 with short term rentals. The Mayor
2 proposed that we put this into the
3 existing rental permit law, so that's
4 why you see it in there. There's been
5 some discussion whether that's a good
6 idea or not, I think we're going to
7 take that up. But yes, that is this
8 Trustee's goal is about housing for
9 locals and specifically focused around
10 the research that I used, talks about
11 the median income in the area and that
12 if bad things happen to your local
13 economy, and, you know, with all due
14 respect to our restaurant owners, the
15 local economy also includes people who
16 work here year round, the local economy
17 takes a big hit when the average rental
18 -- the year round price of a year round
19 rental goes over fifty percent of the
20 median income in your area, and we're
21 there, and I'm concerned for the
22 future. My daughter is growing up
23 here.

24 MR. FOOTE: I think your
25 intensions are good, but I wonder if

1 your approach is the right approach to
2 take. I'm skeptical that it is, but I
3 know that you're trying to do the right
4 job. It's definitely a good goal to
5 have in mind, and I don't argue with
6 that, but thank you for your time.

7 MAYOR HUBBARD: Thank you.

8 MS. SNOW: Ellen Snow, 165
9 Sterling Street. I think what I'm
10 hearing tonight is that there's a major
11 difference between what I'm hearing
12 verbally and what I'm seeing written
13 down in text form, and to give an
14 example of that, I did attend a Code
15 Committee meeting I think it was last
16 fall, and the major thrust of that
17 meeting was looking at short term
18 rentals, and there was not a consensus
19 but there was a definite discussion of
20 reducing the number of days and the
21 number of times that one could do the
22 short term rental. And what I also
23 notice that of all the people on the
24 Code Committee, and some of the
25 Trustees were there, some of you were

1 there, not one single person on that
2 Code Committee rented out his home or
3 her home, a secondary structure on
4 their property, a room in their house
5 or anything. So it seemed pretty
6 obvious to me that the forward movement
7 on this issue is being determined by
8 people who are not closely effected by
9 it, such as people in the Village who
10 do rent, whether it's short term or
11 long term. And then when I looked over
12 this twelve or thirteen page document,
13 I realized that there are so many
14 questions and so many unanswered
15 definitions that it is really crazy. I
16 mean, I think someone just spoke about
17 the definition of family, you know, and
18 I don't know why five was held as the
19 number of a family. Multifamily units
20 were three or more. And then when I
21 looked about the permit and how it
22 would be not reduced but done away with
23 if I rented my house to a fireman or a
24 senior citizen or someone with
25 disability, and it seemed to me as if

1 we're getting into nitty-gritty,
2 nitty-gritty that is really hard to
3 control and to implement and also to
4 find out about. I know you say you're
5 data driven, but it seems to me that
6 you're going to have to get a lot of
7 information from people in order to
8 find out if they these criteria, and I
9 think it's dangerous the route that
10 you're taking in terms of trying to
11 define, you know, who gets an
12 exemption, who can rent, and I don't
13 really think that's at the heart of why
14 one is trying to discuss this issue,
15 whether it is for safety and to control
16 it or whether there is some a little
17 bit more nefarious reason behind this.
18 And some things -- I wrote a letter to
19 the newspaper in the fall, and one of
20 the things I was most concerned about
21 was the issue of vigilantism or
22 whatever, and I think we got a little
23 bit of that earlier in this meeting
24 when someone pointed out that there
25 were thirty illegal rentals on her

1 street because of the mortgage. How
2 does one find this out? I mean, I
3 realize there's the Freedom of
4 Information Act, but I know quite
5 sincerely that if people are opposed to
6 the short term rental and want it
7 limited to a certain number per month,
8 and the neighbors are not in favor of
9 it, they are going to turn in other
10 neighbors. I've not seen that, but I
11 know there were discussions where
12 people got together, people were
13 describing how neighbors had tenants
14 that were noisy and nothing was done
15 about it. I had one discussion with a
16 neighbor, and I said I thought short
17 term rentals for some people was
18 essential to help them pay mortgages or
19 the maintenance of their house to keep
20 it up and keeping with the changing
21 Greenport or to pay taxes, which are
22 also going up, and I was told by this
23 person if you can't afford to own a
24 house in Greenport, then you shouldn't
25 live in Greenport. I was mortified. I

1 think what I'm trying to say now is I
2 think as we go forward I think we
3 should consider all these issues
4 because I think the implementation and
5 the enforcement of whatever you decide
6 upon and is given public openness to
7 comment on it is going to be very, very
8 difficult to enforce with all of the
9 different measures that you mentioned
10 here of time periods, who could rent
11 and get an exemption, and so forth and
12 so on. You are creating -- data is
13 great, but I think you're creating a
14 lot of difficulty that is not
15 necessarily going to be accomplished by
16 having one person hired who is going to
17 be the enforcer based on the money that
18 you make from permits. So I guess what
19 I'm saying is I think this should be
20 approached with diligence, with
21 intelligence, and not necessarily with
22 speed. And I think as someone said
23 earlier, maybe we should know more
24 about the short term rentals before we
25 decide about it, maybe there should be

1 a study made, you know, something to
2 understand the sociology of Greenport,
3 who lives here, who rents, you know,
4 what are the factors for the renting,
5 is it income and investment, or is it
6 to pay the mortgage? I think maybe if
7 we had more of an idea of why this is
8 taking place, like in other
9 communities, we could respond to this
10 more intelligently. Thank you.

