VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK

BOARD OF TRUSTEES
WORK SESSION

Third Street Firehouse
Greenport, New York
July 16, 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 (Absent)

JOSEPH PROKOP - VILLAGE ATTORNEY
SYLVIA PIRILLO - VILLAGE CLERK
PAUL PALLAS - VILLAGE ADMINISTRATOR
ROBERT BRANDT - VILLAGE TREASURER
(The meeting was called to order at 7 p.m.)

MAYOR HUBBARD: Okay. I'll call the meeting to order with the pledge to the flag.

(All stood for the Pledge of Allegiance)

MAYOR HUBBARD: All right. Well, thank you all, for everybody that came, you know, this evening. We're trying to do the social distancing guidelines and masks and everything else. We do not have a podium for people to come up and speak to, because we don't want to use one microphone for everybody. So when anybody wants to speak, just stand up, give your name and address for the record, and just speak loudly so the transcriptionist and the rest of us can hear it. It's not ideal, but we're trying to make do. We don't want to get anybody else sick, okay?

We're going to start with the Fire Department. And then Mr. Pawlowski from 123 Sterling is going to give us a brief description of what's going on down there. It's for information only at this point as he's moving through the process of where that's going to go. So that will be after the Fire Department, because I don't want to keep the Chief sitting here during a long presentation. So, Chief
Manwaring.

CHIEF MANWARING: Up here?

MAYOR HUBBARD: No, you can --

CHIEF MANWARING: I'll sit back there.

(Laughter)

CHIEF MANWARING: All right. My thing is that after the Wardens last night, the -- accept the application of Taylor Reed for Company 834, the Standard Hose Company was one.

We discussed the gutters, the gutter work on the side of the building that I discussed with Paul. I'll talk to him. I'll call him again and talk to him about that.

A possibility of where to put the boat, was there any thought about it?

ADMINISTRATOR PALLAS: I have to follow up on that as well.

CHIEF MANWARING: Okay.

ADMINISTRATOR PALLAS: I apologize, I didn't have a chance to follow up on that.

CHIEF MANWARING: You know, they said a couple of years ago, I guess we used the one over by the ferry.

CLERK PIRILLO: Wade, I'm sorry.

TRUSTEE CLARKE: I can't understand a word
he said so far.

CLERK PIRILLO: Chief, if you could please speak louder, the Transcriptionist can't hear you.

CHIEF MANWARING: I don't speak that loud, I'm sorry, I mean.

MAYOR HUBBARD: Can we just turn the microphone a little, or just talk a little louder so we can --

CHIEF MANWARING: All right. Well, the only other thing would be the boat, like I said.

And the last one would be, is we've been asked if we can get Paul to come over or an engineer to come over and take a look at how bad our electrical system is in this firehouse, so we can move forward with repairing that, and possibly putting a better generator in the -- in the system, so.

TRUSTEE PHILLIPS: Mayor --

MAYOR HUBBARD: Okay.

TRUSTEE PHILLIPS: -- I was there for the meeting last night and the discussion that the panel box that they have here has been band-aided together, and that they are concerned that now is the time to review it and see what goes on.
Apparently, some previous Village electrical
employees have fixed what the issues were, but I
believe there was a fire someplace somewhere, or
there was damage that was discovered.

CHIEF MANWARING: Right behind you.

TRUSTEE PHILLIPS: So that's the reason why
they're bringing up that they'd like to get the
panel -- you know, the panel boxes looked at
first to see what needs to be fixed.

MAYOR HUBBARD: Okay. Is it on the supply
side of the wires coming in, or is it on the
distribution side where it comes back out going
throughout the building?

CHIEF MANWARING: I think it's on the
outside, coming out where --

MAYOR HUBBARD: Okay. Well, I mean, we
could have, you know, Doug Jacobs come and look
at it.

ADMINISTRATOR PALLAS: Yeah.

MAYOR HUBBARD: He's away on vacation right
now. When he gets back, he can come look at it.

