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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK
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BOARD OF TRUSTEES
REGULAR SESSION

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Third Street Firehouse
Greenport, New York

January 23, 2020
7:00 P.M.

B E F O R E:

GEORGE HUBBARD, JR. - MAYOR

JACK MARTILOTTA - DEPUTY MAYOR

PETER CLARKE - TRUSTEE

MARY BESS PHILLIPS - TRUSTEE

JULIA ROBINS - TRUSTEE

JOSEPH PROKOP - VILLAGE ATTORNEY

SYLVIA PIRILLO - VILLAGE CLERK

PAUL PALLAS - VILLAGE ADMINISTRATOR

1 (The meeting was called to order at 7:00 p.m.)

2 MAYOR HUBBARD: Okay. I'd like to call the
3 meeting to order. First order of business is
4 we're going to have Cub Scouts Pack 51 come on up
5 and lead us with the Pledge of Allegiance. I
6 want to welcome them here. They're here to work
7 on a merit badge, and they're going to do the
8 Pledge of Allegiance for us. So come right up
9 front, and we're all going to stand up and you're
10 going to lead us in the Pledge of Allegiance.
11 Thank you for coming.

12 TRUSTEE MARTILOTTA: The Flag is right over
13 there, buddy.

14 TRUSTEE MARTILOTTA: Yeah, Flag's here.

15 (All stood for the Pledge of Allegiance)

16 MAYOR HUBBARD: Okay. Please remain
17 standing for a moment of silence for Marie A.
18 Dinizio, Marguerita "Marge" C. Howkins, and
19 Madeline Robins.

20 (All remained standing for a moment of
21 silence.)

22 MAYOR HUBBARD: Thank you. You may be
23 seated. Good job, guys.

24 TRUSTEE MARTILOTTA: It was awesome.

25

1 MAYOR HUBBARD: Okay. I have a couple of
2 announcements.

3 The 175th Fire Department Washington's
4 Birthday Parade will be held on February 15th,
5 2020.

6 The Village Offices will be closed on
7 February 17th, 2020 in honor of Presidents' Day.

8 Under Liquor License Applications, we have
9 a new application from The Gallery Bar LLC, at
10 314 Main Street.

11 And we have a Renewal application for the
12 Triangle Yacht Club, at 300 Atlantic Avenue. Any
13 comments can be sent to the SLA on their website
14 for, against, whatever, any comments can be
15 posted that way, and these are both noticed in
16 the newspaper.

17 Okay. At this time, we'll have a
18 presentation from William Freitag from SaxBST,
19 who will present the audited annual financial
20 reports. Bill, welcome.

21 MR. FREITAG: Thank you very much. Good to
22 see everybody. And I hope this merit badge,
23 guys, is for accounting. Right, is that what
24 it is?

25 AUDIENCE MEMBER: No.

1 (Laughter)

2 MR. FREITAG: Look at the stares.

3 (Laughter)

4 MR. FREITAG: Okay. Okay. Again, my name
5 is Bill Freitag. I'm a partner with BST, and we
6 are the Village's auditors. And just a couple of
7 housekeeping items and required communications to
8 get us started, and I will promise you that this
9 will be a very condensed version, and -- but,
10 absolutely, ask any questions you want as we go
11 along.

12 We were here in July to do the audit of the
13 Electric Fund in anticipation of the filing of
14 the New York Power Authority report to the New
15 York Power Authority, which had a filing deadline
16 of August 31st. So we'd like to get the Electric
17 Funds audit out of the way first to meet that
18 filing requirement for your regulatory body. And
19 safe to say that the Power Authority report was
20 delivered in advance of the August 31st deadline,
21 on August 20th of this year, which is quite
22 similar for the last couple of years.

23 I do know that the Power Authority has
24 already reviewed in some respects that particular
25 filing, and I don't know if they've actually

1 presented their financial condition report to you
2 yet, but my guess is that's probably coming.

3 Okay?

4 The remaining funds of the Village, we give
5 the Village a little bit of extra time to get the
6 other funds done. We were -- we were here in the
7 third week of September. We issued draft
8 financial statements to the Treasurer's
9 Department on October 15th. The Treasurer's
10 Department reviewed those financial statements,
11 and we delivered final financial statements that
12 you have in front of you on November 22nd. This
13 was a month quicker than last year, and it was
14 probably -- in my understanding, it was the
15 quickest issuance of the Village's financial
16 statements in probably the last 20 years.

17 So, with that said, I applaud the
18 Treasurer's Department of the Village, not only
19 for the work that they did and the skills that
20 they have, but for being incredibly prepared,
21 which allowed us to not only do our work at the
22 Village, but we were able to do quite a bit of
23 audit work in advance of the audit in our office.
24 So very efficient. Allowed us to get the reports
25 done a month earlier than last year. So I

1 thank -- I thank the Treasurer's Department.

2 At the end of the day, what you're trying
3 to get from the CPA firm is an opinion on your
4 financial statements. The opinion that was given
5 this year on the May 31st, 2019 financial
6 statements is what's called an unqualified
7 opinion. It's a clean opinion, and it represents
8 the highest level of assurance that you can get
9 from a CPA firm on the presentation of your
10 financial statements, basically saying that
11 they're prepared -- presented fairly in all
12 material respects and related to -- in connection
13 with generally accepted accounting purposes.
14 Okay?

15 One thing that I want to point out is the
16 financial statements as presented can be a little
17 bit misleading, and the reason why I want to
18 bring this out, up front here is because during
19 2019, the Village had to adopt a significant
20 accounting policy, which changed your financial
21 statements quite a bit from previous years'
22 presentations. And the pronouncement that you
23 had to adopt in fiscal year '19 was related to
24 something that's called the OPEB liability. It's
25 Other Post Employment Benefits.

1 So, for example, you have -- you give
2 health -- health insurance to your retirees,
3 current retirees, and the people who work for the
4 Village that will eventually retire from the
5 Village, and who have earned that right to get
6 health insurance in their retirement years. The
7 Village has to go out and have an actuary prepare
8 the calculations of what that liability is, and
9 it's usually a very large liability.

10 But the reason why I bring this up into
11 some detail here is that you have to realize that
12 the liability that the actuary calculated, which
13 is significant in terms of millions of dollars,
14 is not something that you're going to write a
15 check today for or any time soon. It's going to
16 be on a pay-as-you-go basis down the road, as
17 people retire and earn that right to get a
18 monthly premium paid by the Village.

19 But the accounting pronouncements, I'm not
20 a big fan of this, but they make you put the
21 liability on the books today as if it is due
22 today. Okay? So by bringing this liability onto
23 the balance sheet of the Village, it's somewhat
24 distorted, the 12 months operations of all of
25 your funds, all your utilities, plus your General

1 Fund. And what I'm going do is as I go through
2 the financial presentation, I'm going to say,
3 okay, this is what your financial statement
4 presents, however, if you stripped out that
5 liability, this is what the true operations were
6 for the year. Okay? So I wanted to point that
7 out, because on the face of the financial
8 statements, it didn't look like the Village had
9 all that good of a year, but, in fact, the
10 Village actually had a very nice year from a
11 financial perspective. Okay?

12 As far as audit adjustments, usually in any
13 audit, the auditors come in, review the work of
14 the Treasurer's Department and they propose
15 adjustments. In this year's case, we did make
16 adjustments and we had -- it had -- our total
17 aggregated adjustments totaled about \$100,000,
18 which represented an increase in Village-wide
19 fund balances. Now some would say that's a big
20 number, but when you compare \$100,000 to the
21 total fund balances of the entire Village, it
22 represents less than a half of 1%. So it was --
23 it was insignificant in our world as auditors.
24 But we did -- our audit adjustments were to the
25 good of the Village, increased your fund

1 balances.

2 Okay. So if we go to the financial
3 statements, if you care, I will address you to
4 page -- I'm going to just stay on one or two
5 pages of this beautifully 56-page report. But
6 we're going to talk about the utilities'
7 financial position. So we're going to go
8 Electric, Water and Sewer. It's going to be a
9 very condensed version.

10 On page 18, page 18 is the -- I'm going to
11 call it the income statement. It's your
12 statement of revenues versus your expenses for
13 the Electric, Water and Sewer utilities. The
14 first fund we're going to talk about is Electric.

15 Although the Electric Fund in the financial
16 statement reports a net loss of \$194,000, if the
17 effect of the OPEB liability that I just spoke
18 about was stripped out of the presentation, and
19 that liability on the Electric Fund totaled
20 \$427,000, the actual net income of the Electric
21 Fund for the year was \$233,000. So even though
22 your financial statements present a loss, it
23 takes into consideration this long-term liability
24 that's going to be paid many, many years from
25 now. So if you stripped that out for purposes of

1 how did the Electric Fund do for the 12 months,
2 you really operated at a profit of \$233,000. All
3 good there.

4 But one thing that I do want to bring out
5 in terms of your electric utility, you've had a
6 trend of declining net incomes over the last four
7 or five years. Okay? And the reason for that is
8 the last time you had a rate increase with the
9 Power Authority was 2007, so we are now 12 to 13
10 years into that rate. Every year that you move
11 away from that 2007 rate increase year, the
12 profit that's built into the rates starts to
13 erode, because you have greater cost, increases
14 in cost, and other costs. So it's inherent that
15 the further you move away from the 2007 rate
16 increase, that your net incomes of the electric
17 utility are going to decline. Okay?

18 There is no need to get concerned about a
19 potential rate increase in the near future as it
20 relates to your operations, mainly because the
21 financial position of the electric utility in
22 regards to its cash balances and its reserves are
23 going to allow you to defer any rate case for
24 quite some time. But I do want to point out that
25 your electric utility has shown declining net

1 incomes over the last several years, and it's
2 only because you're moving further and further
3 away from that rate increase. Okay?

4 From a financial perspective on the
5 electric utility, on Page 17, I'm going to come
6 back one page, and this is your assets, your
7 liabilities and the net book value. Cash
8 balances of the electric utility total
9 \$3.3 million, of which 567,000 is unrestricted to
10 be used for current expenses, and \$2.8 million is
11 set aside in reserves for the future replacement
12 of equipment, the future payment of transmission
13 congestion charges, and three, customer deposits
14 that you hold.

15 Current cash balances, including its
16 reserves, in our opinion, is more than adequate
17 to meet the Electric Fund's operational needs,
18 and it also, as I said before, it should help you
19 defer the need for a future rate increase for
20 some time.

21 During Fiscal 2019, the Electric Fund made
22 many different types of improvements to its
23 electric distribution system and related
24 equipment. 2019 showed that \$200,000 was
25 reinvested into the plan in 2019, including the

1 engineering fees related to the microgrid
2 project.

3 At the end of May 31st, 2019, the Electric
4 Fund has two long-term outstanding bonds related
5 to system improvements that were made in 2012 and
6 '14. These bonds total \$2.7 million, and they'll
7 mature -- one will mature in 2020, and the second
8 one will mature 20 years from now in 2042. Fund
9 balance of the electric utility at May 31st, 2019
10 totals \$4.6 million.

11 So, from a financial position perspective,
12 the Electric Fund had a very good year
13 operationally, and a financial position in terms
14 of your assets versus your liabilities, in a
15 strong, very strong position financially.

16 The Water Fund, second column back on
17 Page 18, the Water Fund as it's presented in the
18 financial statements showed a net loss of
19 \$62,000. Again, if you stripped out the OPEB
20 liability, which totaled \$79,000 for the Water
21 Fund, the actual net income of the Water Fund was
22 approximately \$17,000. You had a positive, a
23 positive year from a profitability standpoint.

24 Very quickly, coming back to Page 17, the
25 financial position of the Water Fund remains

1 quite strong at May 31st, 2019. Cash balances,
2 which are all unrestricted, so nothing is in
3 reserves there, total \$911,000, and that
4 represents, as if you did a calculation on how
5 many months of cash do you have on hand to meet
6 current operations, you have 22 months of cash on
7 hand to meet operations based upon the actual
8 expenses that you had to run the utility in 2019.

9 As with the electric utility, you did make
10 improvements to the plant. Those improvements
11 totaled \$60,000 to the water plant in Fiscal Year
12 2019. And safe to say the Water Fund does not
13 have any long-term liabilities at the end of
14 May 31st, 2019, so there's no bonds, there's no
15 loans or Bond Anticipation Notes. So, basically,
16 the only liabilities of the Water Fund are your
17 normal day-to-day accounts payable for unpaid
18 vendors and things of that nature.

19 Fund balance at the end of May 31st, 2019
20 in the Water Fund totaled \$1.3 million. Again,
21 as with the electric utility, the Water Fund sits
22 in a very nice financial position, and from a
23 liquidity standpoint, is very strong.

24 TRUSTEE PHILLIPS: Bill, I have -- do you
25 want to wait for questions afterwards, or can I

1 ask

2 a question about the Water Fund?

3 MR. FREITAG: You can ask whatever you
4 want.

5 TRUSTEE PHILLIPS: Okay.

6 MR. FREITAG: Just don't ask hard ones.

7 TRUSTEE PHILLIPS: It's not a hard one.
8 Suffolk County Water Authority, who is our -- is
9 our -- we're their customer, okay --

10 MR. FREITAG: Yes.

11 TRUSTEE PHILLIPS: -- is increasing or
12 implementing a fee that we're having a public
13 hearing for tonight. That fee, I mean, that
14 additional fee could actually start to eat away
15 from -- if we don't do something, it could
16 actually start to eat away from our cash flow,
17 correct?

18 MR. FREITAG: Yes, it would.

19 TRUSTEE PHILLIPS: Okay.

20 MR. FREITAG: Currently, you are in a good
21 position from a cash flow statement, so you have
22 time to figure out what it is you want to do.
23 The beauty of a water utility or a sewer utility
24 in New York State, as a local government, is that
25 unlike your electric utility, you're not

1 regulated. Okay? So it is up to the Village and
2 its Management Team to come up with the rates for
3 a water or a sewer utility based upon what your
4 costs are. And you can change those rates, not
5 to say that you'd want to, but you can change
6 those rates any time based upon what it is your
7 needs are.

8 So, as costs increase, and this is a
9 perfect example of that, as costs increase and
10 things change, and you could look at the next
11 year's budget, you should take a look at where
12 you stand operationally. Is your -- are your
13 revenues going to at least equal your expenses?
14 And if not, do you need to make a rate
15 adjustment? The beauty of your position with the
16 Water Fund right now is you are standing on a
17 very liquid position in terms of your cash
18 balances. So you could possibly absorb that if
19 you didn't want to change the rates. Okay? But
20 should you change the rates, then I would suggest
21 as a Management Team, from an economic
22 standpoint, you should change rates. Just
23 because of a good financial position, it can
24 allow you to defer it a little bit, if you didn't
25 want to keep -- make that from an administrative

1 standpoint or a political standpoint. But at the
2 end of the day, every fund of the Village should
3 be on a stand-alone basis, not borrowing from
4 other funds. It should be supported by the
5 revenues, and that's what you'd have to take a
6 look at. But that's very -- that's a typical
7 thing that could happen, whether it be from an
8 outside vendor or just increased costs
9 internally. You have to take a look at that.
10 And, as I said, the beauty of water and sewer is
11 you have the ability to change that without
12 having approval by an outside regulatory body.

13 TRUSTEE PHILLIPS: Okay, thanks.

14 MR. FREITAG: Does that make sense?

15 TRUSTEE PHILLIPS: Yes, that makes sense.

16 MR. FREITAG: Okay. Okay. Coming back to
17 the Sewer Fund, again, it's unregulated, the
18 Sewer Fund had a really nice year, on Page 18.
19 The Sewer Fund reports a net income of \$125,000
20 just on the face of the financial statements, but
21 if you stripped out that OPEB liability that we
22 chatted about, which for the Sewer Fund was
23 \$285,000, you'd have a swing from 125,000 profit
24 presented to an actual net income of \$410,000.

25 So the Sewer Fund had a very good year.

1 But just one of the things that was part of that
2 \$410,000, that number includes the revenues that
3 you received in the agreement between the Village
4 and the Vineyard View for connection fees. So
5 those revenue dollars that were received in 2019
6 actually boosted up that net income number.