11 MAYOR HUBBARD: Thank you.
12 Anybody else wish to address the board?

13 MS. COOPER: Can I say something
14 else? I came to the Board of Trustees
15 of Greenport with facts, they are legal
16 facts, it's not vigilantism, it's just
17 the law. But one of the gentleman that
18 spoke said -- or a few of them, they
19 didn't understand what the issue was
20 with short term rentals, so I'm just
21 going to say something that I promised
22 I wouldn't say because I wanted to be
23 just true to the facts and not get
24 emotional. We're a community. We
25 raise our children here, we take care

1 of our elderly here, we know our
2 neighbor next door, I take care of her
3 dog. We know the elderly neighbor
4 across the street. I know the little
5 girl around the corner who sometimes
6 loses her way. When you bring into a
7 community people on a regular revolving
8 basis, different people -- how many
9 were on Air B&B? A hundred and
10 eighty-nine?

11 MAYOR HUBBARD: A hundred and
12 eighty-nine.

13 MS. COOPER: You on a revolving
14 basis bring strangers into
15 neighborhoods. I have five -- not yet,
16 tomorrow -- five grandchildren who are
17 at my house who we walk to the park
18 with. Do you know what I mean? I
19 don't even know the people that are in
20 the neighborhood now. I've got five
21 just touching my borders basically that
22 is a constant turn over of strangers.
23 That's a safety issue. That's a
24 quality of life issue for the people
25 who are making their home for their

1 families, their grandparents, and
2 themselves, and their children in the
3 community. It's not a little thing to
4 have strangers walking by your house
5 all the time or next door all the time.
6 It's not a little thing. It's very
7 disconcerting, you know. And I think
8 that when you look at short term
9 rental, the idea is well, it's my
10 property, I can pretty much do what I
11 want, and you really can't say
12 anything. Well, you, as the governing
13 board can, you have that right. We
14 changed the zoning on the Mitchell
15 property, told Kenny Bowery you can't
16 have your condell there, and now we've
17 got -- you and your father was there,
18 now we have a beautiful park. That was
19 going to be a condell with no public
20 access. Do you know what I mean? The
21 strength, the commitment of our
22 legislators to stand up for what's best
23 for the community, that's what we are
24 entrusting you to do for us. Those of
25 us in the community do feel unsafe.

1 You have dogs you don't know in the
2 neighborhood, you know, we all know the
3 Mel story, but anyway, the other thing
4 -- so that's a little emotional, the
5 other thing is, and this is not to be
6 rude, I believe a lot of people have
7 purchased since the recession in
8 communities like Greenport with the
9 intent of turning them into B&B's,
10 converted garages, taking a single
11 family CO, buying it, and then turning
12 it into a two family because of the
13 rental income, and I do think that a
14 lot of people moved into our community
15 counting on them being able to rent
16 their properties out while they're
17 there, or as a B&B, or things like
18 that, and quite frankly, that's not
19 right. These are not supposed to be
20 investment homes, these are supposed to
21 be homes for the most part, and if
22 somebody can't afford a second home
23 without renting it out, but they have a
24 beautiful home in the city or wherever,
25 and they want to come to our community,

1 and they want to take our parks, our
2 roads, our lovely -- our Mitchell Park
3 that we bled for, you know, and the
4 only way they can do it is by putting
5 strangers in my community to keep that
6 house, then they shouldn't own the
7 house, they should sell it. And that's
8 how I feel. I'm not saying a little
9 old lady who it's her primary
10 residence, she needs to rent, I'm not
11 talking about that. I'm talking about
12 people that come into the community
13 thinking that they're going to be able
14 to do actions that are not in the
15 benefit of the community simply to hold
16 onto a property that they can't afford.
17 There goes to your affordable housing.
18 If every kid -- if I had gotten -- and
19 you know this, if I had gotten ahold of
20 every single kid in the community
21 before I retired and the purchase
22 prices were three hundred and twenty,
23 every single kid in the community would
24 have owned a house and they wouldn't be
25 renting for fifteen, eighteen hundred

1 because that's what their mortgage
2 payment would have been. Went too
3 fast, couldn't do it. So now we have
4 people that say I need to rent the
5 garage, I need to rent rooms because I
6 need to pay my taxes, I need to do
7 this, you know, we planned on our
8 retirement here, blah, blah, then sell
9 it. Don't burden our community with
10 strangers on a regular basis because
11 you want to own something you can't
12 afford.

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

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

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

20 MS. COOPER: I apologize to the
21 Board.

22 MS. LINDIS: Because I think we
23 might actually be funneling down
24 towards the real meat of this whole
25 issue because this is pure homophobia.

1 And for me -- homophobia, where you are
2 feared of a strangers dog walking
3 through your neighborhood. This is a
4 resort community for Pete's sake where
5 the population swells by, what, four
6 times in the summer time, I don't even
7 know what the numbers are.

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

10 MS. LINDIS: Now, I would like to
11 also refute one more thing. I am an
12 Air B&B host, and here's my situation
13 because this refutes your homophobia.
14 I'm a recent widow, okay, I had a
15 house, my circumstances changed, I
16 would like to remain a contributor to
17 this community, and I don't think that
18 there's anybody here on this valued
19 Board who would argue this, I would
20 like to remain in Greenport and
21 contribute to this community. I've
22 served on the Planning Board for five
23 years, I've been an uber volunteer,
24 I've done everything I could. I'm
25 having a trouble supporting my house

1 because I do not get any of my
2 husband's benefits. I'm supporting a
3 four bedroom house on a widow's pension
4 check. Now, my Air B&B, I have one
5 bedroom upstairs. Every single person
6 who has stayed in my house has actually
7 been more responsible than my family or
8 my friends.

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

11 MS. LINDIS: Even if they have
12 strange dogs.

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

15 MS. LINDIS: I am not going to
16 address anybody further because I know
17 that's out of line to talk to the crowd
18 instead of the Board. Thank you very
19 much for bringing this up, thank you
20 for opening up this for public
21 discussion because now you see why
22 there is push back against short term
23 rentals. We're a resort community.
24 There are strangers everywhere, there
25 are strangers in every neighborhood, in

1 every street, everywhere in the
2 Village, and it's nothing to be afraid
3 of. Thank you.