You know, the supply side and everything
else coming in and everything, be sure we're safe
with grounds and feeds and everything coming into
the building is definitely in our purview to take
ADMINISTRATOR PALLAS: Right.

MAYOR HUBBARD: If it's on the distribution side, our guys don't really work with that kind of stuff, that would be a regular house electrician that would take care of that. But we'll definitely get together. When he gets back, we'll set an appointment up. I'll come and meet with you, Paul, Doug and the Chiefs, and we'll just look at everything that's here and evaluate what needs to be done. That's, I believe, the easiest way to go about that.

TRUSTEE PHILLIPS: The conversation came up in the fact that the generator -- and I talk louder than he does. So the generator that they currently are using apparently is a manual start. They have had -- they had some issues with it the other day in getting it started when the electricity went out. So they're looking to -- they're looking at a long-term -- a long-term plan to replace that generator, one with an automatic start, but they need to deal with their electricity first. So that was part of it.

MAYOR HUBBARD: Well, that's fine. We'll definitely look at that as part of it, because it
should be automatic switch gear when it goes out, so you don't have to come over and start it, pull this lever down, push that lever up, which is complicated, and just leads for somebody getting spiked, or something burning up, or whatever, computers, or whatever.

So to look at the generator long term, yes, would be automatic switch gear. As soon as the power goes out, it starts, it switches over. And it's more expensive, but we've talked about this for 20 years, so it's time to make the right choice and do that.

CHIEF MANWARING: It's been a while and we just would like --

MAYOR HUBBARD: Right. Well, we'll definitely evaluate that with Doug Jacobs when he's coming in and what he needs to put in place on the Village's side coming into the building to make the automatic switchgear work, that is definitely fine.

CHIEF MANWARING: That's all I have. We had a couple of issues with a lot of automatic alarms, which you guys know about.

MAYOR HUBBARD: Uh-huh.

CHIEF MANWARING: Yeah. Your Code Enforcer
has been right up on the ball taking care of that for me. That's all I got.

MAYOR HUBBARD: Okay. Were there any questions for the Chief?

(No Response)

MAYOR HUBBARD: Okay. Thank you very much.

CHIEF MANWARING: See yous next month.

MAYOR HUBBARD: Yep. Okay. Now I'm going to ask Mr. Paul Pawlowski from 123 Sterling, just give us --

ADMINISTRATOR PALLAS: You can stand, but just -- yeah.

MR. PAWLOWSKI: Thanks for your time tonight. I appreciate the in-person public forum. This is stepping, hopefully, in the right direction for all of us, so thanks for the effort. Basically, I'm here tonight to just present to you some of the modifications that we're proposing to 123 Sterling.

Over the last year, we've heard several comments, met with neighbors, residents. And we're putting forth a list of modifications to the already approved site plan and stipulation, and I just wanted to, you know, run, run them through you. I submitted a package outlining
those, but just the site plan improvements that we propose would be no parking along Sterling Avenue, proper sidewalks, curbing installed, installed along Sterling with a landscape buffer, public waterfront access location at the end of Sterling Avenue that abuts the current public access, improvement site layout along Ludlam with sidewalks and landscaping that's in keeping with what's on Sterling, and that would improve the dead end along Ludlam.

Please note we -- the Village Planner, KPC reviewed our proposed modifications, and we incorporated every single one of his comments into this proposed plan. The plan recognized that this was no greater impact and no change to SEQRA.

The other proposed modification mainly has to do with the affordable housing requirement. Currently, there's 12 market rate and five affordable rate units proposed in the main building, and, basically, what we're proposing is to keep 17 market rate units in the main building, and relocate the five affordable rates to a stand-alone building that would face Ludlam. The big reason for that is our modification is...
mainly to improve on the affordable housing requirement by making them affordable in perpetuity.