7 Okay?

8 Now, Robert, is that -- is that going to be
9 continued in '20. Is there anymore money to be
10 received on --

11 MR. BRANDT: No.

12 MR. FREITAG: Okay. So that was fully
13 recorded --

14 MR. BRANDT: Yeah.

15 MR. FREITAG: -- in 2019. As with the
16 Water Fund, the financial position of the
17 Sewer Fund is quite strong. At the end of
18 May 31st, 2019, cash balances total \$2.2 million,
19 and this is all on Page 17 of your financial.
20 Two million dollars of that 2.2 million is
21 unrestricted, to be used for normal operating
22 costs, and the remaining dollars are in
23 restricted for future debt service payments.
24 Again, if you did the same calculation as we did
25 for Water, if you determined how many months cash

1 on hand you had versus your normal operating
2 expenses, you'd be sitting on 17 months of cash,
3 so about a year-and-a-half of cash you could go
4 through.

5 Capital improvements made to the Sewer Fund
6 totaled \$56,000 for the year. The Sewer Fund
7 does have one bond outstanding, which totals
8 \$129,000, and that particular bond will be paid
9 off in September of 2020. After that, the Sewer
10 Fund outside of its EFC 0% interest loans, the
11 Sewer Fund becomes debt free. The Sewer Fund
12 does have a 0% interest loan with the New York
13 State Environmental Facilities Corporation. That
14 loan totals a million-five, and it will be
15 amortized through annual payments of principal,
16 no interest, through 2043. Your annual payments
17 related to that loan is \$59,000 a year.

18 So the Sewer Fund's financial position cash
19 balance is very liquid. You'd meet that debt
20 service payment very easily and its operating
21 expenses. Fund balance of the Sewer Fund at May
22 31st, 2019 totaled \$7.1 million.

23 So the utilities at Greenport are in a very
24 nice position. I think you've done a nice job
25 managing it. The Management Team, the

1 Treasurer's Department, I do believe that they're
2 doing -- they're doing well. Okay?

3 The Village, which is the primary fund of
4 the Village, and we're going to bring you to
5 Page 15, and this is the last fund we're going to
6 talk about. The Village's General Fund is really
7 the fourth and last operating department of the
8 Village. It also includes your DPW and other
9 types of departments within it, including the
10 Recreation, the old Recreation Fund has been
11 folded into the General Fund.

12 On Page 15, if you stop on Page 15 before
13 the transfers in the contribution line, the
14 General Funds -- we don't talk about the General
15 Fund of having a net profit, we talk about that
16 your revenues exceed your expenditures, or your
17 expenditures exceed your revenues. In 2019, your
18 revenues exceeded your expenditures in the
19 General Fund by \$33,000. The line below, it
20 shows that the Village transferred \$311,000 to
21 its Capital Projects Fund during the course of
22 the year, and that was to assist in the financing
23 of certain capital improvements made within
24 that -- within the Capital Projects Fund, namely
25 sidewalks and street work.

1 As compared to your budget, how did \$33,000
2 of excessive revenues compare to your budget?
3 Well, your adopted modified budget actually
4 showed that the Village anticipated having about
5 an \$800,000 loss, revenues less expenses. And
6 the way you were -- you were going to balance
7 that budget was you were going to take prior year
8 fund balances/cash balances to balance the
9 budget. Okay? Lo and behold, your actual
10 revenues and your actual expenses came in much
11 better than what you budgeted, and you actually
12 had a surplus, a small surplus of \$33,000. So it
13 was a large -- it was a large difference between
14 what you budgeted, a very conservative budget,
15 and where you came in on actual results.

16 Your gross revenues for the year in the
17 General Fund totaled \$4.3 million, of which one
18 million was related to real property taxes. And
19 real property taxes are -- only make up 23% of
20 the revenue stream of the General Fund.

21 You also take in about a million-two from
22 departmental income. Departmental income at this
23 particular Village is related to the Ice Rink,
24 the Marina, the Campground and the Carousel. So
25 at the end of the day, 28% of the General Fund's

1 revenue stream comes from these other types of
2 services.

3 On the expenditure side, \$4.3 million, of
4 which Public Safety, DPW, Marina costs and
5 employee benefits, they actually make up 75% of
6 the total cost of the Village's General Fund.

7 As a result of the May '19 fiscal year
8 operations, the Village's fund balance sits at
9 \$4.9 million at the end of May 31st, 2019.
10 3.5 million of that 4.9 is restricted for various
11 reserves that you set up, including the
12 investments that are related to the Length of
13 Service Award Program for your Fire Department.
14 Okay? So that's all restricted dollars.

15 \$111,000 of the 4.9 million is assigned for
16 encumbrances, basically amounts that are due to
17 vendors that were unpaid at the end of the year,
18 and you're sitting on a million-two of
19 unrestricted fund balance, which can be used to
20 balance future budgets. The \$1.2 million of
21 unrestricted dollars represents about 28% of your
22 annual expenditures, or approximately three
23 months. So very nice spot to be, and certainly
24 within the limits that the Office of the State
25 Comptroller would want you to be at.

1 At the end of the day, the General Fund is
2 sitting on about \$3.1 million on Page 13. Cash
3 balances are at \$3.1 million, of which 732,000 is
4 restricted for future debt payments and capital
5 repairs.

6 Unrestricted cash balances total
7 \$2.4 million, and represent about seven months of
8 cash on hand related to your normal expenditures.

9 The Village's General Fund made, in terms
10 of capital improvements, made \$2.7 million of
11 capital improvements in 2019, primarily related
12 to the purchase of property, fire equipment, road
13 and sidewalk improvements, certain vehicles,
14 certain work done at the Carousel, and certain
15 work done at the pier. So \$2.7 million of
16 capital expenditures made during 2019 as an
17 investment into the infrastructure of the
18 Village.

19 In regards to the Village's indebtedness,
20 the Village has outstanding five different serial
21 bonds that will mature during 2020 through 2042.
22 Those five bonds total \$3 million at the end of
23 May 31st, 2019.

24 So like three -- the three utilities, the
25 General Fund, the other main operating department

1 of the Village, is in a very nice position
2 cash-flow-wise, liquidity-wise, and in terms of
3 operations for the year, did have a nice year.

4 The other thing, just a couple of other
5 things before I end here. The Village does
6 receive -- one of the main reasons why you have
7 an audit every year is because you receive more
8 than \$750,000 annually of Federal money. The
9 Federal money that this Village receives is
10 related to the HUD program for your Section 8
11 housing. You received about a million dollars in
12 2019, and because of that, the Federal Government
13 requires not only for you to have a financial
14 audit, but also a compliance audit in regards to
15 that particular program. So while we're here
16 doing your audit, we also need to look at how
17 you're running that program, what are the
18 internal controls that you have to run that
19 program effectively, and are you in compliance
20 with the program. So it's a little bit of a side
21 audit that we -- that we move away from. And the
22 Feds are actually looking for are there any
23 findings, are there any material weaknesses in
24 the internal controls systems and the accounting
25 systems here, are there any significant

1 deficiencies. And I'm happy to say that through
2 our quite a bit of testing of that particular
3 program, there were no material weaknesses in
4 your accounting systems or your underlying
5 internal controls, and you had no issues related
6 to compliance. So you were in full compliance,
7 from our perspective, with that particular
8 program.

9 Those -- these reports end up getting
10 submitted to the Federal Government, and you've
11 had this type of an audit for many years now
12 because of that particular program. There is
13 some chatter about that they may increase the
14 threshold from 750,000 to \$2 million. That
15 hasn't really gotten any legs yet in Congress,
16 but what will happen then is the need for an
17 audit, that type of an audit, will go away, and
18 then a lot of local governments in the State of
19 New York will no longer have an audit requirement
20 because of -- because of not meeting that
21 threshold. But as long as it stays 750 and
22 you're in this program, my guess is you will
23 always be subject to that. Okay?

24 Other than that, the audit, as I said, went
25 very, very well. We appreciate everybody,

1 Management down to the Treasurer's Department.

2 It was extremely nice to work with you. You've
3 answered of all of our questions. We appreciate
4 your hospitality, we appreciate your insight and
5 your skills, and I thought it went very well, one
6 of the better audits we've had.

7 So if you have any other questions, whether
8 it be here or --

9 MAYOR HUBBARD: Any questions?

10 MR. FREITAG: -- any other time --

11 TRUSTEE ROBINS: No.

12 MR. FREITAG: -- Robert knows how to get in
13 touch with me.

14 MAYOR HUBBARD: All right. Thank you very
15 much.

16 MR. BRANDT: Thank you, Robert.

17 MR. FREITAG: I appreciate it. Happy New
18 Year, everybody.

19 MAYOR HUBBARD: Okay. Same to you. Thank
20 you.

21 Okay. We have public hearings. We have a
22 public hearing, the Wetlands Permit Application
23 on behalf of Pipes Cove Management to perform
24 work concerning removal, replacement,
25 construction and re-constructions. Public

1 hearing has been noticed. Anybody who wishes to
2 address this, your name and address for the
3 record, and we'll move forward. Go ahead.

4 MR. HERRMANN: Good evening. My name is
5 Rob Herrmann of En-Consultants. That's
6 En-Consultants. We're located at 1319 North Sea
7 Road in Southampton, on behalf of the applicant.

8 Basically, tonight we're here to present
9 what is a relatively extensive, but
10 straightforward, application to replace all of
11 the bulkhead, all of the bulkheading that frames
12 the Pipes Cove condominium boat basin at the end
13 of Sixth Street.

14 Although the scope of -- the scope and
15 intent of the project is straightforward, it did
16 face some challenges in terms of the design. And
17 as I walk you through these challenges and the
18 designs that we've come up to address them, it
19 would help if you had at least one set of the
20 plans, one of the engineering plans in front of
21 you, if you want to follow along. Otherwise, you
22 can just trust me as a describe it.

23 Permitting challenge is the fact that this
24 property is located not entirely within the
25 Village of Greenport. It's located partially

1 inside the Village boundary and partially outside
2 the Village boundary where the bulkheading is
3 actually regulated, not by the Village, but by
4 the Town of Southold Trustees. So while the
5 overall project entails the replacement of more
6 than 1,000 linear feet of bulkhead, the
7 application before this Board includes only
8 approximately 60% of that overall scope, or about
9 600 linear feet. It's worth noting that most of
10 that 600 linear feet is within the interior of
11 the boat basin, as opposed to outside on the bay,
12 which is more to the west side of the property
13 and within the Trustees' jurisdiction.

14 We also faced the design or substantive
15 challenge due to a combination of factors, one
16 being that as part of this replacement, which
17 where most of the onus there was hopefully a once
18 in a lifetime experience, is the desire to raise
19 the bulkheads in response to sea level rise. But
20 you also have the situation of having the
21 condominium buildings being very close to various
22 sections of the bulkheading inside the basin.
23 And you also have a substantial concrete
24 retaining wall that runs along the landward side
25 of the bulkheading from much of the outside

1 bulkheading, including what is the long section
2 labeled "G" on the plans in the Village's
3 jurisdiction. And, of course, that's a
4 challenge, because what happens there is instead
5 of being able to replace the bulkhead in place,
6 where you're literally pulling the existing
7 bulkhead out and putting the new bulkhead in the
8 same location, the existing bulkheading stays in
9 place, and then the new bulkhead is constructed
10 immediately on the seaward side of it. This
11 was -- used to be referred to as the seaward
12 reconstruction or out-in-front bulkhead
13 replacement that 15, 20 years ago was commonly
14 approved by all the different environmental
15 agencies. But over time, that sort of fell out
16 of favor, because, of course, the upland owner is
17 effectively filling in part of the waterway,
18 essentially capturing some of the natural
19 resource incorporating into the upland.

20 So we didn't come into this problem
21 lightly. In fact, dating back now two years ago
22 in 2017, we specifically got together to have
23 pre-submission meetings with the New York State
24 DEC, with the Town of Southold Trustees, and with
25 your Village of Greenport CAC. We met with them

1 in August of 2017, because we wanted to discuss
2 these issues, what -- and find out what concerns
3 they might have, and what they might want to see
4 us do about it in terms of mitigation.

5 So based on those agency discussions, the
6 significant mitigation design that was developed
7 was based on the concept of calculating the area
8 of waterway that was being filled by the seaward
9 bulkhead replacement, and then replacing or
10 swapping that area with an equivalent or greater
11 area of waterway and wetlands, which is what we
12 ended up accomplishing with the design.

13 So, specifically, we worked with the
14 project engineer who calculated that 832 square
15 feet of waterway would be filled and removed, in
16 effect, by the result of these seaward bulkhead
17 encroachments. Now, approximately 85% of that
18 area, or 702 square feet, is being restored
19 through the creation of waterway in place of
20 existing upland in the southeast side of the
21 property, where there's -- if you're familiar
22 with the property, there's sort of this large
23 lawn area that kind of sticks out. And so in
24 that area, on the plans, Sections B-1(C) and B-2,
25 you'll see that there's about 117 feet of

1 bulkhead that's being physically relocated about
2 6 feet landward into that lawn area. So there's
3 a six-foot-wide area of waterway throughout that
4 run that becomes open water, which in and of
5 itself almost matches what's being lost.

6 But as originally was encouraged by the
7 Town Trustees, which was an interesting
8 relationship, because a lot of the seaward
9 replacement is actually occurring within their
10 jurisdiction, but the mitigation that they
11 suggested actually benefits the Village, really,
12 and not the Town, to the extent that along that
13 same section of bulkhead that's being removed and
14 relocated landward, we're going to take the
15 middle section of that, which is about 52 feet
16 long, and we're going to lower that by about
17 three feet to create what's going to be really --
18 think of as a low sill bulkhead, and then
19 excavate an approximately 1,092 square foot area
20 behind that. So, again, this is digging even
21 deeper into that lawn area where we're going to
22 actually be able to create a tidal wetland,
23 vegetated tidal marsh that currently doesn't
24 exist. So right now in that area, it's this area
25 of upland that's basically a maintained lawn, but

1 there's going to be what will actually turn out
2 to be an 832 square foot area of intertidal marsh
3 and high marsh in place of that existing upland.

4 Now, I know the CAC had had some initial
5 comments, I think, after the application was
6 issued that they were looking to see all of that
7 lawn area sort of, you know, what's beyond and
8 around the created marsh also being maintained as
9 like a natural area where you would have
10 non-fertilizer-dependent grasses and things like
11 that, and the -- and the condominium association
12 is open to that as well. I mean, that's an area
13 that's really just an open area. So you're going
14 to take sort of an area of undevelopable upland,
15 if you will, that's right now a lawn and sort of
16 turn it into a natural area featuring this
17 created wetlands. So it's actually going to be
18 pretty neat, we think anyway.

19 And so, in total, your mitigation, you're
20 going to effectively trade that 832 square feet
21 of waterway for a combined area of 1,534 square
22 feet of waterway and wetlands, which is a nearly
23 two-to-one exchange. So you end up with nearly
24 twice as much waterway and wetland area as exists
25 now after the bulkhead reconstruction.

1 As additional mitigation, which is
2 something the CAC had wanted to see when we met
3 with them a couple of years ago now, there's
4 approximately \$1,560 square feet of impervious
5 brick walk and patio area that runs along the
6 middle stretch of that property that's going to
7 be replaced with a 12-foot-wide pervious drainage
8 buffer. So that's basically going to be crushed
9 bluestone. So that's an area where potential
10 runoff from the property, instead of potentially
11 running over a masonry area into the boat basin,
12 will have a chance to drain in that area.

13 Ultimately, that's how the plan came out.
14 We have obtained permits from the U.S. Army Corps
15 of Engineers, the New York State Department of
16 State Coastal Resources Division, the New York
17 State DEC, and the Town of Southold Trustees for
18 the project as it's in front of this Board today.
19 So after about two years at this, you all are
20 kind of our last permit stop on this from -- in
21 terms of the environmental approvals.

22 If you look at the description and plans, a
23 couple of other minor project components.
24 There's a -- inside northeast corner, there's an
25 existing fixed dock that's going to be replaced

1 with a ramp and float. There's another dock
2 within the boat basin that's going to be
3 relocated, but these are just sort of incidental
4 maneuverings within the boat basin that are
5 described in the plans and the description.