4 MAYOR HUBBARD: I want to thank
5 everybody who came and spoke about
6 this. Just to clarify a few things
7 that did come up during this: The
8 reason we brought this back up is the
9 rental law, when that was being
10 proposed, the long term rental law in
11 2012, Air B&B, and Home Away, and all
12 those did not exist or barely existed
13 at the time, so the original law that's
14 here is the law that's on the books now
15 for long terms rentals. When we
16 started actually enforcing the rental
17 law, which started when this new Board
18 came on, we started enforcing that, we
19 started making people comply and we
20 started doing inspections on it, which
21 I think has been very successful to
22 this point up to now, but Chatty Allen
23 brought up the last couple of months to
24 us why have we not inspected all these
25 other places. According to the long

1 term rental law, they don't have to be.
2 If they're owner occupied renting out
3 full-time, they don't have to apply for
4 the long term rental law, so that's why
5 the other portion that we're missing,
6 we have not gotten to those people, and
7 we have not inspected them. My mother
8 is one of them. She lives in her
9 house, she rents out her upstairs, it's
10 a legal two family house, she does not
11 have to apply for it because she's a
12 senior citizen living by herself. So
13 she is not part of the original rental
14 law. We're trying to modify that to
15 get every apartment, every rental in
16 Greenport looked at and have them
17 inspected, make sure they're safe.
18 That's why this came back up. It's
19 nothing to do with dynamics or anything
20 else. When we finally got a year's
21 worth of data from code enforcement,
22 from Ed Ward who was doing the
23 inspections, we have good numbers to
24 work with now, we want to look at the
25 other apartments. That's why this

1 Board brought it up, and instead of
2 starting a whole new one and going back
3 to the Code Committee which had six
4 people on it, I wanted to hear from
5 everybody here, that's why I asked
6 everybody here to get involved, to give
7 us input, and now we'll try to put
8 something together. So that's where
9 we're going with it, that's the reason
10 for all this, and that's why we brought
11 it up. Thank you all for coming and
12 giving us input on it, that's what we
13 need. Instead of six people in a room,
14 we all want to hear from everybody and
15 get your input, and now we're going to
16 go to work. Thank you all.

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

19 TRUSTEE PHILLIPS: Aye.

20 TRUSTEE ROBINS: Aye.

21 TRUSTEE ROBERTS: Aye.

22 MAYOR HUBBARD: At this point
23 we're going to open it to the public to
24 address the Board, would anybody like
25 to address the Board on any topic?

1 MR. SWISKEY: This is just a few
2 things that I'd like to speak about.
3 For one thing, you know, going back to
4 what you said, there was a lot of back
5 and forth, you know what I mean, you're
6 going to have to discuss the short term
7 rental -- you know, situations like
8 your mother, I could see that, you
9 know, you want it to be safe and
10 everything, but you're bringing in
11 short term rental -- we all know it's
12 all about money, and whether you can do
13 anything about it or not, I don't know.
14 But the other part of the rental law,
15 you know, fix it and then address the
16 short term rental properties.

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

22 TRUSTEE PHILLIPS: Thank you.

23 MR. SWISKEY: It's dangerous, very
24 dangerous. And you know what else I
25 would do, I would consider on a couple

1 of these side streets, like, Bay Avenue
2 on the east end towards Carpenter
3 Street, they park right up to that
4 corner. You might want to come out
5 thirty feet and say no parking. You
6 got it on the south side, you ain't got
7 it on the north side, and when they
8 park that close to that corner by that
9 restaurant, it's bad, and I think the
10 law says twenty feet, doesn't it?

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

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

25 MAYOR HUBBARD: Twenty-four to be

1 exact.

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

4 MAYOR HUBBARD: I know.

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

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

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

24 MR. SWISKEY: So basically it's
25 one hire, not a crew leader.

1 MAYOR HUBBARD: No, just one hire.

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

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

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

17 MAYOR HUBBARD: I understand that,
18 but we talked ability that at the work
19 session, brought it to -- Mr. Pallas is
20 away on vacation, we talked about this.
21 You brought it up actually last month
22 about the commercial users should pay
23 different prices and everything else,
24 they didn't feel comfortable with our
25 people trying to do that two tier or

1 three tier system without somebody
2 assisting on that, so we're going to
3 find out what it's going to cost to do,
4 and then we'll decide what we want to
5 do with it.

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

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

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

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

25 MR. SWISKEY: It's like sewer

1 study for four hundred and thirty
2 thousand dollars for engineering. This
3 Board has to realize this is real
4 money, and the more you save in one
5 place the more you've got to spend some
6 other place on roads and stuff. Oh,
7 and then one resolution here, Jeff
8 Goodwell, did he resign or was he
9 removed?

10 MAYOR HUBBARD: From the CAC?

11 MR. SWISKEY: Yeah.

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

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

20 MAYOR HUBBARD: If it's an
21 appointed position that was recommended
22 from people on the CAC that he's no
23 longer working for us, he doesn't live
24 in the Village, and so that's why he
25 was asked to be removed from it.

1 MR. SWISKEY: Well, you've got
2 another one on the CAC that doesn't
3 live in the Village either.

4 MAYOR HUBBARD: I understand that.

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

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

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

15 MR. SWISKEY: Marina manager.

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

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

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

24 MR. SWISKEY: No, no, was he doing
25 a good job as a member of the CAC or

1 not?