If we keep them in the main building, those units, whether we were to -- currently, we're to sell them as per the stipulation. Just the HOA fees and the potential CAM charges alone, that they would be assessed, are not nearly -- not even affordable, let alone the -- you know, the purchase price is very affordable, relatively speaking. But if we're able to put them in a stand-alone building off Ludlam, we could then assess those units by themselves without incorporating the assessment and all the HOA fee -- the HOA fees of the bigger building. It allows us to then put them into a Village registry, follow the HUD guidelines, if -- whether they're for sale or for rent, and make them totally affordable in perpetuity, and be the first of its kind in the Village workforce housing units in a registry that goes to, you know, residents of the Village that have either lived or worked her for a minimum of two years. So by allowing us to do it in that stand-alone building, it improves on that aspect of the
stipulation.

It also in the -- in the back western portion of the 123 Sterling, it's mainly a big parking lot. By putting this house there, we feel it will make the site better. This building would look very residential. We would have a -- instead of Ludlam being a dead end, the roads would -- basically, you'd be able to go through, out Sterling onto Ludlam, which would reduce the impact of traffic. They wouldn't just be going down Sterling all the time, they would also be going down Ludlam. I think it would greatly improve -- any time you can help a -- you know, a dead end, you know, I think it's good by having proper egress.

So the big change or the big modification we feel is that affordable housing requirement and improving on it for the long haul, for this generation and the next generation, and those site plan improvements that I -- that I did mention, such as, you know, no parking.

Currently, there's 21 proposed parking spots or approved parking spots along Sterling that we still can meet the parking requirements by code in what we're proposing, but I think it
would be a much better situation for the neighbors on Sterling to have that sidewalk and the green landscape buffer.

And those are the major -- those are the major site improvements and the fundamental improvement to the workforce housing or the affordable housing requirement.

At the last Planning Board work session, the Board basically requested that I get before the Trustees, because, you know, while this is very informal, we do have a long process ahead, ahead of us by meeting with all the Boards to be -- to go through this process, but, you know, they recommended I get here. That's why I requested to be before you to explain the modifications.

With the building itself, we put in a lot of effort to improve the look of it, while building a building that's improved -- approved. We feel it's a much nicer looking building for the neighborhood and also the Village.

If we were to get the proposed workforce housing building approved, we then wouldn't -- currently there's two buildings approved onsite, the main building and a 30-by-40 marina building.
We wouldn't need to -- we wouldn't build that, we would still stick with just two structures on the site instead of asking for a third structure on the site. This workforce housing footprint would be roughly 20 foot larger than an already approved second structure on the site, so that we would not have three structures, we would still stay with two.  

So those are the basics to what we're trying to achieve on the proposed modifications. And I just wanted to get before you before I go down the long road of Planning, ZBA, Historical Review Board, Trustees. And I'd love to hear any comments, however, however we want to proceed. Thanks for you your time.  

MAYOR HUBBARD: Okay. Well, thank you very much. I'm going to ask the Village Attorney a question as to where do we go from this on this whole process. So what is the next step for him and for us?  

MR. PROKOP: So the application to this Board would be for a revision of the stipulation that was entered in -- on March 12th of 2007. The Village entered that stipulation as a party, not -- we weren't involved in the planning
process, per se, we did not have a decision to be made, but we were involved as a party in the litigation, because we were -- the Village was named as a respondent. So the -- so we would treat the application as a request for a modification of that stipulation.

When you modify a stipulation, by law, you have to have the same process that you did to approve the stipulation, so it would involve a public hearing. So this Board would have a -- would set its own public hearing and accept public comment on the proposed changes, and then the Board would, if it wanted to, would proceed to a vote. It's not mandatory that the Board proceed to a vote, but the Board, if they wanted to, could proceed to a vote yes or no.

MAYOR HUBBARD: Actually, the next step is for a petition to go directly to the Village Board to modify the agreement.

MR. PROKOP: Yes.

MAYOR HUBBARD: And then Planning, Zoning and HPC would get it after that fact.