6 I'm happy to hear any comments you have or
7 any questions you may have. Again, we've been at
8 this a long time. There's been really a lot of
9 careful thought that's gone into this, a lot of
10 pre-submission conversation with all the involved
11 agencies to try to make sure that when we came
12 out the end of this process, that we had a good
13 project and that all of the involved agencies
14 were content with what we came up with, and we
15 think we've achieved that.

16 MAYOR HUBBARD: Okay, good. Any questions?
17 Go ahead.

18 TRUSTEE CLARKE: I'm the newest Trustee on
19 the Board.

20 MR. HERRMANN: Sure

21 TRUSTEE CLARKE: So I haven't had as much
22 experience as the Administration and the rest of
23 the Board with these types of approvals. So my
24 question might be a naive one, and for that, I
25 ask everyone's indulgence.

1 Is there any pressure that this project
2 will put on Sixth Street itself, the adjacent
3 part of the street that we maintain running down
4 to the boat ramp there, especially as this new
5 tidal marsh area is going to be bringing the
6 water roughly 10 feet closer to the street, and
7 that is an area of common infiltration of high
8 water. I don't know if, Paul, that's something
9 that you have -- can address, or if this is not
10 the proper venue for this question, I can
11 certainly follow it up at another time.

12 MAYOR HUBBARD: Yeah. I mean, I don't
13 think it's --

14 MR. HERRMANN: Yeah, I can certainly
15 respond to that, if you wish.

16 MAYOR HUBBARD: All right, go ahead.

17 MR. HERRMANN: So, overall, you have to
18 think about the fact that that -- that area is
19 two parts. Right now, it's an upland lawn area,
20 which does not have very good absorption rate for
21 potential runoff or overflow water coming from
22 the bay. So once that area is converted more to
23 a naturalized area, first of all, it's going
24 to -- it's going to have improved porosity in
25 terms of water coming up and over. But to answer

1 your more specific question, if you look at --
2 I'm not sure what sheet it's on, but there's a
3 profile drawing of the low sill bulkhead. So
4 what you have to imagine is that you're taking --
5 say this is the existing height of the bulkhead
6 here. Okay. So if you're standing on Sixth
7 Street at an angle and you're looking -- you
8 know, this is where the bulkhead is, and you're
9 saying we're going to bring the bulkhead back,
10 and then we're going to lower it. So that's
11 going to bring, you know, the water in the basin
12 theory closer to Sixth Street on that side. But
13 the back side of this will be framed with
14 retaining walls, upland retaining walls, which
15 will be the same height as the high bulkhead
16 outside.

17 So it's not like we're creating some sort
18 of lower pathway or sluiceway for this water to
19 then move towards the road. We're creating a
20 box, if you will, where this marsh is going to be
21 created inside. So there's certainly no --
22 there's no increased flood risk created by this.
23 Again, if anything, there would be a reduced
24 risk, only because, again, through the CAC
25 comments and through the design, we're kind of

1 taking that entire area and making it more --
2 increasing its capacity to contain water.
3 Otherwise, all the conditions here are really
4 staying the same. In other words, we're not
5 changing the framing of the boat basin at all,
6 except in that area.

7 TRUSTEE CLARKE: Thank you.

8 ATTORNEY PROKOP: I have two questions
9 whenever the Trustees are done.

10 MAYOR HUBBARD: Okay. Go ahead, Joe.

11 ATTORNEY PROKOP: I thought the discussion
12 the last time we discussed this in public was
13 that parts of the bulkhead were being raised so
14 that the entire bulkhead had the same height.

15 MR. HERRMANN: That's correct.

16 ATTORNEY PROKOP: But what I thought you
17 said was that the entire bulkhead was being
18 raised for some reason.

19 MR. HERRMANN: Well, it's a combination.
20 So I can -- I can give you the--

21 ATTORNEY PROKOP: Well, wait a second. Is
22 it -- which is it? Is the entire bulkhead being
23 raised or is some of it being raised?

24 MR. HERRMANN: I'm going to answer you.

25 ATTORNEY PROKOP: Okay, thank you.

1 MR. HERRMANN: So the elevation of the
2 bulkhead is proposed to increase to an elevation
3 of five-and-a-half from existing elevations
4 ranging from 3.4 to four. So that requires a
5 height increase ranging from 18 inches to
6 25 inches, but overall, primarily, about
7 20 inches. And then there's -- for each section
8 that's being raised, you know, there's a specific
9 height that's indicated in the plans. Any
10 bulkhead that would already be at that height is
11 not going any higher. So there's a fixed
12 elevation that is -- will be the finished
13 elevation for all the bulkheading in the basin.
14 And because of the varying heights, some will
15 be -- have to be raised more than others.

16 ATTORNEY PROKOP: So what is -- what is the
17 new height going to be?

18 MR. HERRMANN: 5.5.

19 ATTORNEY PROKOP: And what's the highest
20 point now?

21 MR. HERRMANN: That I'd have to open the
22 plan and tell you.

23 ATTORNEY PROKOP: Didn't you say it was
24 four?

25 MR. HERRMANN: The ones that are being

1 raised to that height have ranges from 3.4
2 to 4.

3 ATTORNEY PROKOP: Okay. But some of it is
4 5.5 already?

5 MR. HERRMANN: That's what I --

6 ATTORNEY PROKOP: Oh, I'm sorry.

7 MR. HERRMANN: -- wanted to look at to make
8 sure I give you an accurate answer.

9 ATTORNEY PROKOP: The other -- the other
10 question I have is regarding the wetlands. So
11 when you -- what was the decision you got from
12 the DEC, was that you were out of jurisdiction or
13 that they approved your project?

14 MR. HERRMANN: We retained -- we received a
15 tidal wetlands permit from the DEC. The entire
16 project is within the DEC's jurisdiction.

17 ATTORNEY PROKOP: Okay.

18 MR. HERRMANN: There is -- there is
19 about -- yeah. So, again, this -- to my original
20 point about sort of the permitting challenge
21 here. So just assume an approximate number of
22 1,000 linear feet that we're dealing with. The
23 U.S. Army Corps of Engineers, New York State
24 Department of State, and New York State DEC are
25 dealing with that entire project. So everything

1 that's on these plans is on the permits from
2 those three agencies. Then at the local level it
3 gets divided, because only about 60% of the
4 project is in front of this Board, the rest of it
5 you don't have any legal jurisdiction over it.
6 That other 40% is presided over by the Town
7 Trustees. So, essentially, we end up with three
8 project descriptions, a comprehensive description
9 from all the nonlocal agencies, and then two
10 different descriptions from the two local
11 agencies, which just has to do with the fact
12 that, you know, if you're looking at the
13 property, you've got a property line that runs
14 down through the middle of the lot. So the
15 Village is dealing with this entire east side and
16 the Town is dealing with this west side. But the
17 DEC dealt with the whole thing and their permit
18 authorizes all of the work that's proposed on the
19 plans.

20 ATTORNEY PROKOP: So the area that you're
21 considering, that you're proposing to create
22 wetlands, is any of that inside the Village?

23 MR. HERRMANN: It's wholly within the
24 Village.

25 TRUSTEE ROBINS: Yes.

1 MR. HERRMANN: So this area, again, so if
2 you look here, and if you look, this is about
3 where this property line is. This is all the
4 Village property. So this emboldened rectangle
5 here, this is on the spit of land that sticks out
6 into the bay here. So a lot of the seaward
7 replacement is actually occurring out here in the
8 Trustees' jurisdiction, and then partially within
9 the Village jurisdiction along this middle run.
10 But all of the wetland creation is occurring
11 within this spit of land, which is completely
12 within your boundaries.

13 ATTORNEY PROKOP: And it's upland property
14 now?

15 MR. HERRMANN: It is. This is all upland
16 here. So you basically got a bulkhead -- can you
17 see this?

18 MAYOR HUBBARD: Uh-huh.

19 MR. HERRMANN: You've got a bulkhead line
20 that's here that's going to step back this way.
21 So it's going to actually widen the basin from
22 here to here, and then being dug back into that,
23 it's really just -- it's low area that's going to
24 be sloped from the bulkhead back toward the
25 retaining wall. And, again, there's a section in

1 there that shows that, and then this area in the
2 middle will be planted with marsh. So instead of
3 having a higher upland with, you know,
4 potentially fertilized lawn here, you have a
5 lower area that's natural marsh vegetation that
6 will be taking water in at high tide in this
7 area.

8 Part of it will -- part of it will see high
9 tide, that's the intertidal marsh. Sorry. The
10 area, the area all the way in the back is above
11 high tide, is about a 5-foot area in the back
12 that's just natural vegetation, buffer
13 vegetation, and then from that, from the edge of
14 that vegetation out to the bulkhead is marsh. So
15 this whole box is almost 1100 square feet, 832
16 square feet of it is wetlands. So, again,
17 it's -- you're just creating -- you're creating a
18 wetland area where none currently exists.

19 ATTORNEY PROKOP: No, I'm familiar, I'm
20 familiar with the process from other projects,
21 but aren't you taking area that would otherwise
22 be out of the jurisdiction of the DEC, because
23 it's landward of the bulkhead, and creating
24 marsh -- wetlands, upland wetlands that then are
25 within the jurisdiction of the DEC? You're going

1 to create upland wetlands that are landward of
2 the new bulkhead, right?

3 MR. HERRMANN: That's correct, but the new
4 bulkhead will allow the tide to run over it, so
5 the DEC still has jurisdiction. DEC will then
6 gain jurisdiction over that area, if I understand
7 your question correctly.

8 ATTORNEY PROKOP: Right. But what you have
9 now, what -- the existing parcel now is out of
10 DEC jurisdiction upland of the bulkhead, right,
11 isn't it?

12 MR. HERRMANN: We didn't ask them to make
13 that determination, because all of the
14 bulkheading reconstruction is within their
15 jurisdiction.

16 ATTORNEY PROKOP: Okay. You're proposing
17 to develop the parcel. Other than this, there's
18 a plan to develop the parcel, right?

19 MR. HERRMANN: A plan to develop the
20 parcel?

21 ATTORNEY PROKOP: Yes.

22 MR. HERRMANN: I'm not -- I'm not sure what
23 you're asking. The parcel's already developed,
24 there's condominium buildings on it.

25 ATTORNEY PROKOP: Okay. All right. Oh, I

1 thought there was other work that was going to be
2 done. Okay. So then I just have a question
3 about the -- I'm sorry. Then I just have a
4 question about the -- so, typically, the property
5 that's upland of the bulkhead is out of
6 jurisdiction of the DEC. By creating wetlands
7 that are upland of the bulkhead, you're bringing
8 back in the jurisdiction of the DEC?

9 MR. HERRMANN: Over that 1,000 square foot
10 block of wetlands, yes.

11 ATTORNEY PROKOP: But there's a boundary,
12 there's a wetlands boundary, a nondisturbance
13 boundary or jurisdiction boundary that extends
14 landward from -- excuse me, that extends beyond
15 the boundary of the wetlands, upland wetlands.

16 MR. HERRMANN: So I think -- I'm not sure
17 the relevance of what you're asking, but I think
18 what you're asking is if we were doing work up
19 here, and we were able to demonstrate that all of
20 this bulkheading predates August 20th, 1977,
21 then the DEC would issue a Letter of
22 Nonjurisdiction saying, "You don't need our
23 permit for this work."

24 ATTORNEY PROKOP: Exactly right, yeah.

25 MR. HERRMANN: Down here, whether all of

1 this bulkheading reconstruction itself,
2 regardless of what I just said, is within the
3 DEC's jurisdiction. So I think what you're
4 asking is by virtue of the fact that you are
5 lowering this bulkhead, and then bringing
6 waterway back here, are we creating additional
7 DEC jurisdiction that doesn't exist now, and the
8 answer is yes with respect to this box. But
9 you're not creating an opening that's 100 feet
10 wide or more, so you're not creating a DEC
11 jurisdictional area that will then start
12 extending across Sixth Street or something like
13 that --

14 ATTORNEY PROKOP: No, but it extends
15 upland.

16 MR. HERRMANN: -- as a result of this.

17 ATTORNEY PROKOP: It's going -- what you're
18 doing is you're going to have DEC jurisdiction
19 upland of the bulkhead, the new bulkhead, which
20 you didn't have before.

21 MR. HERRMANN: Only -- only in this
22 rectangle.

23 ATTORNEY PROKOP: But there's a new
24 boundary. There's a --

25 MR. HERRMANN: That's not correct.

1 ATTORNEY PROKOP: Okay. All right. I'm
2 sorry, I thought that that was correct.

3 MR. HERRMANN: No, that's okay.

4 TRUSTEE ROBINS: You said that the water
5 that will come over into this new wetland, create
6 this box. Did you say that there were going to
7 be retaining walls that will prohibit that water
8 from, you know, encroaching into the road?

9 MR. HERRMANN: Going any further, yeah.

10 TRUSTEE ROBINS: Yeah.

11 MR. HERRMANN: So -- so basically, if you
12 just forget about the wetland creation for a
13 moment, and just imagine what you're doing is
14 taking an existing bulkhead configuration that's
15 a straight line and replacing it with a bulkhead
16 that's going to run here, come back 21 feet,
17 across 52 feet, back 21 feet, and then back over
18 here and meet the rest of this existing bulkhead.

19 TRUSTEE ROBINS: Okay.

20 MR. HERRMANN: Except, instead of having
21 like additional docks or deep water, you know,
22 boat basin in this box, you're only going down
23 three feet. So it's not like you're creating,
24 you know, more boat basin there. You're going
25 down three feet, just enough to let the water

1 come in at high tide and allow marsh plants to
2 grow, where right now the elevation is too high
3 for that marsh to exist.

4 So the bulkhead -- these are retaining
5 walls. We call them retaining walls because
6 they're being built into existing upland. But if
7 you just want to think of the word "wall", then
8 you're just taking the bulkhead wall and creating
9 a jog in it to create this box.

10 TRUSTEE ROBINS: Okay. I just wanted to
11 clarify that. Thank you.

12 MR. HERRMANN: I just wanted to see if I
13 could answer Joe's question about the elevation.

14 ATTORNEY PROKOP: No, I think that you did.
15 Thank you.

16 MAYOR HUBBARD: Okay. Any other questions?

17 MR. HERRMANN: Is that good or -- okay?

18 MAYOR HUBBARD: Okay. Thank you very much.

19 MR. HERRMANN: All right. Thank you for
20 hearing us.

21 MAYOR HUBBARD: Okay. Good night. Thank
22 you.

23 MR. FREITAG: Thank you.

24 MR. PRICE: My name is Bill Price. I'm a
25 resident of Pipes Cove Condominium, and I'm the

1 Vice President of the Association. And I'm here
2 just to say that I believe that we have addressed
3 all of the concerns of the CAC. And one of the
4 things that we had talked about was the facility
5 that is necessary for pumping out over there.

6 And you guys are all familiar with what
7 this basin looks like, and what we're proposing
8 is to put a sewer hook up to be available there
9 for the Greenport pumpout boat, because none of
10 us are going to go and pump out our boats
11 ourselves, that's just not going to happen. But
12 we do call the pumpout boat to come over there,
13 so that if they come over and they want to
14 discharge their load there, there would be a
15 place for them to do that without having to carry
16 it someplace else. That's what we're proposing.
17 And under the plans that you folks have that
18 you've adopted, it says facility, so it makes
19 sense to do it this way.

20 And I know that I have to come up with an
21 easement because of the helicon piles that are
22 going to go in under Sixth Street. I'm waiting
23 for the engineers to tell how me how far in
24 length the easement itself has to be.

25 And I've spoken with Paul about the sewer

1 hookup, and we're hoping that there actually is a
2 manhole cover at the foot of Sixth Street. And
3 there was a manhole cover, it may have been paved
4 over. So that's what we're planning on doing,
5 and I hope that meets with all of your
6 requirements.

7 And it's -- just briefly on the DEC, we
8 have to do specific plantings there, and I'm
9 going to have to certify to the DEC each year
10 that 80% of them are still living. I'm not sure
11 how I'm going to do that yet, but I'm going to
12 try.