2 TRUSTEE PHILLIPS: I can't answer
3 that.

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

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

8 MAYOR HUBBARD: Yes, it was.

9 MR. SWISKEY: I guess that answers
10 your question.

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

13 MAYOR HUBBARD: Nope.

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

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

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

25 MAYOR HUBBARD: I've asked for

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

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

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

24 MR. SWISKEY: Rent, I don't know
25 what -- well, I won't ask what the rent

1 is, but, you know, they can make a lot
2 of promises, and if it fails, if the
3 bore fails, is the Village covered? Is
4 the Village getting the street repaved,
5 does it get this, does it get that,
6 does it get its rent, you know, there's
7 a lot of considerations that go on
8 here.

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

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

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

24 MR. SWISKEY: One other question
25 before I go, did they return the

1 extended failure on number four
2 generator yet?

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

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

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

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

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

24 MR. SWISKEY: In the second stage,
25 but there should have been one in the

1 first stage because he's got five
2 rooms, one of them should have been
3 handicap accessible, that's what the
4 law says. So now he's going to have
5 eleven rooms and one handicap when he
6 should have two. So I think our
7 Building Department has to look into --
8 because the ADA is nothing to mess
9 with, the Americans with Disabilities
10 Act. I think the law and the Building
11 Department should be directed to report
12 back to the Board wither he's in
13 compliance or not. Thank you.

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

16 MR. TASKER: Good evening, I see
17 that resolution twelve deals with a
18 request a proposal for engineering
19 design on a sewer collection system for
20 a portion of the Eastern District,
21 could someone define that a little
22 more? At previous more recent meetings
23 we heard numbers of four hundred
24 thousand, a hundred thousand dollars
25 for systems that were going to include

1 the whole east end of Long Island it
2 seemed, and I wonder if you can clarify
3 just what it is you're going to be
4 asking for an RFP to do. Is it a line
5 that will serve twenty-seven houses on
6 Sandy Beach, or a line that's going to
7 run around up to Manhasset, or then up
8 Manhasset, or what will the scope of
9 that be?

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

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

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

25 MR. TASKER: So in other words,

1 this is engineering work to design a
2 system that can be installed?

3 TRUSTEE ROBINS: Correct.

4 MR. TASKER: A shovel ready
5 system?

6 TRUSTEE ROBINS: Yes, to get it to
7 that stage.

8 MR. TASKER: At that point, what
9 do we have? We have an RFP, and we
10 award a quote to someone who does the
11 engineering design, and then we wait
12 for some other blossom to appear on a
13 tree and then find funding to get
14 somebody else to pay for it, how is
15 that going to work?

16 TRUSTEE ROBINS: You have to have
17 plans before you go out to bid, that's
18 what we need to do.

19 MR. TASKER: I understand that.
20 What's going to get you out to bid?
21 What's going to get you out to bid?

22 TRUSTEE ROBINS: Once we've
23 decided -- if those engineering studies
24 come in, we look at the prices, and if
25 they're acceptable, we'll award the

1 design -- the engineering design to a
2 company to provide the plans to us,
3 which would then have to go out to bid.
4 It's a process.

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

8 TRUSTEE ROBINS: That's the point.

9 TRUSTEE ROBERTS: Which will? You
10 said it will.

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

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

17 MR. TASKER: There you go. Thank
18 you.

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

21 TRUSTEE ROBERTS: If I may further
22 respond, if this all happens with the
23 timeline setting up this way, we should
24 be positioned, if we go through the
25 engineering study, to then go for the

1 consolidated funding on the state water
2 quality program next year to help, so
3 we have plenty of time to line up our
4 funding.

5 MR. TASKER: Thank you.

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

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

11 TRUSTEE PHILLIPS: Second.

12 MAYOR HUBBARD: All in favor?

13 TRUSTEE ROBERTS: Aye.

14 TRUSTEE ROBINS: Aye.

15 TRUSTEE PHILLIPS: Aye.

16 MAYOR HUBBARD: Opposed? Motion
17 carried. Trustee Roberts?

18 TRUSTEE ROBERTS: Resolution
19 07-2016-2, Resolution accepting the
20 monthly reports of the Greenport Fire
21 Department, Village Administrator,
22 Village Treasurer, Village Clerk,
23 Village Attorney, Mayor and Board of
24 Trustees. So moved?

25 TRUSTEE ROBINS: Second.

1 MAYOR HUBBARD: All in favor?

2 TRUSTEE ROBERTS: Aye.

3 TRUSTEE ROBINS: Aye.

4 TRUSTEE PHILLIPS: Aye.

5 MAYOR HUBBARD: Opposed? Motion
6 carried.

7 TRUSTEE ROBINS: Resolution
8 07-2016-3, Resolution approving the
9 application of Yira Tejada to the
10 Greenport Fire Department Rescue Squad,
11 as already approved on July 19, 2016 by
12 the Greenport Fire Department Board of
13 Wardens. So moved?

14 TRUSTEE PHILLIPS: Second.

15 MAYOR HUBBARD: All in favor.

16 TRUSTEE ROBERTS: Aye.

17 TRUSTEE ROBINS: Aye.

18 TRUSTEE PHILLIPS: Aye.

19 MAYOR HUBBARD: Opposed? Motion
20 carried.

21 TRUSTEE PHILLIPS: Resolution
22 #07-2016-4, Resolution approving the
23 application of Shelby Kostal to the
24 Greenport Fire Department Rescue Squad,
25 as already approved on July 19, 2016 by

1 the Greenport Fire Department Board of
2 Wardens. So moved?