MR. PROKOP: Well, no. They could actually all do it at the same time, or we could have this Board do it first.
MAYOR HUBBARD: Well, that's what I'm asking, how do we schedule the public hearing, how do we go about doing this? Do we need all the Boards together with us and do a joint public hearing for everybody, or do they each do them individually? That's why I just wanted to have the procedure down of where we go from here.

MR. PROKOP: I think the plan is have them do it individually, not to do it jointly.

MAYOR HUBBARD: Okay.

ATTORNEY PROKOP: My understanding is that the -- at least one of the Chairs does not want to do it jointly, if I'm not mistaken, unless there's --

MAYOR HUBBARD: Okay.

ATTORNEY PROKOP: Unless --

ADMINISTRATOR PALLAS: That's correct.

ATTORNEY PROKOP: Yeah, so --

ADMINISTRATOR PALLAS: That is my understanding as well.

MAYOR HUBBARD: All right. So then we will put a request to all of the Statutory Boards and us to schedule public hearings for August to try to go forward with this process.

MR. PROKOP: Yes.
MAYOR HUBBARD: Okay. You got that Paul?
Is that --
ADMINISTRATOR PALLAS: Yeah.
MAYOR HUBBARD: So we'll put that out to
each one of the Boards and have their own public
hearings on it. That way the public has four
different chances to voice their objections,
questions, comments, in favor of, whatever, but
it will be four separate times we'll do the
public hearings. And are we okay with trying to
do that for August?
MR. PROKOP: If you voted at the meeting,
at your next week's meeting to hold the public
hearings, yes.
MAYOR HUBBARD: Right, schedule a public
hearing for us, and let the other Boards know to
schedule a public hearing for August to go and
review this. And if it gets -- now, if it gets
turned down by any one of the four Boards?
MR. PROKOP: Then it would not go ahead
and --
MAYOR HUBBARD: It would not go ahead,
ookay.
ATTORNEY PROKOP: And it would also have to
be approved by the HPC, even though they're not a
party to the stipulation.

    MAYOR HUBBARD: Right, okay. Well, that's what why I'm just asking. So --

    ADMINISTRATOR PALLAS: The alternative, from -- as I understood it, the -- I thought, and correct me if I'm wrong, Joe, is that the other -- you could do yours independent, you know, ahead of, and when they -- when they take up the application, they could take up both the hearing and the substance of whatever application that they would have to approve.

    In addition, you just -- this Board just has a stipulation agreement. The Planning Board has the site plan to approve, in addition to the public hearing. ZBA has variances in addition to. So they could do those -- I understood they could do them currently at their -- at a -- maybe not the same meeting, but, you know, it -- as a separate process --

    CLERK PIRILLO: Paul, I'm sorry.

    ADMINISTRATOR PALLAS: -- rather than have the hearings and then have to circle back and do it individually.

    TRUSTEE PHILLIPS: I have a question.

    ADMINISTRATOR PALLAS: I don't know that it
matters from a time perspective.

CLERK PIRILLO: Paul, can you please move
the mic closer to you for Lucia? Thank you.

TRUSTEE PHILLIPS: I do have a question.

Since each Board is dealing with different
sections of our codes, and since the -- the
Planning Board, have they had a pre-submission
conference on this particular --

ADMINISTRATOR PALLAS: They have, yes.

TRUSTEE PHILLIPS: Okay. That's what I was
going to ask. They've already had a
pre-submission --

ADMINISTRATOR PALLAS: They had a
pre-submission conference, yes.

TRUSTEE PHILLIPS: Okay. So they --
they're already into the process of getting to
accept the application and then proceeding
forward, correct?

ADMINISTRATOR PALLAS: Well, they -- the
Planning Board now would, in their typical
process, would need to defer any next steps until
other things that are required are in place,
so -- and that's why I was suggesting the
process, that perhaps it should be a hearing for
this Board, and then it goes to Zoning, and let
that go through both of their processes, and then
HPC to go through their process. I don't think
they require anything on the stipulation, because
they weren't a party to it. They still need to
have a hearing to approve it as per their
requirements; am I correct?