13 (Laughter)

14 MR. PRICE: So that's all I've got. Thank
15 you very much.

16 MAYOR HUBBARD: Okay. Thank you. Anybody
17 else wish to comment on the public hearing?

18 MR. BERSON: Oh, can I make a comment?

19 MAYOR HUBBARD: Yeah.

20 MR. BERSON: My name is David Berson. I'm
21 here for two reasons. One is to invite everybody
22 on February 1st --

23 MAYOR HUBBARD: Okay. We're still on the
24 public hearing on the wetlands permit.

25 MR. BERSON: Oh, I'm sorry, that's fine.

1 MAYOR HUBBARD: The will be able --

2 MR. BERSON: Very good.

3 MAYOR HUBBARD: All right, that's fine.
4 You'll get your chance. I just want to finish
5 the public hearing part first.

6 MR. BERSON: Of course.

7 MAYOR HUBBARD: Okay. Any other comments
8 on the public hearing?

9 (No Response)

10 MAYOR HUBBARD: All right. I'll offer a
11 motion to close the public hearing. We'll
12 discuss this at our work session next month.

13 TRUSTEE PHILLIPS: Second.

14 MAYOR HUBBARD: All in favor?

15 TRUSTEE MARTILOTTA: Aye.

16 TRUSTEE CLARKE: Aye.

17 TRUSTEE PHILLIPS: Aye.

18 TRUSTEE ROBINS: Aye.

19 MAYOR HUBBARD: Aye.

20 Opposed?

21 (No Response)

22 MAYOR HUBBARD: Motion carried.

23 That public is closed.

24 All right. The next public hearing we
25 have -- we'll get to you in a second, Dave.

1 *A proposed amendment to Chapter 136 (Water) of*
2 *the Village of Greenport Code.* This pertains to
3 the increase that Suffolk County Water has passed
4 along to the Village. I have a Local Law here
5 somewhere, but I can't -- it's mixed in with my
6 other paper. There it is.

7 Okay. Just as a little background on this.
8 We do have the Treasurer and Assistant Treasurer
9 here who take care of the billing and the
10 paperwork on this, but I'll just give a brief
11 description of what's going on.

12 The last time we changed our water rates
13 was 2007. It's been 12 years since we've changed
14 that. In the meantime, Suffolk County Water has
15 raised our rates three times during that 12-year
16 period. We have not adjusted our Village rate
17 during that time, we've just absorbed it into the
18 fund. And, as Bill Freitag said, we're still
19 doing okay, but it's eating into where we were at
20 with it.

21 The new Suffolk County Water Law is adding
22 about 80 -- just over \$80,000 to our water rates,
23 because the mandatory \$80 per household or \$20
24 per quarter for every customer, we have around
25 1100 customers, which equals out to around

1 \$88,000, approximately, at this time, depending
2 what we have. That's more than we can absorb as
3 their normal increases, so that's why we're
4 looking at raising our water rates up. It's
5 going up -- it would be \$18.51 per month for
6 residential users. What is the current rate now.

7 MR. GAFFGA: 1576.

8 MAYOR HUBBARD: What's that?

9 MR. GAFFGA: 1576.

10 MAYOR HUBBARD: 1517 is the current rate.

11 So it's going up about --

12 MR. GAFFGA: Seventy-six.

13 MAYOR HUBBARD: -- \$3.48 per month.

14 MR. GAFFGA: 1576.

15 MAYOR HUBBARD: 1576, all right. I'm doing
16 upside down math real quick. Okay. So it's
17 about \$3.57 cents per month for residential
18 users. Commercial users, the increase is a
19 little more, but that's -- theirs is going up to
20 44.46 per month. What is the commercial rate
21 now?

22 MR. GAFFGA: It's 36.90.

23 MAYOR HUBBARD: 36.90. So, all right, so
24 it's about \$8.

25 TRUSTEE PHILLIPS: Eight dollars, \$7.50.

1 MAYOR HUBBARD: For commercial user.

2 TRUSTEE PHILLIPS: Yeah.

3 MAYOR HUBBARD: So that's basically what it
4 is. And this is really just to keep us in
5 compliance with the new fees that Suffolk County
6 Water has imposed on all their customers to deal
7 with Dioxin 114.

8 ADMINISTRATOR PALLAS: Something like that.

9 MAYOR HUBBARD: I think that's what it is
10 that they're doing to decontaminate their wells
11 of stuff that's in it and water that's being
12 pumped out here.

13 We have no choice on this, we can't argue
14 it. It's in their chapter or their by-laws that
15 they could just add the rates on to everybody,
16 and everybody in Suffolk County is being hit with
17 this. So we're having a public hearing just to
18 have discussion on it. We're looking at changing
19 our rates up just to be compatible with this one.
20 Like I said, the last three increases we have not
21 changed our rates, but we're getting to the point
22 now to keep everything solvent, we need to go up
23 a little bit.

24 Okay. At this point, I'll open the public
25 hearing, if anybody wishes to comment on the

1 proposed amendment to our water charge of the
2 Village Code. Anybody wish to comment?

3 (No Response)

4 MAYOR HUBBARD: Okay. I'll offer a motion
5 to close the public hearing and put this on for
6 discussion at our next month's work session.

7 TRUSTEE MARTILOTTA: Second.

8 TRUSTEE ROBINS: I'll second.

9 MAYOR HUBBARD: All right. All in favor?

10 TRUSTEE MARTILOTTA: Aye.

11 TRUSTEE CLARKE: Aye.

12 TRUSTEE PHILLIPS: Aye.

13 TRUSTEE ROBINS: Aye.

14 MAYOR HUBBARD: Aye.

15 Opposed?

16 (No Response)

17 MAYOR HUBBARD: Motion carried.

18 Thank you. Okay. Public to address the
19 Board. Mr. Berson.

20 MR. BERSON: Oh.

21 (Laughter)

22 MR. BERSON: Deja vu all over again. So I
23 am David Berson, and I want to invite everybody
24 from the Board to come to Kate's Cheese Shop on
25 Front Street on February 1st, where the young

1 people who are now graduating Greenport High
2 School have completed this nine-foot painting of
3 Lower Main Street that was done in the Little Red
4 Schoolhouse. Thanks to the Village, I've been
5 able to use that with my charity, Glory Going
6 Green, which is a 501(c)(3), since 2011, and this
7 is the culminating project.

8 And Kate is mounting a big sail that the
9 children did, they're now young adults, that was
10 outside of Aldo's, and this large sail that I
11 wanted to donate initially to the Village, but we
12 couldn't find sufficient space. And I think that
13 Christoph from Green Hill is going to buy it and
14 contribute to the wellbeing of the scholarships
15 that we give out to these high school children.

16 So that's February 1st. We are supplying,
17 obviously, the cheese at Kate's Cheese Shop. So
18 if you show up between 5 and 9, I think it would
19 be nice as an attaboy, attagirl for the young
20 people, Joe McGuinness, Annabelle Odell, Jonathan
21 Finney, Jonathan Fuentes. You know the whole
22 group, they're good kids.

23 Next question or comment is, is that some
24 reason, people think I know something about the
25 waterfront here, because I've been operating a

1 boat since 1999. So the question of this
2 dredging has come up repeatedly. I went online
3 and looked at the master plan from 1997 that was
4 updated in 2012, that I'm sure you're all
5 familiar with. So people are grabbing me now as
6 if I knew something, so I thought I would come
7 here and ask you, because I know nothing.

8 From what I understand is that Stirling
9 Basin Channel is going to be dredged. The
10 controlling depth there, apparently, is supposed
11 to be 8 feet, it's 100 feet wide. Questions that
12 I'm being asked now is, number one, who is paying
13 for this, and what is the cost of this?

14 The other questions I'm being asked are
15 what about the fact that Stirling Basin itself is
16 very shallow, relatively speaking, and if larger
17 boats are going to be placed in there through
18 Brewers or Shore Harbor now, or whatever the name
19 of that company is, who's going to responsible
20 for dredging that, should that be necessary?

21 The other question that people ask me,
22 again, I'm just a conduit, is who's in charge of
23 the mooring fields now in Stirling Harbor, and
24 are moorings being pulled annually, as they were
25 back in the day when Joe Angevine was involved?

1 Inside, there's no plans ever to dredge
2 inside. This is not being done so they could
3 bring in 150-foot yachts, or whatever. It's
4 being just for safety at the entrance to
5 Stirling Harbor as you're going in. It's just --
6 and it's a maintenance permit that I believe is
7 good for 40 years now.

8 ADMINISTRATOR PALLAS: Well, this one is
9 just a one-year, but, I mean --

10 MAYOR HUBBARD: But --

11 ADMINISTRATOR PALLAS: -- once that's done,
12 I'm going to --

13 MAYOR HUBBARD: But the expiration on that
14 had a 20-year span on it. The expiration date
15 was 20 years.

16 ADMINISTRATOR PALLAS: I believe that's
17 correct.

18 MAYOR HUBBARD: So it's -- we had had
19 20-year permits in the past.

20 MR. BERSON: Right.

21 MAYOR HUBBARD: They were allowed to
22 expire, so we went through the process again. So
23 we're allowed to do this dredging, but anywhere
24 over the next 20 years, if it needs to be done
25 again, we're allowed to do it. It's a 20-year

1 permit, from when I read the permit and the
2 expiration date on it.

3 ADMINISTRATOR PALLAS: That the DEC --

4 MAYOR HUBBARD: The DEC permit --

5 ADMINISTRATOR PALLAS: Before I said the
6 DEC. The Army Corps may have to be renewed, but
7 that's -- they're on the DEC permit.

8 MAYOR HUBBARD: Okay. Well, that was the
9 last one we were waiting for was the DEC, so --

10 ADMINISTRATOR PALLAS: Sorry.

11 MAYOR HUBBARD: The one -- when that came
12 in, I looked, the date on it was --

13 ADMINISTRATOR PALLAS: Right.

14 MAYOR HUBBARD: 2040 was the expiration
15 date. Okay?

16 MR. BERSON: That's terrific, I appreciate
17 that. One last question for my own edification,
18 though. Since I've gone into Stirling Harbor
19 over 21 years, about 30,000 times, I'm very
20 intimate with that entrance there and that exit.
21 So the question that begs asking at this juncture
22 is that bulkhead, the exterior bulkhead there
23 where Rackets Cove (phonetic) is has been used
24 for the past number of years by Zaida, which is a
25 beautiful ship and should have a place in this

1 Village. But that diminishes the width, which is
2 100 feet wide technically of the channel. Does
3 the present owner of that property plan to
4 bulkhead or put in boats on that outside
5 bulkhead, which will diminish the effect of any
6 kind of dredging at all in there?

7 MAYOR HUBBARD: Right. We had a wetlands
8 permit public hearing for him. He said he has no
9 intentions of putting boats out there. It was
10 discussed at our thing about saying no, you
11 couldn't do it, and the feeling of the Board was
12 that no, we don't want to put that restriction on
13 there.

14 MR. BERSON: Right.

15 MAYOR HUBBARD: But he says he has no
16 intentions of doing that.

17 MR. BERSON: Great. I'm happy, and so will
18 everybody else be. Thank you very much.

19 MAYOR HUBBARD: Okay. All right. Thank
20 you.

21 MR. BERSON: I appreciate that. Thank you.

22 MAYOR HUBBARD: Yes.

23 MR. BRANDT: I have nothing to say other
24 than good night.

25 MAYOR HUBBARD: Good night.

1 TRUSTEE ROBINS: Good work.

2 TRUSTEE CLARKE: Thank you, Stephen.

3 MAYOR HUBBARD: Good night.

4 MR. SALADINO: John Saladino, Sixth Street.

5 To follow up on what Captain Dave says here, it
6 actually was part of one of my questions to ask
7 you about Resolution 15.

8 In the interest of full disclosure, I'm a
9 member of the CAC, and we made these
10 recommendations, which we thought were
11 reasonable.

12 At the time we did the site inspection, at
13 the time the CAC did the site inspection for this
14 wetlands permit, I personally talked to the owner
15 and he told me that he had no intention of
16 putting a boat inside Stirling Creek, as opposed
17 to Rackets Basin (phonetic). Since then, since
18 then, there's an ad in the Suffolk Times, and I
19 spoke to his Dock Master, and he is advertising
20 109 feet of bulkhead for rental space. He's
21 advertising -- he's advertising one or two boat
22 slips inside Rackets Basin (phonetic) and
23 109 feet of bulkhead.

24 I know CAC already made its recommendation.
25 Normally, if we hadn't had that conversation with

1 the owner of the property or the builder of the
2 property, we would have made that a
3 recommendation also.

4 I just want to remind you guys that that
5 bulkhead is outside the pier and dock line. The
6 CAC traditionally never made a recommendation
7 that any boat could be or any dock could be
8 constructed, or any boat would be tied up outside
9 the pier and dock line. We didn't think about it
10 this time, again, because the owner told us he
11 wasn't going to put a boat out there.

12 At the entrance to Stirling Creek, I'm sure
13 some of you might know, is a Federal navigation
14 channel. So from the entrance of Stirling Creek
15 to the end of the mooring field is a Federal
16 navigation channel. Our code, our code says that
17 no boat shall be moored or anchored at any time
18 that rests within any channel. Well, you guys
19 kind of know this. Again, that would have been
20 part of our recommendation to the Board if,
21 again, the owner didn't tell us that he wasn't
22 going to put a boat out there. Sometimes,
23 sometimes we believe a guy and sometimes we
24 don't. This particular time, he seemed very
25 accommodating and we just kind of believed him.

1 So I don't know if it's too late to add
2 this kind of provision to the -- to the wetlands
3 permit, especially now. I mean, if the Village
4 was going to be able to dredge prior to the
5 summer season, prior to May, say, it might be
6 less of an issue than it is now. Now the Village
7 is not going to be able to dredge until after the
8 boating season is over in September, or for the
9 most -- for most people the boating season is
10 over in September.

11 So now that -- the entrance to Stirling
12 Creek, if the owner, in fact, puts a boat there,
13 and like captain Dave said, Zaida was there, you
14 know, it was maybe 14 feet wide. In the past,
15 since she moved, since that move -- boat moved to
16 Brewer's Greenport, there have been bigger boats
17 there, there have been boats rafted up next to
18 those bigger boats. It's just become an
19 impossible situation there at the mouth of that
20 creek. At high tide, a boat like Dave's, a boat
21 like mine, it's not that big a deal. For bigger
22 boats, even at high tide, it's a big deal.

23 So I'm not sure what kind of -- I was here
24 when you discussed the conditions for the
25 wetlands permit. You decided you didn't want to

1 put any -- that kind of restriction on them. But
2 perhaps now, and I'm -- and you can check the
3 Suffolk Times, I mean the ad is there. It's not
4 like -- I spoke to the guy that is renting the
5 docks for the -- for the owner, for the builder.

6 So, again, I don't know what kind -- well,
7 you're the Village Board, you can do whatever you
8 want. I mean, but the other members of the CAC
9 aren't here this evening, but I'm reason -- and I
10 don't -- I don't speak for them, but I'm
11 reasonably certain they would go along with this
12 recommendation, either tell them not to rent it,
13 prohibit them from renting it.

14 MAYOR HUBBARD: I understand, I know what
15 you're saying.

16 MR. SALADINO: You know. And, also,
17 Chapter 48, we know Chapter 48, 48-15, you're not
18 allowed to moor a boat, you're not allowed to
19 dock a boat in a channel or a fairway, and that's
20 exactly what he -- it's only come to my mind. In
21 the 12 years that I've been on the CAC, I've only
22 seen it twice where there were applications that
23 went outside the pier and dock line, and in both
24 those -- and they're both in Stirling Creek, and
25 in both those times, we made a recommendation

1 that they wouldn't be allowed to do that.

2 So, again, if we didn't have the owners
3 assurance that he wasn't going to rent there,
4 he -- we didn't expect them to move the bulkhead
5 in to get inside the pier and dock line. We had
6 his assurance that he wasn't going to rent out
7 there. It became a nonissue to us until we saw
8 the ad in the paper.