3 TRUSTEE ROBERTS: Second.

4 MAYOR HUBBARD: All in favor?

5 TRUSTEE ROBERTS: Aye.

6 TRUSTEE ROBINS: Aye.

7 TRUSTEE PHILLIPS: Aye.

8 MAYOR HUBBARD: Opposed? Motion
9 carried.

10 TRUSTEE ROBERTS: Resolution
11 07-2016-5, Resolution ratifying the
12 hiring of Chris Sakowicz as a
13 part-time, seasonal Carousel employee
14 for the Village of Greenport at a pay
15 rate of \$9.00 per hour, effective July
16 16, 2016. So moved?

17 TRUSTEE ROBINS: Second.

18 MAYOR HUBBARD: All in favor?

19 TRUSTEE ROBERTS: Aye.

20 TRUSTEE ROBINS: Aye.

21 TRUSTEE PHILLIPS: Aye.

22 MAYOR HUBBARD: Opposed? Motion
23 carried.

24 TRUSTEE ROBINS: Resolution
25 07-2016-6, Resolution ratifying the

1 hiring of Sean Flinter as a part-time,
2 seasonal Dock Attendant/Carousel
3 employee for the Village of Greenport
4 at a pay rate of \$9.00 per hour,
5 effective July 12, 2016. So moved?

6 TRUSTEE PHILLIPS: Second.

7 MAYOR HUBBARD: All in favor?

8 TRUSTEE ROBERTS: Aye.

9 TRUSTEE ROBINS: Aye.

10 TRUSTEE PHILLIPS: Aye.

11 MAYOR HUBBARD: Opposed? Motion
12 carried.

13 TRUSTEE PHILLIPS: Resolution
14 #07-2016-7, Resolution ratifying the
15 hiring of Madison Osler as a part-time,
16 seasonal Marina office employee for the
17 Village of Greenport at a pay rate of
18 \$9.00 per hour, effective July 11,
19 2016. So moved?

20 TRUSTEE ROBERTS: Second.

21 MAYOR HUBBARD: All in favor?

22 TRUSTEE ROBERTS: Aye.

23 TRUSTEE ROBINS: Aye.

24 TRUSTEE PHILLIPS: Aye.

25 MAYOR HUBBARD: Opposed? Motion

1 carried.

2 TRUSTEE ROBERTS: Resolution
3 #07-2016-8, Resolution ratifying the
4 hiring of Stephanie Aanonsen as a
5 part-time Marina office employee for
6 the Village of Greenport at a pay rate
7 of \$9.00 per hour, effective July 6,
8 2016. So moved?

9 TRUSTEE ROBINS: Second.

10 MAYOR HUBBARD: All in favor?

11 TRUSTEE ROBERTS: Aye.

12 TRUSTEE ROBINS: Aye.

13 TRUSTEE PHILLIPS: Aye.

14 MAYOR HUBBARD: Opposed? Motion
15 carried.

16 TRUSTEE ROBINS: Resolution
17 #07-2016-9, Resolution ratifying the
18 hiring of Brian Ricker as a part-time,
19 seasonal Park Attendant/Carousel
20 employee for the Village of Greenport
21 at a pay rate of \$9.00 per hour,
22 effective July 7, 2016. So moved?

23 TRUSTEE PHILLIPS: Second.

24 MAYOR HUBBARD: All in favor?

25 TRUSTEE ROBERTS: Aye.

1 TRUSTEE ROBINS: Aye.

2 TRUSTEE PHILLIPS: Aye.

3 MAYOR HUBBARD: Opposed? Motion
4 carried.

5 TRUSTEE PHILLIPS: Resolution
6 #07-2016-10, Resolution ratifying the
7 hiring of Alexis Hubbard as a
8 part-time, seasonal Carousel employee
9 for the Village of Greenport at a pay
10 rate of \$9.00 per hour, effective July
11 2, 2016. So moved?

12 TRUSTEE ROBERTS: Second.

13 MAYOR HUBBARD: All in favor?

14 TRUSTEE ROBERTS: Aye.

15 TRUSTEE ROBINS: Aye.

16 TRUSTEE PHILLIPS: Aye.

17 MAYOR HUBBARD: Opposed? Motion
18 carried.

19 TRUSTEE ROBERTS: Resolution
20 #07-2016-11, Resolution ratifying the
21 hiring of Genesis Levy and H'Nadahri
22 Joyner as part-time, seasonal Camp
23 Counselors for the Village of Greenport
24 at a pay rate of \$9.00 per hour,
25 effective June 27, 2016. So moved?

1 TRUSTEE ROBINS: Second.

2 MAYOR HUBBARD: All in favor?

3 TRUSTEE ROBERTS: Aye.

4 TRUSTEE ROBINS: Aye.

5 TRUSTEE PHILLIPS: Aye.

6 MAYOR HUBBARD: Opposed? Motion

7 carried.

8 TRUSTEE ROBINS: Resolution

9 #07-2016-12, Resolution authorizing the

10 Village Clerk to issue a Request for

11 Proposals for the engineering design of

12 the Village of Greenport sewer

13 collection system, for a portion of the

14 Eastern District, per the sewer

15 feasibility study recently undertaken.

16 So moved?

17 TRUSTEE PHILLIPS: Second.

18 MAYOR HUBBARD: All in favor?

19 TRUSTEE ROBERTS: Aye.

20 TRUSTEE ROBINS: Aye.

21 TRUSTEE PHILLIPS: Aye.

22 MAYOR HUBBARD: Opposed? Motion

23 carried.

24 TRUSTEE PHILLIPS: Resolution

25 #07-2016-13, Resolution hiring Craig

1 Johnson as a full-time Laborer in the
2 Sewer Department, at a pay rate of
3 \$14.00 per hour, effective August 3,
4 2016. All applicable health and other
5 benefits apply to this full-time
6 position, as does the requisite
7 six-month Civil Service probationary
8 period. So moved?