MR. PROKOP: Yes.

ADMINISTRATOR PALLAS: So the -- and then
once that's done, then it could come back to
Planning for a hearing on the stipulation and a
hearing on the site plan.

TRUSTEE PHILLIPS: Okay.

ADMINISTRATOR PALLAS: So that's just a
suggestion.

The hearing, as the Village Attorney
described, can be done separately by each of the
Boards. I don't have -- I don't know that
anybody has a preference. I was just laying that
out as an alternative, that's all.

TRUSTEE PHILLIPS: I just -- I just have a
concern. And I understand the desire to move it
forward and all, but I also know that they have a
process to follow, and I don't want them
circumvented, that's one of my concerns.

ADMINISTRATOR PALLAS: Yeah. I wasn't -- I
think what I was laying out was not in any way looking to circumvent. I was just laying out an alternative process, and it wouldn't -- I don't know that it's going to change the speed, or whatever, it was just an alternative, that's all.

TRUSTEE PHILLIPS: No. And as long as the public gets the opportunity, because each Board does have a different function within this application. Okay?

ADMINISTRATOR PALLAS: Sure.

TRUSTEE PHILLIPS: That's why I'm asking.

ADMINISTRATOR PALLAS: Yep.

MR. PROKOP: So one way for the Board of Trustees to maintain control of the situation, and sort of the -- the guidance as the -- as the Board that's most concerned with the zoning and future of the Village, rather than statutory specific pieces like the Zoning Board and Planning Board are, this Board could do that by moving ahead. You could have the first hearing and then sort of -- you could make this Board sort of the gate -- you know, the gatekeeper of the project, because if it doesn't get through this Board, it's not going to get through the other Boards. You might have -- it won't even go
to the other Boards.

You might have changes that this Board wants to see in the application before it even gets to the other Boards, and that would affect how the Planning Board looks at it and how the ZBA looks at it. So it would delay it a month, you know, delay the other Boards a month, but one could -- one way to do it is to have this Board go first.

TRUSTEE PHILLIPS: And where does SEQRA fall into this?

MR. PROKOP: So I think the Planning Board preliminarily adopted Lead Agency status, if I'm not mistaken.

ADMINISTRATOR PALLAS: I'd have -- I don't recall. I just don't recall. I'll check the minutes and confirm it.

MR. PROKOP: Yeah. So I think that the Planning Board started the coordinated review process, if I'm not mistaken, so there should be a coordinated review notice going out. Otherwise, the Trustees could adopt Lead Agency status and take control of SEQRA, if the Board wanted to do that. That's one way to sort of globally manage the application.
MAYOR HUBBARD: Well, just my feeling on this, where -- where the statutory Boards are part of the overall Village, that the Village itself should take Lead Agency and just say let's review, let's have a public hearing, let's have everybody come to us. Let them worry about the different bits and pieces of it. But if we're going to agree on the overall change in the stipulation of agreement, then that should come from us, and let the public speak to us, tell us their feelings on it and everything else. Let us deal with that, let the Planning Board deal with the site plan, let the Zoning Board deal with variances or whatever. But I really think that's our responsibility to step up and schedule the first public hearing, and let everybody comment to us and try to work this through, so that the Village is kind of -- not that we're telling the other Boards what to do, because we can't, but we're taking the lead on this and just saying let's work this out and see if it's in the better -- the best interest of the Village and the property owner to move forward and change the stipulation agreement. That's just my feeling on that, that I think we should be the lead on that,
if the rest of the Board is comfortable with that.

TRUSTEE PHILLIPS: No, I agree with you.

TRUSTEE CLARKE: I concur.

MAYOR HUBBARD: Okay.

TRUSTEE PHILLIPS: Yeah, I agree with you.