9 So whatever you guys choose to do. Thank
10 you. Thanks for listening.

11 MAYOR HUBBARD: Thank you.

12 TRUSTEE ROBINS: Mayor, I also could see
13 it's a potential problem, because this is the
14 current owner who's assured us that they won't do
15 this, and then I guess some new information has
16 come to light. But the property could change
17 hands, and then we're dealing with another owner,
18 and we certainly don't have any guarantee moving
19 forward. So I think it's something we need to
20 consider now. Maybe we do that when we get --

21 MAYOR HUBBARD: Well, when we get to that
22 part of the agenda, we can -- we'll have a
23 discussion when we get to that item on the
24 agenda.

25 TRUSTEE ROBINS: Great. Thank you.

1 MAYOR HUBBARD: Okay. Anybody else wish to
2 address the Board, any topic?

3 MR. TASKER: Good evening. Arthur Tasker,
4 Beach Street in Greenport. I want to stay on the
5 theme that both Mr. Berson and Mr. Saladino
6 mentioned, and that is the dredging project for
7 the entrance of Stirling Creek.

8 Well, excuse me, despite having been
9 accused of disfavoring the dredging, I'm quite in
10 favor of dredging the creek. My concern is what
11 happens to the spoil. And my concern is this:
12 In 1992, the last time the entrance to the creek
13 was dredged, what happened was they brought in a
14 bulldozer, they pushed a berm up around the
15 perimeter of the Village's property on the point,
16 they put sand -- they put hay bales around the
17 exterior of that, and then proceeded to bump the
18 spoil up onto the top of what's called Sandy
19 Point, the Village's property, parkland, and walk
20 away at the end of it. They left the berm, they
21 left the hay bales and they left a mess. They
22 also killed all the vegetation. They wiped out
23 the families of killdeer that lived on there.
24 They also did it at a time when the ospreys were
25 nesting there and still are nesting there.

1 They've been nesting there for many -- all the
2 years since then, and they continue to.

3 The ospreys come in -- excuse me. The
4 ospreys come in and start their nesting about the
5 middle of March, and, to the best of my
6 knowledge, their young fledge in early to mid
7 August, and that's a period of time when they
8 should not be disturbed. The 1992 dredging and
9 filling of the point was conducted, I believe,
10 some time in July. I don't think they notified
11 the ospreys that they were going to be assaulted
12 for several days or several weeks, however long
13 it took, in terms of their habitat and so forth,
14 but that's what occurred. So we need to be
15 watchful for that.

16 Furthermore, I understand that the permit
17 that has been issued is limited to a window of
18 September to December, or something like that.

19 MAYOR HUBBARD: Correct.

20 MR. TASKER: I'm not sure exactly what it
21 is, but it is in the Fall. And, presumably, that
22 would take care of the ospreys, and I guess the
23 winter flounder is the other consideration. I
24 didn't know we had winter flounder there, I would
25 have been fishing there a lot myself.

1 In any case, what's going to happen to the
2 spoil, because it was an environmental disaster
3 the last time that it was done.

4 I read -- made some prior questions at
5 these meetings about the application for the DEC
6 permit for the dredging, and it was probably in
7 June or July, I don't remember exactly which. I
8 was -- I asked the question, is this for a
9 one-year -- is the application being made for a
10 one-year permit or a multi-year maintenance
11 permit, and I was told that it was for a one-year
12 permit. Now it turns out that the permit that
13 has been issued is a 20-year permit. So I think
14 that without there having been an application to
15 make a change on the part of the Village, I was
16 not told factual information on it with regard to
17 that.

18 Second of all, I was told at the time on an
19 inquiry that the placement of the spoil was
20 required by the DEC to be placed on top of the
21 point where it would wipe out all the vegetation.
22 And I accepted that answer, that the Village was
23 told that that was the only choice, take it or
24 leave it. The same thing was done in 1992 and
25 the Village took it.

1 I have to question that DEC proscription
2 against placing it anywhere on top, because I
3 have researched within the past for permits
4 issued in the past year of similar dredging
5 permits that had been issued. Two, both of them
6 are within a stone's throw of the entrance to
7 Stirling Creek. The first one is a maintenance
8 dredging of -- rather, a dredging of the
9 Gull Pond Inlet, which is on the other side of
10 the breakwater down toward East Marion. That
11 permit asked for -- and it was -- the permit that
12 was granted permits maintenance dredging
13 750-foot-by-100-foot channel 6 feet below mean
14 low water, 2000 cubic yards of spoil to be used
15 for beach nourishment. Why isn't our spoil being
16 permitted to be used for beach nourishment, where
17 it's badly needed to prevent the erosion that has
18 occurred along the westerly edge of that beneath
19 the -- starting at the seamen's line and going
20 all the way down to the beginning of the Sandy
21 Beach bulkhead.

22 Next, Gardiners Bay Estates was issued a
23 permit. Well, I should mention the Gull Pond
24 permit was issued on October 2, 2019 on -- let's
25 see. The Gardiners Bay Estates Homeowners

1 Association applied for and received a permit for
2 a 10-year maintenance dredging of an 1100-foot
3 channel, depositing the spoils at the jetties and
4 on the beach. They were not required to put it
5 on upland anymore than the Gull Pond was.

6 So I'm wondering why the Village rolled
7 over without objection to having to put it on top
8 of Sandy Beach point? Because in further
9 research of what applications were made to the
10 DEC, there was an application made on
11 September 21, 2012 by the Village of Greenport,
12 to dredge the Stirling Basin Village channel, to
13 dredge 800-by-100 foot channel to 13 feet below
14 mean water -- below mean low water and place up
15 to 6,000 cubic yards on the adjacent beach, not
16 on top, but on the adjacent beach, which is the
17 appropriate place for it, which is -- and which
18 is where it's needed. That application was made
19 by the Village in September of 2012, and it was
20 finally -- it was never pursued, and it was
21 finally abandoned in September of -- let's see.
22 In February of 2019, it was specifically
23 abandoned when the Village made a permit
24 application on March 22 of 2019 to dredge the
25 shoal peninsula at the channel edge to 6 feet --

1 yeah, to 6 feet below mean low water placed on
2 the upland.

3 So they abandoned their application to
4 place it on the beach, where it was needed, and
5 they submitted an application to place it on the
6 upper. It does not appear that that was
7 something that was negotiated or demanded by the
8 DEC, but volunteered by the Village of Greenport.
9 Can someone explain any of that?

10 MAYOR HUBBARD: Okay. Paul you filled out
11 that application, so can you explain it to him?

12 ADMINISTRATOR PALLAS: I did. The original
13 application for this current permit that we just
14 received did request to go on the beach. We were
15 denied. They told us that we couldn't do that,
16 and that we had to put it upland. It had to
17 go -- I forget the stance away from the high
18 water, the spring high water mark, I forget the
19 distance, but it had to be --

20 MR. TASKER: Was that a formal denial?

21 ADMINISTRATOR PALLAS: Whether it was a
22 phone call or a letter, I don't -- I don't have
23 the file in front of me, Arthur, but it was a--
24 it was definitely we were not permitted to do
25 that.

1 MR. TASKER: Well, I find that hard to
2 believe, given the Gardiners Bay Estates and Gull
3 Pond were permitted to do exactly what we were
4 asking for and apparently denied.

5 ADMINISTRATOR PALLAS: Well, the --

6 MR. TASKER: Why wasn't there a fight? Why
7 didn't you resist?

8 ADMINISTRATOR PALLAS: Arthur, I -- they
9 said we were not allowed.

10 MR. TASKER: Why didn't the Village resist?

11 ADMINISTRATOR PALLAS: Okay. Well,
12 either -- they told us we couldn't do it. I
13 wasn't in really a position to argue with them at
14 that point.

15 And if I may, what you had read was that
16 they were using it specifically for beach
17 nourishment, which is a different type of project
18 than dredging a channel, you know. So we
19 requested --

20 MR. TASKER: No, dredging the channel and
21 using the spoil for beach nourishment.

22 ADMINISTRATOR PALLAS: We requested to do
23 that, we were denied, it's that simple.

24 MR. TASKER: Okay. Well, I guess the
25 Village of Greenport doesn't swing a very big

1 club with the DEC. Thank you.

2 MAYOR HUBBARD: Anybody else wish to
3 address the Board?

4 (No Response)

5 MAYOR HUBBARD: Okay. We'll move on to our
6 regular agenda. Okay.

7 *RESOLUTION #01-2020-1, RESOLUTION adopting*
8 *the January, 2020 agenda as printed, with the*
9 *exception of Item No. 22, which the Board of*
10 *Wardens requested we do not vote on that or*
11 *entertain that motion. All in favor?*

12 TRUSTEE MARTILOTTA: Aye.

13 TRUSTEE CLARKE: Aye.

14 TRUSTEE ROBINS: Aye.

15 TRUSTEE PHILLIPS: Second?

16 TRUSTEE MARTILOTTA: Second. I second
17 that.

18 MAYOR HUBBARD: Second, yeah.

19 TRUSTEE MARTILOTTA: I apologize.

20 MAYOR HUBBARD: Excuse me, yes. All in
21 favor?

22 TRUSTEE MARTILOTTA: Aye.

23 TRUSTEE CLARKE: Aye.

24 TRUSTEE PHILLIPS: Aye.

25 TRUSTEE ROBINS: Aye.

1 MAYOR HUBBARD: Aye.

2 Opposed?

3 (No Response)

4 MAYOR HUBBARD: Motion carried. Trustee
5 Clarke.

6 TRUSTEE CLARKE: *RESOLUTION #01-2020-2,*
7 *Accepting the monthly reports of the Greenport*
8 *Fire Department, Village Administrator, Village*
9 *Treasurer, Village Clerk, Village Attorney, Mayor*
10 *and Board of Trustees. So moved.*

11 TRUSTEE ROBINS: Second.

12 MAYOR HUBBARD: All in favor?

13 TRUSTEE MARTILOTTA: Aye.

14 TRUSTEE CLARKE: Aye.

15 TRUSTEE PHILLIPS: Aye.

16 TRUSTEE ROBINS: Aye.

17 MAYOR HUBBARD: Aye.

18 Opposed?

19 (No Response)

20 MAYOR HUBBARD: Motion carried.

21 TRUSTEE ROBINS: *RESOLUTION #01-2020-3,*
22 *RESOLUTION approving the application for*
23 *membership of Peter Ferguson to the Eagle Hose*
24 *Company of the Greenport Fire Department, as*
25 *approved by the Greenport Fire Department Board*

1 MAYOR HUBBARD: Aye.

2 Opposed?

3 (No Response)

4 MAYOR HUBBARD: Motion Carried.

5 TRUSTEE PHILLIPS: *RESOLUTION #01-2020-5,*
6 *RESOLUTION authorizing the solicitation of bids*
7 *for the construction of the redesigned Village of*
8 *Greenport Central Pump Station, located on the*
9 *corner of North Street and Third Streets, and*
10 *directing Clerk Pirillo to notice the*
11 *solicitation of bids accordingly. So moved.*

12 TRUSTEE CLARKE: Second.

13 MAYOR HUBBARD: All in favor?

14 TRUSTEE MARTILOTTA: Aye.

15 TRUSTEE CLARKE: Aye.

16 TRUSTEE PHILLIPS: Aye.

17 TRUSTEE ROBINS: Aye.

18 MAYOR HUBBARD: Aye.

19 Opposed?

20 (No Response)

21 MAYOR HUBBARD: Motion carried.

22 TRUSTEE CLARKE: *RESOLUTION #01-2020-6,*
23 *Ratifying the hiring of Trey Miller as a Skate*
24 *Guard at the Village of Greenport Ice Rink, at a*
25 *pay rate of \$13.00 per hour, effective December*

1 22, 2019. So moved.

2 TRUSTEE ROBINS: Second.

3 MAYOR HUBBARD: All in favor?

4 TRUSTEE MARTILOTTA: Aye.

5 TRUSTEE CLARKE: Aye.

6 TRUSTEE PHILLIPS: Aye.

7 TRUSTEE ROBINS: Aye.

8 MAYOR HUBBARD: Aye.

9 Opposed?

10 (No Response)

11 MAYOR HUBBARD: Motion carried.

12 TRUSTEE ROBINS: *RESOLUTION #01-2020-7,*
13 *RESOLUTION ratifying the hiring of Tyler*
14 *Widercrantz as a Skate Guard at the Village of*
15 *Greenport Ice Rink, at a pay rate of \$13.00 per*
16 *hour, effective December 28th, 2019. So moved.*

17 TRUSTEE MARTILOTTA: Second.

18 MAYOR HUBBARD: All in favor?

19 TRUSTEE MARTILOTTA: Aye.

20 TRUSTEE CLARKE: Aye.

21 TRUSTEE PHILLIPS: Aye.

22 TRUSTEE ROBINS: Aye.

23 MAYOR HUBBARD: Aye.

24 Opposed?

25 (No Response)

1 MAYOR HUBBARD: Motion carried.

2 TRUSTEE MARTILOTTA: *RESOLUTION #01-2020-8,*
3 *RESOLUTION ratifying the hiring of Benjamin Ward*
4 *as a Skate Guard at the Village of Greenport Ice*
5 *Rink, at a pay rate of \$13.00 per hour, effective*
6 *January 10th, 2020. So moved.*

7 TRUSTEE PHILLIPS: Second.

8 MAYOR HUBBARD: All in favor?

9 TRUSTEE MARTILOTTA: Aye.

10 TRUSTEE CLARKE: Aye.

11 TRUSTEE PHILLIPS: Aye.

12 TRUSTEE ROBINS: Aye.

13 MAYOR HUBBARD: Aye.

14 Opposed?

15 (No Response)

16 MAYOR HUBBARD: Motion Carried.

17 TRUSTEE PHILLIPS: *RESOLUTION #01-2020-9,*
18 *RESOLUTION authorizing the attendance of Village*
19 *Administrator Paul Pallas at the APPA Legislative*
20 *Rally in Washington, D.C. from February 24th,*
21 *2020 through February 26th, 2020; with a*
22 *registration fee of \$400.00, a lodging cost of*
23 *\$372.13 per night for two nights, and all*
24 *applicable reimbursable meal, mileage and travel*
25 *costs in accordance with the Village of Greenport*

1 *Travel Policy; to be expensed from account*
2 *E.0782.000 (Management Services). So moved.*

3 TRUSTEE CLARKE: Second.

4 MAYOR HUBBARD: All in favor?

5 TRUSTEE MARTILOTTA: Aye.

6 TRUSTEE CLARKE: Aye.

7 TRUSTEE PHILLIPS: Aye.

8 TRUSTEE ROBINS: Aye.

9 MAYOR HUBBARD: Aye.

10 Opposed?

11 (No Response)

12 MAYOR HUBBARD: Motion carried.

13 TRUSTEE CLARKE: *RESOLUTION #01-2020-10,*
14 *Declaring as surplus, and no longer needed for*
15 *municipal purposes, the vehicles detailed on the*
16 *attached list, and disposing of the vehicle*
17 *detailed on the attached list. So moved.*

18 TRUSTEE ROBINS: Second.

19 MAYOR HUBBARD: All in favor?

20 TRUSTEE MARTILOTTA: Aye.

21 TRUSTEE CLARKE: Aye.

22 TRUSTEE PHILLIPS: Aye.

23 TRUSTEE ROBINS: Aye.

24 MAYOR HUBBARD: Aye.

25 Opposed?

1 (No Response)

2 MAYOR HUBBARD: Motion carried.

3 TRUSTEE ROBINS: RESOLUTION #01-2020-11,
4 *RESOLUTION authorizing Treasurer Brandt to*
5 *perform the attached Budget Amendment #4248, to*
6 *appropriate reserves to fund the screw pump*
7 *repair at the Wastewater Treatment Plant, and*
8 *directing that Budget Amendment #4248 be included*
9 *as part of the formal meeting minutes of the*
10 *January 23rd, 2020 Regular Meeting of the Board*
11 *of Trustees. So moved.*