9 TRUSTEE ROBERTS: Second.

10 MAYOR HUBBARD: All in favor?

11 TRUSTEE ROBERTS: Aye.

12 TRUSTEE ROBINS: Aye.

13 TRUSTEE PHILLIPS: Aye.

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

21 MR. JOHNSON: I'll stop by
22 tomorrow.

23 TRUSTEE ROBERTS: Resolution
24 #07-2016-14, Resolution approving an
25 increase in the hourly wage rate of

1 Douglas Peterson from \$27.54 to \$29.04,
2 effective August 3, 2016; pursuant to
3 Article VII (Salaries and
4 Compensation), Section 9(a) - Merit
5 Clause - of the current collective
6 bargaining agreement in force between
7 the Village of Greenport and CSEA Local
8 1000. So moved?

9 TRUSTEE ROBINS: Second.

10 MAYOR HUBBARD: Just one comment
11 on that, just so everybody on camera
12 sees that and all, we're doing this for
13 Doug Peterson, he took over the
14 planting of the flowers and the
15 watering of the flowers and trees for
16 us throughout the Village, the new
17 flower boxes and everything else. I've
18 had numerous comments from everybody,
19 it looks really great, everything is
20 looking good, nothing is dried out, and
21 he's really taken it to heart doing it,
22 and I just want to - we're doing this
23 to commend him on the extra work he's
24 done, taking this on, and we just want
25 to thank him for the work he's done.

1 All in favor?

2 TRUSTEE ROBERTS: Aye.

3 TRUSTEE ROBINS: Aye.

4 TRUSTEE PHILLIPS: Aye.

5 MAYOR HUBBARD: Opposed? Motion
6 carried.

7 TRUSTEE ROBINS: Resolution
8 #07-2016-15, Resolution approving an
9 increase in the hourly wage rate of
10 Donna Angevine from \$19.34 to \$21.34,
11 effective August 3, 2016; pursuant to
12 Article VII (Salaries and
13 Compensation), Section 9(a) - Merit
14 Clause - of the current collective
15 bargaining agreement in force between
16 the Village of Greenport and CSEA Local
17 1000. So moved?

18 TRUSTEE PHILLIPS: Second.

19 MAYOR HUBBARD: One comment on
20 that also, with Jeff Goubeaud leaving
21 his appointment with us, Donna has
22 stepped up and has taken over a lot of
23 Jeff's responsibilities with the
24 paperwork and everything else, doing
25 everything in the office, so I want to

1 thank her for stepping up and doing
2 that, that's why she's getting this.
3 All in favor?

4 TRUSTEE ROBERTS: Aye.

5 TRUSTEE ROBINS: Aye.

6 TRUSTEE PHILLIPS: Aye.

7 MAYOR HUBBARD: Opposed? Motion
8 carried.

9 TRUSTEE PHILLIPS: Resolution
10 07-2016-16, Resolution authorizing
11 Treasurer Brandt to perform attached
12 Budget Amendment #3465, to appropriate
13 fund balance for the purchase of the
14 waterways code enforcement boat, and
15 directing that Budget Amendment #3465
16 be included as part of the formal
17 meeting minutes of the July 28, 2016
18 regular meeting of the Board of
19 Trustees. So moved?

20 TRUSTEE ROBERTS: Second.

21 MAYOR HUBBARD: All in favor?

22 TRUSTEE ROBERTS: Aye.

23 TRUSTEE ROBINS: Aye.

24 TRUSTEE PHILLIPS: Aye.

25 MAYOR HUBBARD: Opposed? Motion

1 carried.

2 TRUSTEE ROBERTS: Resolution
3 #07-2016-17, Resolution directing Clerk
4 Pirillo to notice a Request for
5 Proposals for the undertaking of sewer
6 and water rate studies for the Village
7 of Greenport. So moved?

8 TRUSTEE ROBINS: Second.

9 MAYOR HUBBARD: All in favor?

10 TRUSTEE ROBERTS: Aye.

11 TRUSTEE ROBINS: Aye.

12 TRUSTEE PHILLIPS: Aye.

13 MAYOR HUBBARD: Opposed? Motion
14 carried.

15 TRUSTEE ROBINS: Resolution
16 #07-2016-18, Resolution authorizing a
17 Change Order to the existing contract
18 between the Village of Greenport and
19 Russell Reid to allow for an increase
20 in the price from Bergen Point WWTP to
21 Russell Reid of \$.022/gallon
22 (\$22/thousand gallons), for the hauling
23 of liquid sludge. So moved?

24 TRUSTEE PHILLIPS: Second.

25 MAYOR HUBBARD: All in favor?

1 TRUSTEE ROBERTS: Aye.

2 TRUSTEE ROBINS: Aye.

3 TRUSTEE PHILLIPS: Aye.

4 MAYOR HUBBARD: Opposed? Motion
5 carried.

6 TRUSTEE PHILLIPS: Resolution
7 #07-2016-19, Resolution rescinding
8 Resolution #06-2016-3 from the June 23,
9 2016 regular meeting of the Board of
10 Trustees, and rejecting all bids
11 received for the purchase of two (2)
12 2016 Chevrolet Tahoes, per the bid
13 opening on May 26, 2016 as
14 non-compliant. So moved?

15 TRUSTEE ROBERTS: Second.

16 MAYOR HUBBARD: All in favor?

17 TRUSTEE ROBERTS: Aye.

18 TRUSTEE ROBINS: Aye.

19 TRUSTEE PHILLIPS: Aye.

20 MAYOR HUBBARD: Opposed? Motion
21 carried.

22 TRUSTEE ROBERTS: Resolution
23 #07-2016-20, Resolution authorizing the
24 re-bid for the purchase of two (2) 2016
25 Chevrolet Tahoes for use as Chiefs'

1 cars for the Village of Greenport Fire
2 Department, and authorizing the
3 simultaneous bid for the purchase of
4 two (2) 2017 Chevrolet Tahoes for use
5 as Chiefs' cars for the Village of
6 Greenport Fire Department, and
7 directing Clerk Pirillo to notice the
8 bids accordingly. So moved?