TRUSTEE CLARKE: I do have one --

MAYOR HUBBARD: So we will schedule -- put a vote up for scheduling a public hearing for the Village Board on 123 Sterling, and then let all the public, everybody know about it. Hopefully, we'll be in a better situation, so we can get all 60 people in here, like we had last time, but let everybody come in and everybody will have a chance to voice their pros, cons, or whatever. But we'll step forward, step up and try to make that -- take the lead on it.

TRUSTEE CLARKE: I have one procedural --

MAYOR HUBBARD: Sure.

TRUSTEE CLARKE: -- question for you. If -- so there are four Boards involved in -- HPC, Planning, Board of Trustees and Zoning?

MAYOR HUBBARD: Correct.

TRUSTEE CLARKE: So three were willing to work together as a whole, but one is not.
comfortable. There's no precedence for allowing the majority to take the direction, rather than -- I respect Mary Bess' comments in terms of not doing anything to alter correct procedure, and checking all the dots and crossing all the T's. But, at the same time, between the initial presentation and the ensuing of the pandemic, we're now 13 or 14 months later and we haven't -- we have a pre-submission, but we haven't really gotten very far in respect to the Village, the property owners, the neighborhood. Is there any way to -- well, I've already asked my question. Sorry.

MAYOR HUBBARD: Yeah. I mean, that's all legal questions. I mean, I've never dealt with this kind of process before, I don't think any of us have, so it's --

TRUSTEE PHILLIPS: Oh, yeah.

MAYOR HUBBARD: Well, maybe the Zoning Board might have in years past. But I never have, and that's why I'm asking the advice of Attorney which is the proper way to start this.

ATTORNEY PROKOP: So --

MAYOR HUBBARD: And the proper way is for us to start a public hearing, then everybody air
their comments to us first, and then let each
other Board do their part of what their job, what
they're assigned to do.

TRUSTEE PHILLIPS: My concern is that we
follow a process that doesn't result in an
Article 78, which would further delay the process
further for this property. So that's why I'm
asking that, you know, we need to make sure that
the process, which is what we've always done,
okay?

TRUSTEE CLARKE: So, from your perspective,
the right procedure for the right outcome is to
allow -- to not try and work on this as a joint
team of all the agencies together?

TRUSTEE PHILLIPS: Well, we really -- in
the end, we do become a joint team, because the
decision from each one of them makes it the whole
project, because the stipulation is the whole,
okay? So that's why I'm saying is we just need
to be careful of the process and make sure that
it's fair to everybody, so that's -- and as I
said, Zoning, Historic and Planning have
different, different views of the project than we
as a Village Board looking at the overall
betterment of the community.
TRUSTEE CLARKE: And then just one other small point to make sure I understand. If I remember correctly, the parcel that carries historic zoning is the small parcel on Ludlam, not the lion's share of the project, which is not historic, but Waterfront Commercial?

TRUSTEE PHILLIPS: Right.

TRUSTEE CLARKE: So does that mean that the Historic Planning Commission will have purview over the entire site plan, or are we just going to ask them to look at the parcel that's historic?

MR. PROKOP: I think that they have an advisory rule over the entire parcel. It's the way we've treated it most recently, projects like this.

MAYOR HUBBARD: We've done it with other properties --

TRUSTEE CLARKE: Okay.

MAYOR HUBBARD: -- where part of the property was in the Historic, not all of it. We've got it down at --

TRUSTEE CLARKE: Got it, okay.

MAYOR HUBBARD: -- 111 Front Street and on Main Street. So okay.
TRUSTEE CLARKE: And is it -- is it appropriate to ask any questions to Mr. Pawlowski tonight, or are we just supposed to wait until a future time?

MAYOR HUBBARD: Well, I think right now this is really just to start the ball rolling to get everything going again. But if there is a specific question, you could ask him, but we've got a lot of other stuff I want to try to take care of tonight, this evening. We're going to schedule the public hearing for next month. But if you've got a question, I mean, go ahead and ask him, you know.

TRUSTEE CLARKE: I'll try to make it brief. With respect to the agenda ahead of us, I appreciate the reminder.