12 TRUSTEE MARTILOTTA: Second.

13 MAYOR HUBBARD: All in favor?

14 TRUSTEE MARTILOTTA: Aye.

15 TRUSTEE CLARKE: Aye.

16 TRUSTEE PHILLIPS: Aye.

17 TRUSTEE ROBINS: Aye.

18 MAYOR HUBBARD: Aye.

19 Opposed?

20 (No Response)

21 MAYOR HUBBARD: Motion carried.

22 TRUSTEE MARTILOTTA: *RESOLUTION*
23 *#01-2020-12, RESOLUTION authorizing the Village*
24 *of Greenport to add the outstanding water and*
25 *sewer balances in arrears to the Village of*

1 *Greenport 2020 tax bills for the respective*
2 *property, per calculations to be completed by, on*
3 *or before April 30th, 2020. So moved.*

4 TRUSTEE PHILLIPS: Second.

5 MAYOR HUBBARD: All in favor?

6 TRUSTEE MARTILOTTA: Aye.

7 TRUSTEE CLARKE: Aye.

8 TRUSTEE PHILLIPS: Aye.

9 TRUSTEE ROBINS: Aye.

10 MAYOR HUBBARD: Aye.

11 Opposed?

12 (No Response)

13 MAYOR HUBBARD: Motion carried.

14 TRUSTEE PHILLIPS: *RESOLUTION #01-2020-13,*
15 *RESOLUTION scheduling a public hearing for the*
16 *2019-2020 Village Tentative Budget at -- isn't it*
17 *the 2020-2021? No, excuse me. Yeah, we're in*
18 *2020 right now, correct?*

19 MAYOR HUBBARD: It should be 2021.

20 TRUSTEE PHILLIPS: Should be 2021.

21 MAYOR HUBBARD: You are correct, 2021.

22 TRUSTEE PHILLIPS: All right. I'll reread
23 *it. I'll start over again, okay.*

24 *RESOLUTION scheduling a public hearing for*
25 *the 2020-2021 Village Tentative Budget at*

1 *6:00 p.m. on April 9th, 2020 at the Old*
2 *Schoolhouse, Front and First Streets, Greenport,*
3 *New York 11944; and directing Clerk Pirillo to*
4 *notice the budget hearing accordingly. So moved.*

5 TRUSTEE CLARKE: Second.

6 MAYOR HUBBARD: All in favor?

7 TRUSTEE MARTILOTTA: Aye.

8 TRUSTEE CLARKE: Aye.

9 TRUSTEE PHILLIPS: Aye.

10 TRUSTEE ROBINS: Aye.

11 MAYOR HUBBARD: Aye.

12 Opposed?

13 (No Response)

14 MAYOR HUBBARD: Motion carried.

15 TRUSTEE CLARKE: *RESOLUTION #01-2020-14,*
16 *Adopting the attached SEQRA resolution regarding*
17 *the approval of the Wetlands Permit Application*
18 *submitted by applicant Paul Pawlowski on behalf*
19 *of 123 Sterling Avenue, LLC for the property at*
20 *123 Sterling Avenue, Greenport, New York, 11944;*
21 *adopting lead agency status, determining that the*
22 *approval of the application is an Unlisted Action*
23 *for purposes of SEQRA, and adopting a Negative*
24 *Declaration determining that the approval of the*
25 *Wetlands Permit Application will not have a*

1 *significant negative impact on the environment.*

2 So moved.

3 TRUSTEE ROBINS: I think this is where we
4 need --

5 MAYOR HUBBARD: Do you want to -- you want
6 to --

7 TRUSTEE ROBINS: -- a conversation about
8 this.

9 MAYOR HUBBARD: Do you want to second it
10 first?

11 CLERK PIRILLO: We need a second.

12 TRUSTEE ROBINS: Yes, I'll second that.

13 MAYOR HUBBARD: Do you want a discussion?

14 TRUSTEE ROBINS: Yes, please.

15 MAYOR HUBBARD: All right. Go ahead.

16 TRUSTEE ROBINS: Okay. In light of the
17 information that was just given to us about the
18 situation, that this property owner had
19 originally told the Board that he had no
20 intention of putting any boats on the outside of
21 the bulkhead, and now, apparently, some
22 information has come to light that was publicly
23 advertised in the newspaper, I think that we
24 might have to reconsider this.

25 Again, I pointed out that that's the -- we

1 had an assurance from a current owner. I think
2 we all agreed that, okay, this is not a --
3 something that's going to become a problem. But
4 in thinking of the fact that property can turn
5 over at any time and we're dealing with another
6 person, I think that we can't necessarily accept
7 the word of somebody to do something that is
8 going to have, I think, an environmental impact
9 on the passage in and out of the harbor there.
10 So I think we need to reconsider this at this
11 point.

12 MAYOR HUBBARD: Okay. This is the SEQRA
13 resolution, this is not approving the permit.

14 TRUSTEE ROBINS: Okay. We could --

15 MAYOR HUBBARD: The permit is the next one.

16 TRUSTEE ROBINS: We could go on to the next
17 one. So the SEQRA I'm okay to vote on -- vote
18 on, but -- vote on, but when we go to the next
19 resolution, I'm probably --

20 MAYOR HUBBARD: Well, we'll --

21 TRUSTEE ROBINS: -- going to ask to table
22 it, okay? I just wasn't sure of the process that
23 I needed to do it.

24 TRUSTEE PHILLIPS: Well, do we --

25 MAYOR HUBBARD: Okay. We're discussing

1 this one right now --

2 TRUSTEE ROBINS: Okay.

3 MAYOR HUBBARD: -- No. 14.

4 TRUSTEE PHILLIPS: Do we need to --

5 MAYOR HUBBARD: Any other discussion on the
6 SEQRA resolution?

7 TRUSTEE MARTILOTTA: No.

8 TRUSTEE PHILLIPS: I mean, in all honesty,
9 we usually do the SEQRA and the approval all as
10 they -- I mean, though that they're two separate
11 resolutions, perhaps we should just table this
12 SEQRA until this resolution, until we get to the
13 next one and decide if we were to table that one,
14 or make whatever suggestions might be during that
15 discussion.

16 That's my -- you know, I'll offer a
17 resolution to table 01-2020-14 to -- until
18 further discussion of the application, in light
19 of the new information that's been brought to us.

20 TRUSTEE CLARKE: Could I -- could I add
21 that perhaps the correct procedure would be to
22 fall back on the Village Code as it's written, as
23 John Saladino mentioned, so that the actual
24 wetlands permit application and the SEQRA
25 resolution be approved, because they do not

1 specifically raise in them in and of themselves
2 whether or not the use of that outward bulkhead
3 is permitted or not. It's in my mind an
4 independent motion. And if that area is used,
5 I'm assuming that the Village Code protects us
6 from forbidding or causing removal of any boat
7 moored or docked there.

8 TRUSTEE MARTILOTTA: If I may to that
9 point, I tend to agree with Mr. -- or with
10 Trustee Clarke. I don't know exactly -- you
11 know, I think we're blurring the lines between
12 the two resolutions, which is fine, but you're
13 not allowed to moor a boat in a channel. So to
14 me, that's -- I mean, please correct me if I'm
15 wrong, Mr. Mayor.

16 MAYOR HUBBARD: Uh-huh.

17 TRUSTEE MARTILOTTA: To me seems to be an
18 enforcement action as opposed to a permitting
19 action. Like just because he ran an
20 advertisement saying that he would like to rent
21 that space out, it's -- I was under the
22 impression you cannot; am I incorrect in that?

23 MAYOR HUBBARD: No. I would ask the
24 Village Attorney a question on that.

25 TRUSTEE MARTILOTTA: Oh, I'll do it, you

1 know.

2 MAYOR HUBBARD: Right. I mean, that's --

3 ATTORNEY PROKOP: So what it --

4 TRUSTEE MARTILOTTA: Sure.

5 ATTORNEY PROKOP: What it actually depends
6 is 48 -- 48-15 of the code says that no board --
7 no boat shall be moored or anchored in a channel
8 or a fairway. But we -- you know, you'd have to
9 see a map to -- there's verbal testimony tonight
10 that the area that we're talking about is in a
11 channel or a fairway. I don't know that that's
12 sufficient. I think you'd have to see a map and
13 some kind of designation that -- something in the
14 past that designated that area as either a
15 channel or a fairway. It's not -- it can't just
16 be -- I don't think it just could be somebody's
17 understanding. Typically, maps are provided as
18 part of the Harbor Management plan or something
19 which indicates something --

20 TRUSTEE PHILLIPS: Which there is.

21 TRUSTEE MARTILOTTA: That has to be the
22 channel, right?

23 TRUSTEE PHILLIPS: Oh, there is. No, it's
24 the channel right there. But I have to ask,
25 Paul, in the past, when the previous owners, not

1 Mr. Pawlowski, but Mr. Raskin, did they not tie a
2 boat up there and you asked them to move it and
3 they didn't do it, the Zaida?

4 ADMINISTRATOR PALLAS: There were times
5 when they did and there were times when it
6 wasn't, both they did. Yeah, sometimes it was
7 moved.

8 TRUSTEE PHILLIPS: So the enforcement issue
9 is really questionable?

10 ADMINISTRATOR PALLAS: The biggest -- my
11 memory, the biggest issue is not so much the
12 single boat as when they rafted up a second boat.
13 That was when we got the complaints, just a point
14 of information.

15 TRUSTEE PHILLIPS: No, I'm just -- that's
16 what I'm saying, is there's a lot of confusion
17 and there's a lot of not having the map in front
18 of us to see exactly where the channel is.

19 ATTORNEY PROKOP: So if the Trustees'
20 question to me was whether I recommend that we
21 have a condition specified, as compared to
22 relying on the code, my recommendation would be
23 that we have a condition that specified.

24 MAYOR HUBBARD: I didn't hear what the tail
25 end of that -- your recommendation is what?

1 ATTORNEY PROKOP: If we're -- I don't think
2 that it's recommend -- I wouldn't recommend that
3 we rely on the code and don't mention it in the
4 approval. I think that if this is a concern,
5 that it should be mentioned in the approval as a
6 condition.

7 TRUSTEE CLARKE: So your recommendation is
8 that we approve this resolution with the
9 additional stipulation, a fourth stipulation on a
10 bullet point being added to prohibit use of the
11 channel-facing bulkhead?

12 ATTORNEY PROKOP: It's slightly different.
13 My recommendation is that if you were going to
14 approve it, that you have that bullet point as an
15 additional, yeah.

16 TRUSTEE PHILLIPS: Should we send it back
17 to the CAC and let them give us an updated
18 opinion with this new information that's come to
19 light?

20 TRUSTEE ROBINS: No.

21 TRUSTEE MARTILOTTA: I don't --

22 TRUSTEE PHILLIPS: No?

23 TRUSTEE MARTILOTTA: I don't think
24 that's --

25 TRUSTEE PHILLIPS: Okay.

1 TRUSTEE MARTILOTTA: -- even in their
2 jurisdiction.

3 TRUSTEE PHILLIPS: All right.

4 TRUSTEE ROBINS: I mean, I think this is
5 the conversation we had at the work session when
6 we --

7 TRUSTEE PHILLIPS: Yes, we did.

8 TRUSTEE ROBINS: -- considered this
9 originally of whether or not to put a stipulation
10 on about whether a boat could be tied up out
11 there.

12 TRUSTEE MARTILOTTA: Yeah.

13 TRUSTEE ROBINS: We decided not to do it at
14 the time, but I'm reconsidering that now, that
15 decision.

16 MAYOR HUBBARD: Okay.

17 TRUSTEE ROBINS: And I think that's where
18 I'm coming from.

19 TRUSTEE CLARKE: And my motivation, I'm
20 happy to reconsider it and add the stipulation,
21 but my motivation is to not let this resolution
22 ride for another month or two.

23 TRUSTEE ROBINS: If we can put the
24 stipulation now and vote on it, I'm fine.

25 TRUSTEE CLARKE: Me, too.

1 TRUSTEE ROBINS: I'm ready to move forward.

2 TRUSTEE CLARKE: That's what I would
3 recommend, but I --

4 TRUSTEE MARTILOTTA: What would the
5 stipulation -- I'm sorry, I didn't mean to cut
6 you off.

7 TRUSTEE CLARKE: You didn't.

8 TRUSTEE MARTILOTTA: No, I'm just curious,
9 how would we want it to read?

10 TRUSTEE PHILLIPS: What's the stipulation
11 going to be? How are you going to word it?

12 TRUSTEE MARTILOTTA: You know what I'm
13 saying? Like what do we -- we want -- the
14 Attorney is recommending we put that protection
15 in, which okay.

16 TRUSTEE PHILLIPS: How much of the
17 bulkheading is going to be -- that's a long
18 bulkhead. And I'm sorry, I didn't see --

19 MR. SALADINO: A hundred and nine feet.

20 TRUSTEE CLARKE: Yes.

21 TRUSTEE PHILLIPS: A hundred and -- okay.

22 TRUSTEE CLARKE: Yep.

23 TRUSTEE PHILLIPS: All right. That's a big
24 boat.

25 TRUSTEE CLARKE: I might have the --

1 one. The SEQRA resolution passes. Trustee Robins.

2 TRUSTEE ROBINS: *RESOLUTION #01-2020-15,*
3 *RESOLUTION approving the Wetlands Permit*
4 *Application submitted by applicant Paul Pawlowski*
5 *on behalf of 123 Sterling Avenue, LLC for the*
6 *property at 123 Sterling Avenue, Greenport,*
7 *New York 11944 to: Replace the in-place*
8 *approximately 132 feet of -- linear feet of*
9 *bulkhead, raised eighteen (18) inches in height.*
10 *Per prior recommendations by the Village of*
11 *Greenport Conservation Advisory Council, the*
12 *following conditions shall also apply to the*
13 *approval of this permit application:*

14 *The approved Wetlands Permit Application will*
15 *have an expiration date of two (2) years from the*
16 *date of approval, the applicant must install a*
17 *pumpout station that is accessible to the public,*
18 *and any required fill material shall come from*
19 *site material previously removed and currently*
20 *stored on-site.*

21 And I'd like --

22 MAYOR HUBBARD: You want to make it a
23 motion?

24 TRUSTEE ROBINS: I want to make a motion
25 that we add --

1 MAYOR HUBBARD: No, no, no, no, no. You
2 have to read the motion, get a second, and then
3 we can discuss it.

4 TRUSTEE MARTILOTTA: I'm trying to.

5 TRUSTEE PHILLIPS: He's trying to.

6 TRUSTEE MARTILOTTA: Second.

7 TRUSTEE ROBINS: Okay, I don't have --
8 okay.

9 MAYOR HUBBARD: Procedurally, you have to
10 bring the motion up. It has to be --

11 TRUSTEE ROBINS: I need somebody to help
12 me --

13 MAYOR HUBBARD: Yes.

14 TRUSTEE ROBINS: -- with the motion before.

15 MAYOR HUBBARD: Before we can even discuss
16 it, you have to read the motion, it has to be
17 seconded, then we can discuss it.

18 TRUSTEE ROBINS: Okay.

19 TRUSTEE PHILLIPS: Go ahead, Jack.

20 TRUSTEE MARTILOTTA: Second.

21 TRUSTEE ROBINS: Oh, I'm sorry.

22 TRUSTEE CLARKE: There you go.

23 TRUSTEE ROBINS: Okay.

24 MAYOR HUBBARD: All right. We have a
25 motion --

1 TRUSTEE ROBINS: I was waiting for a
2 second.

3 MAYOR HUBBARD: Motion and a second.

4 TRUSTEE ROBINS: Okay.

5 MAYOR HUBBARD: Now we can have discussion.

6 TRUSTEE ROBINS: Okay.

7 MAYOR HUBBARD: You have to --
8 procedurally, you have to -- you have to bring
9 the motion up, it has to be seconded, then you
10 can discuss it.

11 TRUSTEE ROBINS: I apologize.

12 MAYOR HUBBARD: Okay. Go ahead, you can
13 discuss what you'd like now.

14 TRUSTEE ROBINS: Okay. What I'm thinking
15 we should do is to add a stipulation on that the
16 use of the bulkhead, on the outside of the
17 bulkhead, would be prohibited with this permit
18 application.