9 TRUSTEE ROBINS: Second.

10 MAYOR HUBBARD: All in favor?

11 TRUSTEE ROBERTS: Aye.

12 TRUSTEE ROBINS: Aye.

13 TRUSTEE PHILLIPS: Aye.

14 MAYOR HUBBARD: Opposed? Motion
15 carried.

16 TRUSTEE ROBINS: Resolution
17 #07-2016-21, Resolution ratifying the
18 purchase from Port of Egypt Marine,
19 Inc. of a 1999 Pro Sport center console
20 Code Enforcement/Marina use boat, in
21 the amount of \$8,875.00; to be expensed
22 from Account H.7112.200 (Marina Capital
23 Expense). So moved?

24 TRUSTEE PHILLIPS: Second.

25 MAYOR HUBBARD: All in favor?

1 TRUSTEE ROBERTS: Aye.

2 TRUSTEE ROBINS: Aye.

3 TRUSTEE PHILLIPS: Aye.

4 MAYOR HUBBARD: Opposed? Motion
5 carried.

6 TRUSTEE PHILLIPS: Resolution
7 #07-2016-22, Resolution removing Jeff
8 Goubeaud as a member of the Village of
9 Greenport Conservation Advisory
10 Council, effective May 25, 2016. So
11 moved?

12 TRUSTEE ROBERTS: Second.

13 MAYOR HUBBARD: All in favor?

14 TRUSTEE ROBERTS: Aye.

15 TRUSTEE ROBINS: Aye.

16 TRUSTEE PHILLIPS: Aye.

17 MAYOR HUBBARD: Opposed? Motion
18 carried.

19 TRUSTEE ROBERTS: Resolution
20 #07-2016-23, Resolution rejecting all
21 responses received for the Marina
22 Management Request for Proposals, which
23 had a closing deadline for responses of
24 10:00 a.m. on July 14, 2016. So moved?

25 TRUSTEE ROBINS: Second.

1 MAYOR HUBBARD: All in favor?

2 TRUSTEE ROBERTS: Aye.

3 TRUSTEE ROBINS: Aye.

4 TRUSTEE PHILLIPS: Aye.

5 MAYOR HUBBARD: Opposed? Motion
6 carried.

7 TRUSTEE ROBINS: Resolution
8 #07-2016-24, Resolution establishing
9 the full-time position of Park
10 Maintenance Crew Leader for the Village
11 of Greenport Mitchell Park Marina. All
12 applicable health and other benefits
13 apply to this full-time position, as
14 does the requisite six-month Civil
15 Service probationary period. So moved?

16 TRUSTEE PHILLIPS: Second.

17 MAYOR HUBBARD: All in favor?

18 TRUSTEE ROBERTS: Aye.

19 TRUSTEE ROBINS: Aye.

20 TRUSTEE PHILLIPS: Aye.

21 MAYOR HUBBARD: Opposed? Motion
22 carried.

23 TRUSTEE PHILLIPS: Resolution
24 #07-2016-25, Resolution ratifying the
25 hiring of Peter W. Harris as the

1 seasonal, part-time Harbor Code
2 Enforcement Officer at an hourly pay
3 rate of \$20.00; effective July 3, 2016.

4 So moved?

5 TRUSTEE ROBERTS: Second.

6 MAYOR HUBBARD: All in favor?

7 TRUSTEE ROBERTS: Aye.

8 TRUSTEE ROBINS: Aye.

9 TRUSTEE PHILLIPS: Aye.

10 MAYOR HUBBARD: Opposed? Motion
11 carried.

12 TRUSTEE ROBERTS: Resolution
13 #07-2016-26, Resolution accepting the
14 Notice of Retirement dated June 22,
15 2016 from Thomas R. Watkins, Sr.,
16 effective August 31, 2016. So moved?

17 TRUSTEE ROBINS: Second.

18 MAYOR HUBBARD: All in favor?

19 TRUSTEE ROBERTS: Aye.

20 TRUSTEE ROBINS: Aye.

21 TRUSTEE PHILLIPS: Aye.

22 MAYOR HUBBARD: Opposed? Motion
23 carried.

24 TRUSTEE ROBINS: Resolution
25 #07-2016-27, Resolution approving the

1 Public Assembly Permit Application as
2 submitted by the Standard Hose Company
3 #4 of the Greenport Fire Department for
4 the use of the grounds at the Third
5 Street Fire Station from 4:00 p.m.
6 through 7:00 p.m. on August 20, 2016
7 for the annual Chicken Barbecue
8 Fundraiser. So moved?

9 TRUSTEE PHILLIPS: Second.

10 MAYOR HUBBARD: All in favor?

11 TRUSTEE ROBERTS: Aye.

12 TRUSTEE ROBINS: Aye.

13 TRUSTEE PHILLIPS: Aye.

14 MAYOR HUBBARD: Opposed? Motion
15 carried.

16 TRUSTEE PHILLIPS: Resolution
17 #07-2016-28, Resolution approving the
18 Public Assembly Permit Application as
19 submitted by Chris Hamilton for the use
20 of a portion of the Fifth Street
21 Beach/Park from 8:00 a.m. through 8:00
22 p.m. on September 17, 2016 with a rain
23 date of September 18, 2016 for the
24 annual Jeremy Hamilton Memorial
25 Scholarship Fundraiser, and including

1 an exception to allow for a vehicle to
2 be parked with the boundaries of the
3 Fifth Street Beach/Park. So moved?