19 MAYOR HUBBARD: Do you want to prohibit
20 boats from docking on the east side of the
21 bulkhead facing the channel?

22 TRUSTEE ROBINS: Correct.

23 TRUSTEE PHILLIPS: All 132 linear feet?

24 MAYOR HUBBARD: What's that?

25 TRUSTEE MARTILOTTA: A hundred and nine.

1 TRUSTEE PHILLIPS: That's what I'm asking,
2 is it a hundred and -- how many feet? How many
3 linear feet are you going to --

4 MAYOR HUBBARD: The outside of the bulk --
5 the east side of the bulkhead.

6 TRUSTEE ROBINS: I said the entire outside.

7 TRUSTEE PHILLIPS: And what is that, 109?
8 I don't know how many feet it is.

9 ADMINISTRATOR PALLAS: I don't -- I mean,
10 John said it's 109.

11 TRUSTEE CLARKE: I don't have it in front
12 of me.

13 TRUSTEE ROBINS: And I apologize.

14 MR. SALADINO: Can I clarify something?

15 MAYOR HUBBARD: All right. Well, if we go
16 back to -- you brought this up at the work
17 session --

18 TRUSTEE PHILLIPS: And I can't --

19 MAYOR HUBBARD: -- at the public hearing,
20 and you wanted no boats to be on the east side of
21 the bulkhead.

22 TRUSTEE PHILLIPS: Right, on the east side.

23 MAYOR HUBBARD: Isn't that what you had
24 requested at the time?

25 TRUSTEE PHILLIPS: That's what I requested

1 at the time.

2 TRUSTEE ROBINS: This is the --

3 MAYOR HUBBARD: So I'm just saying we use
4 your wording --

5 TRUSTEE PHILLIPS: Okay.

6 MAYOR HUBBARD: -- of what you requested --

7 TRUSTEE PHILLIPS: Okay.

8 MAYOR HUBBARD: -- at the public hearing.

9 TRUSTEE PHILLIPS: All right. Okay, but --
10 okay. It's just there's a lot of confusion with
11 linear feet. But as far as -- mine is the East
12 End of the bulkhead.

13 TRUSTEE MARTILOTTA: May I?

14 MAYOR HUBBARD: Okay. Well, no, just --

15 TRUSTEE ROBINS: We'll clean up the wording
16 a little bit, but that's basically the -- what
17 I'm asking for is that, you know --

18 TRUSTEE MARTILOTTA: May I, before we --

19 TRUSTEE ROBINS: Please.

20 TRUSTEE MARTILOTTA: Okay.

21 MAYOR HUBBARD: Yeah. No, this is all open
22 for discussion.

23 TRUSTEE MARTILOTTA: Sure. In the -- when
24 the -- when the builder or the owner submitted
25 this to us, they had this all laid out, like

1 where the boat slips were going to be, correct?

2 TRUSTEE CLARKE: Yes.

3 MAYOR HUBBARD: That was the previous
4 public hearing and we voted on that already.

5 TRUSTEE MARTILOTTA: Yes, sir. So --

6 MAYOR HUBBARD: Okay.

7 TRUSTEE MARTILOTTA: But on that, I
8 didn't -- and that's essentially what we're
9 voting on now. And I could be wrong, but I don't
10 remember seeing any -- any place to moor boats
11 along that bulkhead at all. I might be mistaken.

12 MAYOR HUBBARD: No. What we approved last
13 time was the floating docks and the stuff inside
14 the channel.

15 TRUSTEE MARTILOTTA: Yes.

16 MAYOR HUBBARD: There was nothing on the
17 outside.

18 TRUSTEE MARTILOTTA: Okay. All right.

19 MAYOR HUBBARD: Because it's just a
20 bulkhead.

21 TRUSTEE MARTILOTTA: Yeah.

22 MAYOR HUBBARD: There would be no
23 improvements or anything, that bulkhead is not
24 being touched. That's just a bulkhead that's
25 there.

1 TRUSTEE MARTILOTTA: Okay. All right. I
2 see what you're saying.

3 MAYOR HUBBARD: The bulkhead that he's
4 replacing now, the 132 feet, is on the inner side
5 of the bulkhead --

6 TRUSTEE MARTILOTTA: Fair enough.

7 MAYOR HUBBARD: -- not along the face of
8 it. The face part was done six years ago.

9 TRUSTEE PHILLIPS: Correct.

10 MAYOR HUBBARD: Right. So he's -- we're
11 talking this is the section of bulkhead they're
12 doing, this is on the inside.

13 TRUSTEE MARTILOTTA: Yes.

14 MAYOR HUBBARD: Right?

15 TRUSTEE MARTILOTTA: But see what I'm
16 saying? I didn't see any spot where they were
17 going to -- where they had designated -- I didn't
18 see any spot where it was designated as --

19 MAYOR HUBBARD: No, there is none. There's
20 nothing designated as being any. It's just a --

21 TRUSTEE PHILLIPS: Bulkhead.

22 MAYOR HUBBARD: -- bulkhead that's at the
23 end of the property.

24 TRUSTEE MARTILOTTA: So if we're approving
25 it, but nothing designated on that diagram -- no,

1 maybe I'm -- maybe I'm incorrect.

2 TRUSTEE ROBINS: We're really talking about
3 what he can use the bulkhead for, not, you
4 know --

5 MAYOR HUBBARD: The bulkhead he's doing is
6 in here.

7 TRUSTEE ROBINS: Right.

8 MAYOR HUBBARD: This is not the bulkhead
9 he's doing. This is the bulkhead that's at the
10 end of the property.

11 TRUSTEE ROBINS: At the end of the
12 property, correct.

13 MAYOR HUBBARD: That's at the end of the
14 property there.

15 TRUSTEE ROBINS: Okay. I mean, this --

16 MAYOR HUBBARD: And the channel, the
17 channel comes in here. Where this leads to, with
18 the point of the channel, where it intercedes or
19 whatever --

20 TRUSTEE ROBINS: Right.

21 MAYOR HUBBARD: -- I can't answer that.

22 TRUSTEE CLARKE: So then, technically --

23 MAYOR HUBBARD: But, I mean, we asked --
24 the question was asked at the public hearing, he
25 said he did not plan on doing that. Obviously,

1 things have changed. He does -- his manager or
2 somebody is planning on using it.

3 TRUSTEE MARTILOTTA: Okay.

4 MAYOR HUBBARD: So the stuff that we've
5 said no to after our discussion at the previous
6 public hearing, we could go back -- we were going
7 to put a stipulation on, we said no. We could
8 just add that on as a stipulation. This part of
9 the wetlands permit we could just say we are
10 prohibiting boats from docking at the east side
11 of the main bulkhead towards the channel.

12 TRUSTEE MARTILOTTA: I like it.

13 TRUSTEE PHILLIPS: That fine.

14 TRUSTEE ROBINS: That's good.

15 TRUSTEE CLARKE: The only thing that sounds
16 confusing to me, and that now looking at this
17 again, is that this resolution and this permit
18 has nothing to do with the area that we're
19 discussing. His permit is for remediating
20 bulkhead within the basin.

21 MAYOR HUBBARD: Correct.

22 TRUSTEE PHILLIPS: But he's --

23 TRUSTEE CLARKE: And we're not addressing
24 that. We're talking about an existing bulkhead
25 that is on the outside of the basin in the

1 channel. So I don't understand if it makes sense
2 to tie a stipulation to a permit where the permit
3 does not cover the area that we're trying to
4 stipulate.

5 TRUSTEE PHILLIPS: If my understanding was
6 that they -- the previous owners only did "X"
7 number, a portion of the bulkhead, the east end
8 first. That isn't this a continuation of the
9 bulkhead that they didn't finish from the
10 previous owners? Isn't that what the -- I can't
11 remember what the -- I don't --

12 TRUSTEE CLARKE: Yes, it's a continuation.

13 TRUSTEE PHILLIPS: But it's the same
14 bulkhead. It was the same project originally.
15 He was supposed to do the whole --

16 TRUSTEE CLARKE: But he's not touching that
17 section.

18 TRUSTEE ROBINS: Right.

19 TRUSTEE PHILLIPS: Wasn't he supposed --
20 wasn't the original -- when Mr. Raskin owned it,
21 wasn't there an original permit for the whole
22 bulkhead, but they only did the one section, they
23 didn't do inside the basin?

24 MAYOR HUBBARD: I don't know if they had a
25 permit for the whole thing and didn't do it. I

1 don't know.

2 TRUSTEE PHILLIPS: I thought they did.

3 ADMINISTRATOR PALLAS: I don't remember.

4 TRUSTEE PHILLIPS: I thought they did, but
5 I'm trying -- you know, I'm going on memory,
6 that's why I'm saying it's --

7 TRUSTEE MARTILOTTA: Could we ask the CAC?

8 TRUSTEE PHILLIPS: We're all going on
9 memory without paperwork in front of us.

10 MAYOR HUBBARD: Right.

11 TRUSTEE CLARKE: I have the -- I have my
12 entire packet from July right here, if anybody
13 wants to review it.

14 MAYOR HUBBARD: Yeah. She's talking about
15 the work that was done eight years ago down
16 there --

17 TRUSTEE CLARKE: Oh.

18 MAYOR HUBBARD: -- with the bulkhead from
19 the previous applicant. Go ahead, Paul.

20 ADMINISTRATOR PALLAS: A little more than
21 memory, the -- I think the original permit did
22 include all of the bulkheading, they never
23 finished it.

24 TRUSTEE PHILLIPS: Right.

25 ADMINISTRATOR PALLAS: The permit expired,

1 didn't reapply.

2 TRUSTEE PHILLIPS: Reapplied.

3 ADMINISTRATOR PALLAS: That's what's before
4 you now. So the original permit did include, to
5 the best of my knowledge, the entire bulkhead.

6 TRUSTEE ROBINS: Including the east
7 bulkhead that's facing the channel?

8 TRUSTEE PHILLIPS: Yes.

9 ADMINISTRATOR PALLAS: I believe that's
10 correct.

11 TRUSTEE ROBINS: I mean, I know we're
12 coming up with questions that we can't really
13 answer right now, and I don't necessarily like,
14 Peter says, you know, stopping the vote on this,
15 but, you know, we have things that we have to
16 answer.

17 TRUSTEE CLARKE: Then I rest my case, and
18 I'm happy to vote on an added stipulation, if you
19 believe that the intent of the permit covers and
20 pertains to the entire bulkhead.

21 MAYOR HUBBARD: Yes, I believe it does.
22 And the discussion did come up at the public
23 hearing, we talked about this. You know,
24 everybody agreed with the consensus at that time
25 not to add the conditions in. But now, upon new

1 information and everything else, and we pass it
2 with this, if the applicant is not happy with
3 that, he has his recourse to go and challenge our
4 ruling. That's happened before on wetlands
5 permit, and, you know, I mean, that is the option
6 that he has.

7 TRUSTEE CLARKE: Very good.

8 MAYOR HUBBARD: His lawyers can challenge
9 it and say, "You can't do that," and that would
10 be up to a Judge to administer that. But we're
11 protecting the good of all of the Village by the
12 channel being open and nobody docking a boat
13 right there, especially if they're advertising it
14 before they even have the wetlands permit
15 approved.

16 TRUSTEE CLARKE: Absolutely.

17 MAYOR HUBBARD: So that's my feeling on it,
18 you know.

19 TRUSTEE CLARKE: And I support it

20 TRUSTEE ROBINS: And I supported it, too.

21 MAYOR HUBBARD: Okay.

22 TRUSTEE MARTILOTTA: Yeah, I would.

23 TRUSTEE ROBINS: That's what I wanted to
24 hear.

25 MAYOR HUBBARD: All right. So I'll offer

1 to amend RESOLUTION #01-2020-15, to add in,
2 *"Prohibit any boat from docking on the east side*
3 *of the main bulkhead facing the channel to*
4 *Stirling Creek."*

5 TRUSTEE MARTILOTTA: Second.

6 MAYOR HUBBARD: Any discussion?

7 TRUSTEE MARTILOTTA: I like it.

8 TRUSTEE ROBINS: No.

9 MAYOR HUBBARD: All in favor on the
10 amendment?

11 TRUSTEE MARTILOTTA: Aye.

12 TRUSTEE CLARKE: Aye.

13 TRUSTEE PHILLIPS: Aye.

14 TRUSTEE ROBINS: Aye.

15 MAYOR HUBBARD: Aye.

16 Opposed?

17 (No Response)

18 MAYOR HUBBARD: Motion carried.

19 All in favor of the resolution as a whole?

20 TRUSTEE MARTILOTTA: Aye.

21 TRUSTEE ROBINS: Second.

22 TRUSTEE PHILLIPS: You need a second.

23 TRUSTEE MARTILOTTA: Oh, second. I
24 apologize.

25 MAYOR HUBBARD: Well, we had already

1 seconded that, but then we amended it.

2 TRUSTEE PHILLIPS: Oh, I'm sorry, okay.

3 All right.

4 MAYOR HUBBARD: But that's --

5 TRUSTEE MARTILOTTA: I'll second again.

6 MAYOR HUBBARD: Okay, seconded. And all in

7 favor of the motion as a whole?

8 TRUSTEE MARTILOTTA: Aye.

9 TRUSTEE CLARKE: Aye.

10 TRUSTEE PHILLIPS: Aye.

11 TRUSTEE ROBINS: Aye.

12 MAYOR HUBBARD: Aye.

13 Opposed?

14 (No Response)

15 MAYOR HUBBARD: Motion carried.

16 TRUSTEE MARTILOTTA: Okay.

17 TRUSTEE PHILLIPS: Okay.

18 MAYOR HUBBARD: Okay. That's you, Jack.

19 TRUSTEE MARTILOTTA: *RESOLUTION #01-2020-16,*

20 *RESOLUTION scheduling a public hearing for*

21 *7:00 p.m. on February 27th, 2020 at the Third*

22 *Street Fire Station, Third and South Streets,*

23 *Greenport, New York, 11944 regarding the Wetlands*

24 *Permit Application submitted by applicant*

25 *Robert I. Brown Architect, P.C. on behalf of*

1 owner Scott Wachenfeld to add a second story and
2 undertake interior renovations on the property at
3 3 Sandy Beach, Greenport, New York, 11944; and
4 directing Clerk Pirillo to notice the public
5 hearing accordingly. So moved.

6 TRUSTEE PHILLIPS: Second.

7 MAYOR HUBBARD: All in favor?

8 TRUSTEE MARTILOTTA: Aye.

9 TRUSTEE CLARKE: Aye.

10 TRUSTEE PHILLIPS: Aye.

11 TRUSTEE ROBINS: Aye.

12 MAYOR HUBBARD: Aye.

13 Opposed?

14 (No Response)

15 MAYOR HUBBARD: Motion carried. Make sure
16 the CAC reviews that and gets back to us.

17 ADMINISTRATOR PALLAS: Yeah, absolutely,
18 yes.

19 MAYOR HUBBARD: Okay, thank you.

20 TRUSTEE PHILLIPS: *RESOLUTION #01-2020-17,*
21 *RESOLUTION approving the Public Assembly Permit*
22 *Application submitted by the Greenport BID for*
23 *the use of various Village streets from 8:00 a.m.*
24 *through noon on March 15th, 2020 for a three-mile*
25 *running/walking event.* So moved.