4 TRUSTEE ROBERTS: Second.

5 MAYOR HUBBARD: All in favor?

6 TRUSTEE ROBERTS: Aye.

7 TRUSTEE ROBINS: Aye.

8 TRUSTEE PHILLIPS: Aye.

9 MAYOR HUBBARD: Opposed? Motion
10 carried.

11 TRUSTEE ROBERTS: Resolution
12 #07-2016-29, Resolution approving the
13 Public Assembly Permit Application
14 submitted by the Greenport High School
15 to close to vehicular traffic, and
16 utilize, the Village-owned streets from
17 the IGA Supermarket to the High School,
18 for the annual Homecoming Parade, from
19 5:30 p.m. though 6:30 p.m. on October
20 7, 2016. So moved?

21 TRUSTEE ROBINS: Second.

22 MAYOR HUBBARD: All in favor?

23 TRUSTEE ROBERTS: Aye.

24 TRUSTEE ROBINS: Aye.

25 TRUSTEE PHILLIPS: Aye.

1 MAYOR HUBBARD: Opposed? Motion
2 carried.

3 TRUSTEE ROBINS: Resolution
4 #07-2016-30, Resolution approving the
5 request of Eastern Long Island Hospital
6 to use the softball field on Moore's
7 Lane from 5:00 p.m. through 9:00 p.m.
8 on September 22, 2016 for the annual
9 Easter Long Island Hospital softball
10 game. So moved?

11 TRUSTEE PHILLIPS: Second.

12 MAYOR HUBBARD: All in favor?

13 TRUSTEE ROBERTS: Aye.

14 TRUSTEE ROBINS: Aye.

15 TRUSTEE PHILLIPS: Aye.

16 MAYOR HUBBARD: Opposed? Motion
17 carried.

18 TRUSTEE PHILLIPS: Resolution
19 #07-2016-31, Resolution authorizing the
20 attendance of Trustee Phillips, Trustee
21 Roberts, Trustee Robins, and any other
22 interested Trustee or staff member at
23 the New York Conference of Mayors Fall
24 Training School from September 12, 2016
25 through September 16, 2016 in Saratoga

1 Springs, New York. The cost of the
2 full program (\$295.00), or one-day
3 program (\$195.00), plus all applicable
4 travel and lodging costs, will be
5 expensed from the corresponding account
6 number(s). So moved?

7 TRUSTEE ROBERTS: Second.

8 MAYOR HUBBARD: All in favor?

9 TRUSTEE ROBERTS: Aye.

10 TRUSTEE ROBINS: Aye.

11 TRUSTEE PHILLIPS: Aye.

12 MAYOR HUBBARD: Opposed? Motion
13 carried.

14 TRUSTEE ROBERTS: Resolution
15 #07-2016-32, Resolution scheduling a
16 public hearing for August 25, 2016 at
17 7:00 p.m. at the Third Street
18 Firehouse, Third and South Streets,
19 Greenport, NY 11944 regarding a
20 proposed amendment to Chapter 132
21 (Vehicles and Traffic), Section 49,
22 Schedule XI(No Parking at Any Time) of
23 the Village of Greenport Code, to read
24 that there is to be no parking o the
25 east side of Carpenter Street from Bay

1 Avenue to the "dead end" of Carpenter
2 Street, and directing Clerk Pirillo to
3 notice the public hearing accordingly.

4 So moved?

5 TRUSTEE PHILLIPS: Second.

6 MAYOR HUBBARD: All in favor?

7 TRUSTEE ROBERTS: Aye.

8 TRUSTEE ROBINS: Aye.

9 TRUSTEE PHILLIPS: Aye.

10 MAYOR HUBBARD: Opposed? Motion
11 carried.

12 TRUSTEE ROBINS: Resolution
13 #07-2016-33, Resolution approving all
14 checks for Fiscal Year 2015/2016 per
15 the Voucher Summary Report dated July
16 25, 2016, in the total amount of
17 \$23,588.50 consisting of all regular
18 checks in the amount of \$23,588.00. So
19 moved?

20 TRUSTEE PHILLIPS: Second.

21 MAYOR HUBBARD: All in favor?

22 TRUSTEE ROBERTS: Aye.

23 TRUSTEE ROBINS: Aye.

24 TRUSTEE PHILLIPS: Aye.

25 MAYOR HUBBARD: Opposed? Motion

1 carried.

2 TRUSTEE PHILLIPS: Resolution
3 #07-2016-34, Resolution approving all
4 checks for Fiscal Year 2016/2017 per
5 the Voucher Summary Report dated July
6 25, 2016, in the total amount of
7 \$529,705.28 consisting of all regular
8 checks in the amount of \$450,677.25 and
9 all prepaid checks (including wire
10 transfers) in the amount of \$79,028.03.
11 So moved?

12 TRUSTEE ROBERTS: Second.

13 MAYOR HUBBARD: All in favor?

14 TRUSTEE ROBERTS: Aye.

15 TRUSTEE ROBINS: Aye.

16 TRUSTEE PHILLIPS: Aye.

17 MAYOR HUBBARD: Opposed? Motion
18 carried.

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

22 TRUSTEE PHILLIPS: Second.

23 MAYOR HUBBARD: All in favor?

24 TRUSTEE ROBERTS: Aye.

25 TRUSTEE ROBINS: Aye.

1 TRUSTEE PHILLIPS: Aye.

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

4 (Whereupon the meeting was
5 adjourned at 9:02 p.m.)

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

STATE OF NEW YORK)

) SS:

COUNTY OF SUFFOLK)

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

THAT, the above and foregoing contains a
true and correct transcription of the
proceedings taken on 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