1 TRUSTEE CLARKE: Second.

2 MAYOR HUBBARD: Just a brief discussion.

3 Are we going with Option 2 on our recommendation
4 on this?

5 CLERK PIRILLO: Yes.

6 MAYOR HUBBARD: That's -- okay.

7 TRUSTEE MARTILOTTA: Yeah.

8 MAYOR HUBBARD: That will be Option 2 of
9 the two proposals, okay?

10 TRUSTEE ROBINS: I think we had a consensus
11 on that.

12 MAYOR HUBBARD: Just so everybody is clear
13 on that, because there was two choices. That's
14 what we're going with.

15 Okay. All in favor?

16 TRUSTEE MARTILOTTA: Aye.

17 TRUSTEE CLARKE: Aye.

18 TRUSTEE PHILLIPS: Aye.

19 TRUSTEE ROBINS: Aye.

20 MAYOR HUBBARD: Aye.

21 Opposed?

22 (No Response)

23 MAYOR HUBBARD: Motion carried.

24 TRUSTEE CLARKE: *RESOLUTION #01-2020-18,*
25 *Approving the Public Assembly Permit Application*

1 *submitted by the Star Hose Company of the*
2 *Greenport Fire Department for the use of the Polo*
3 *Grounds at Moore's Lane from 5:00 p.m. through*
4 *11:00 p.m. each day from May 21st, 2020 through*
5 *May 24th, 2020 for the annual Carnival*
6 *fundraiser, with a fireworks display scheduled*
7 *for May 23rd, 2020 with a rain date of May 24th,*
8 *2020. So moved.*

9 TRUSTEE ROBINS: Second.

10 MAYOR HUBBARD: All in favor?

11 TRUSTEE MARTILOTTA: Aye.

12 TRUSTEE CLARKE: Aye.

13 TRUSTEE PHILLIPS: Aye.

14 TRUSTEE ROBINS: Aye.

15 MAYOR HUBBARD: Aye.

16 Opposed?

17 (No Response)

18 MAYOR HUBBARD: Motion carried.

19 TRUSTEE ROBINS: *RESOLUTION #01-2020-19,*
20 *RESOLUTION setting the 2020 Village of Greenport*
21 *property tax lien sale for 10:00 a.m. on*
22 *March 10th, 2020 at Village Hall, Greenport*
23 *Village Hall, 236 Third Street, Greenport,*
24 *New York, 11944; and directing Clerk Pirillo to*
25 *notice the tax lien sale accordingly. So moved.*

1 TRUSTEE MARTILOTTA: Second.

2 MAYOR HUBBARD: All in favor?

3 TRUSTEE MARTILOTTA: Aye.

4 TRUSTEE CLARKE: Aye.

5 TRUSTEE PHILLIPS: Aye.

6 TRUSTEE ROBINS: Aye.

7 MAYOR HUBBARD: Aye.

8 Opposed?

9 (No Response)

10 MAYOR HUBBARD: Motion carried.

11 TRUSTEE MARTILOTTA: *RESOLUTION*

12 *#01-2020-20, RESOLUTION approving the appointment*
13 *by the Village of Greenport Board of Trustees of*
14 *Robert Brandt as the hearing officer to conduct a*
15 *hearing pursuant to Civil Service Law § 75. So*
16 *moved.*

17 TRUSTEE PHILLIPS: Second.

18 MAYOR HUBBARD: All in favor?

19 TRUSTEE MARTILOTTA: Aye.

20 TRUSTEE CLARKE: Aye.

21 TRUSTEE PHILLIPS: Aye.

22 TRUSTEE ROBINS: Aye.

23 MAYOR HUBBARD: Aye.

24 Opposed?

25 (No Response)

1 MAYOR HUBBARD: Motion carried.

2 TRUSTEE PHILLIPS: *RESOLUTION #01-2020-21,*
3 *RESOLUTION accepting the attached proposal and*
4 *rate schedule from KPC Planning Services, Inc.*
5 *for professional planning services for the*
6 *Village of Greenport Board of Trustees and the*
7 *Village of Greenport Planning Board, and*
8 *authorizing Mayor Hubbard to sign the agreement*
9 *between KPC Planning Services, Inc. and the*
10 *Village of Greenport. So moved.*

11 TRUSTEE CLARKE: Second.

12 MAYOR HUBBARD: All in favor?

13 TRUSTEE MARTILOTTA: Aye.

14 TRUSTEE CLARKE: Aye.

15 TRUSTEE PHILLIPS: Aye.

16 TRUSTEE ROBINS: Aye.

17 MAYOR HUBBARD: Aye.

18 Opposed?

19 (No Response)

20 MAYOR HUBBARD: Motion carried.

21 TRUSTEE CLARKE: *RESOLUTION #01-2020-23,*
22 *Approving all checks per the Voucher Summary*
23 *Report dated January 17th, 2020, in the total*
24 *amount of \$318,880.36 consisting of:*
25 *o All regular checks in the amount of*

1 *\$289,837.37, and*

2 *o All prepaid checks (including wire*
3 *transfers) in the amount of \$29,042.99.*

4 So moved.

5 TRUSTEE ROBINS: Second.

6 MAYOR HUBBARD: All in favor?

7 TRUSTEE MARTILOTTA: Aye.

8 TRUSTEE CLARKE: Aye.

9 TRUSTEE PHILLIPS: Aye.

10 TRUSTEE ROBINS: Aye.

11 MAYOR HUBBARD: Aye.

12 Opposed?

13 (No Response)

14 MAYOR HUBBARD: Motion carried.

15 Okay. That concludes the regular agenda.

16 I'll offer a motion to adjourn the meeting at

17 8:52.

18 TRUSTEE MARTILOTTA: Second.

19 MAYOR HUBBARD: All in favor?

20 TRUSTEE MARTILOTTA: Aye.

21 TRUSTEE CLARKE: Aye.

22 TRUSTEE PHILLIPS: Aye.

23 TRUSTEE ROBINS: Aye.

24 MAYOR HUBBARD: Aye.

25 Opposed?

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(No Response)

MAYOR HUBBARD: Motion carried. Thank you
all for coming.

(Time Noted: 8:52 p.m.)

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Initial draft of proposed RFP for services

The Greenport Fire Department is accepting RFP's for the following services

- 1) evaluate, define deficiencies, create corrective action plan and give instruction on implementation of corrective action plan to address minimum basic requirement for all mandated annual trainings and policies necessary for the Greenport Fire Department to comply with pertinent NYS Public Employee Safety and Health Act.
- 2) evaluate, define deficiencies, create corrective action plan and give instruction on implementation of corrective action plan to address minimum basic training requirements as outlined in Greenport Fire Department By-Laws.
- 3) proposal should also include any necessary fees for and Annual or Bi-Annual "follow up" to address potential additional needs or changes in regulations.

Vehicles for Surplus

1. 2007 Ford F-450 Super Diesel

Vin #: 1FDXF46R28EC01919

2. 2005 Chevrolet Suburban

Vin #: 3GNGK26U75G255172

3. 1989 Ford F-350

Vin #: 1FDKF37H2KNA71349

4. 2001 International 4700 (Dump Truck)

Vin #: 18HTSCAAL22H520528

Vehicle to Dispose of

1. 2002 Chrysler Van

Vin #: 2C4GP44312R779911

BOARD OF TRUSTEES
VILLAGE OF GREENPORT

SEQRA RESOLUTION REGARDING THE WETLANDS PERMIT APPLICATION
OF APPLICANT PAUL PAWLOWSKI ON BEHALF OF 123 STERLING AVENUE, LLC.

WHEREAS an application for a wetlands permit approval was filed by applicant Paul Pawlowski on behalf of 123 Sterling Avenue, LLC with the Board of Trustees of the Village of Greenport; and

WHEREAS the Board of Trustees of the Village of Greenport has duly considered the obligations of the Village of Greenport with respect to the wetlands permit application and the Board of Trustees of the Village of Greenport with regard to SEQRA, and completed a short form EAF for purposes of SEQRA, it is therefore;

RESOLVED that the Board of Trustees adopts Lead Agency status for purposes of SEQRA with regard to the consideration and approval of the wetlands permit application and it is further

RESOLVED that the Board of Trustees hereby determines that the approval of the wetlands permit application is an Unlisted Action for purposes of SEQRA; it is further;

RESOLVED that the Board of Trustees of the Village of Greenport hereby determines that the approval of the wetlands permit application;

Will not have a significant negative impact on the environment in the action, and;

Will not result in a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, substantial increase in solid waste production, a substantial increase in potential for erosion, flooding, leaching or drainage problems, and;

Will not result in the removal or destruction of large quantities of vegetation or fauna, substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on habitats, or other significant adverse impact on natural resources, impairment of a critical environmental area and;

Will not result in the creation of a material conflict with a community's current plans or goals, and;

Will not result in the creation of a hazard to human health, and;

Will not result in a substantial change in land use, and;

Will not encourage or attract an additional large number of people to a place for more than

a few days, and;

Will not result in the creation of a material demand for other actions, and;

Will not result in changes in two or more elements of the environment, each of which is not significant but when reviewed together are significant two or more related actions each of which is not significant but when reviewed together are significant.

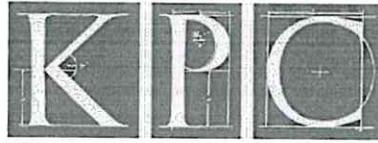
RESOLVED that a Negative Declaration is hereby adopted for purposes of SEQRA.

Upon motion by Trustee

seconded by Trustee

this resolution is carried as follows:

Dated: December 27, 2019



PLANNING SERVICES, INC.

Tuesday, January 07, 2020

Village of Greenport
Mayor George W. Hubbard, Jr.
Village Hall
236 Third Street
Greenport, NY 11944

RE: Professional Planning Services

Dear Mayor Hubbard:

KPC Planning Services, Inc. is pleased to submit the enclosed qualifications and rate schedule for professional planning services. We would be pleased to provide professional planning services for the Village Trustees, and the Village Planning Board as needed. The prospective work in the Village would draw on our expertise in crafting local planning initiatives that ensures future development will be consistent with the goals and objectives of the Village.

KPC Planning Services, Inc. is a full service planning firm with a strong reputation for providing high quality planning services to a number of municipalities to assist with all their planning related needs, including but not limited to, land use and related studies, long range planning initiatives, design guidelines, code amendments, as well as the review and preparation of documentation pursuant to the requirements of the State Environmental Quality Review Act (SEQRA).

If you have any questions or require further documentation, please feel free to contact me personally at 631-365-1170.

Thank you for your consideration.

Sincerely,
KPC Planning Services

Kyle P. Collins, AICP

COMPREHENSIVE PLANNING SERVICES

- Land Use Planning and Zoning
- Environmental Impact Review (State Environmental Quality Review Act)
- Comprehensive Planning
- Site Planning
- Local Waterfront Revitalization
- Compliance review of Site Plan, Subdivision, and Wetlands Applications
- Design Guidelines- Preparation and Review
- Drafting of Zoning Legislation

GENERAL PLANING SERVICES

We currently or have provided general planning services to the following municipalities:

Village of Westhampton Beach

-appointed by the Village as Village Planner to provide long range planning services for the Village Trustees and to provide general planning services associated with development applications for the Planning Board.

Village of Belle Terre

-assist with SEQRA review associated with development applications; provide professional planning services to the Village Trustees associated with development applications, including special permit, and site plans applications.

Village of Islandia

-assist with SEQRA review associated with development applications; provide professional planning services to the Village Trustees associated with development applications, including zone changes and site plans.

Town of Southold

-assist with SEQRA review associated with development applications

LONG RANGE PLANNING PROJECTS

KPC Planning Services, Inc. is currently involved with the following long-range planning initiatives:

Village of Westhampton Beach

2006 Business Districts Comprehensive Plan Update

The Village of Westhampton Beach, facing significant development and growth pressures, particularly within its business districts, hired our firm to prepare the 2006 Business Districts Comprehensive Plan Update. The Business Districts Comprehensive Plan establishes a land use oriented framework intended to provide the Village with an overall strategy to guide future commercial development. The plan identifies the visions and goals for the downtown and other business districts; provides an inventory of the number and types of businesses in the Village, business vacancies and the amount of vacant business-zoned land; assesses the development potential of the business districts, including the relationships with available parking and recommendations for future parking needs, as well as infrastructure constraints; analyzes the existing land use patterns in the study area; recommends a future land use plan with recommendations for amending the zoning map; and recommends land use and design management strategies needed to implement the Comprehensive Plan.

Town of Southampton

Riverside Mixed Use PDD

KPS Planning Services, Inc. is drafting zoning regulations and design guidelines to implement the goals of the Riverside Hamlet Center Mixed Use Plan Development District Study. The adoption of the Riverside Hamlet Center Mixed Use Planned Development District by Town of Southampton will implement the vision established in the for Riverside's future, centered on the creation of a new downtown, Riverside Hamlet Center. The design guidelines we are developing are intended to create a sense of place - the recognized heart of the community. The goals of the design guidelines are to offer a vibrant mix of activities and uses consistent with a traditional "downtown"; provide a flexible design concept that can respond to changes in market forces; make the Riverside Hamlet Center easily walkable by providing quality pedestrian links; provide adequate parking, but do not allow it to dominate the landscape; and integrate Riverside Hamlet Center into the community through transportation connections (pedestrian/bicycle/vehicular/transit) and visual connections (streetscape theme).

Town of Southampton

Country Road 39 Corridor Study

The expansion of CR 39 in the Town of Southampton to four lanes is expected to have a profound impact on area land use patterns, both spurring new development and presenting opportunities for area improvement through redevelopment. To plan for addressing these impacts and taking advantage of the opportunities presented, the Town of Southampton hired our firm as part of a consulting team to prepare the CR 39 Corridor Study that will:

- Identify, consolidate, confirm and update goals and objectives for the corridor.
- Formulate and evaluate alternative rezoning scenarios.
- Propose other land use planning and development strategies as may be appropriate, such as procedural changes, regulations for environmental protection, historic preservation, etc.
- Identify necessary infrastructure improvements for accommodating anticipated new development.
- Recommend other capital projects to improve the area's appearance, provide public amenities, and support walking, cycling and the use of mass transit.
- Address specific large-scale projects and user populations, including the student population at SUNY Southampton, the proposed hospital relocation, senior and affordable housing, etc.
- Provide a detailed plan for implementation.

Town of Southampton

Commercial District Design Guidelines – Town Wide

In response to increasing concerns about the quality and character of commercial development throughout the Town, KPC Planning Services, Inc. was hired to work with staff in preparing comprehensive design guidelines for a range of development types in all of the commercial zoning districts in the Town. The intent of these principles and guidelines is to establish the design principles and standards in a cohesive manual to give guidance and direction to the Town for the review of proposed structures, site amenities, landscaping, and streetscape improvements. The guidelines provide a design context for site planning, building design, and landscape plans.

Proposal for Professional Planning Services
KPC Planning Services, Inc.
Village of Greenport

They are intended to provide flexibility to allow for individual diversity but at the same time provide a comprehensive framework to promote a unique and identifiable character within each of the hamlets in the Town and their surrounding neighborhoods. The design guidelines take into account the local geography, community character identified within each of the hamlets, natural and aesthetic resources, history and social and cultural patterns.

Town of Southampton

Flying Point Mixed Use PDD

KPC Planning Services, Inc. was hired by the Town of Southampton as part of a consulting team to draft zoning regulations and design guidelines to implement the goals of the 1999 Town of Southampton Comprehensive Plan Update as it relates to establishment of the Flying Point Mixed-Use Planned Development District to create a new "downtown" on a total of 3.9 acres of land to provide a place where people can shop, work and live , and act as a gateway between the hamlet of Water Mill and Southampton Village. The regulations and design standards we are developing are being established for use by the Town in controlling and guiding the development of the subject site and to attain the following objectives:

- A. Promote an efficient and purposeful use of vacant and previously disturbed land.
- B. Establish innovative land use and zoning standards.
- C. Create a gateway that promotes the "town and country" image of the Town of Southampton by providing a small mixed-use center that provides for shopping, living and working.
- D. Create a place that provides for small business incubation and retention in keeping with the specialty retail draw of the Town.
- E. Provide an opportunity for affordable owner and rental housing to meet some of the demand of the community.
- F. Improve the perception of traffic flow by creating a secondary system of streets that helps to absorb traffic from main arterials.
- G. Improve traffic flow by providing pedestrian access to and around the development.
- H. Improve traffic flow by creating a mixed-use development that will generate less vehicle trips because people can live work and shop all in one stop.
- I. Encourage comprehensive and innovative planning and design of the highest quality, utilizing and incorporating a variety of land uses.

Proposal for Professional Planning Services
KPC Planning Services, Inc.
Village of Greenport

KPC Planning Services, Inc. Personnel and Fees

Key Personnel

Kyle P. Collins, AICP
Principal-in-Charge

Fee Schedule

<u>Title</u>	<u>Billable Rate</u>
Principal Planner	\$150.00 per hr.
Clerical	\$55.00 per hr.