It really does have to do with the change on Site Plan B or the new proposal, Paul. The allocation of the building to Ludlam Place, which I think is a great move, is there a specific reason why the orientation is the way it is, versus, let's say, horizontal versus vertical? I don't understand what's going on in the area immediately to the right of it. Is that parking?

MR. PAWLOWSKI: Okay. So to explain the
orientation of the building, it's proposed that it's proposed that way to be in keeping with the houses along Ludlam --

TRUSTEE CLARKE: Got it.

MR. PAWLOWSKI: -- so they would look very similar to what's on Ludlam, just newer.

TRUSTEE CLARKE: Okay.

MR. PAWLOWSKI: And then the parking is just east of that proposed footprint. And, also, it would -- the building would incorporate right into the sidewalk in that -- you know, very close to the sidewalk, like the other home on Ludlam. But no parking is required on the street, we have all our parking requirements onsite.

TRUSTEE CLARKE: Okay.

MR. PAWLOWSKI: We don't need off-site parking at all.

TRUSTEE CLARKE: And you've mentioned that this building's square footage was slightly higher. What's in own square footage?

MR. PAWLOWSKI: The footprint is 1500, versus the already approved secondary building was 1200.

TRUSTEE CLARKE: Thank you.

MR. PAWLOWSKI: So roughly 300 more.
TRUSTEE CLARKE: Thank you.

MR. PAWLOWSKI: And we would get rid of the already approved secondary building.

TRUSTEE CLARKE: Thank you, Mr. Mayor.

MR. PAWLOWSKI: And just one quick note. As far as the process, I totally appreciate it. In speaking with the Neighborhood Association last meeting, you know, one thing I've always said is we're going to go through the normal process. So as the applicant, we fully expect to go through that normal process. And I appreciate it starting with the Trustees, and then whoever, ZBA, then Architectural Historic Board, then back to Planning. We fully get it, we're fully prepared for it, and then this way every agency has their say in this and the public has their say in it as well.

MAYOR HUBBARD: Okay, very good. Thank you.

We're going to move on to our regular reports. There will time for comment from anybody from the public once we get through our regular work session items, because we need to take care of the regular business of the Village first, but then you're welcome to stay and we'll take comments afterwards.
Okay. Village Administrator report.

ADMINISTRATOR PALLAS: Thank you.

The first thing I just want to mention, it's not written on my report anywhere, is I had advised the Board the beach is officially going to open Saturday for swimming. We have lifeguards and beach attendants scheduled, so I think that's good news. We're all -- louder?

MAYOR HUBBARD: We're just having trouble hearing again.

CLERK PIRILLO: Yeah, the microphone. Try to use the mic.

ADMINISTRATOR PALLAS: Okay. Sorry, I thought I was being loud.

So yeah, so we have lifeguards and beach attendants scheduled starting this weekend. Our plan is to have that set up on weekends, and during the week we would have just lifeguards. And we will continue to evaluate that through the week to see if there's any changes needed to that, to that arrangement. So I just wanted to make that a formal public announcement.

TRUSTEE PHILLIPS: Paul, I have one question. Are we going to put signage down there that kind of guides people as to what the rules
are?

ADMINISTRATOR PALLAS: Well, I'm -- we do have the COVID signs up of -- at least three of them, if not more. I'm not sure what other specifics.

TRUSTEE PHILLIPS: Well, there was some -- there was some concern about large groups over 25, which, of course, is I believe are --

TRUSTEE CLARKE: The park rules, Paul.

TRUSTEE PHILLIPS: Park rules, yeah.

TRUSTEE CLARKE: The specific coded rules of the Village.

ADMINISTRATOR PALLAS: Again, the only, the only group size -- the group size rule now is 50. It was changed last week or this week, I don't remember when, to -- yeah, groups of 50 are allowed, as I understand it. If I'm mistaken --

TRUSTEE CLARKE: No, the State allows that, but our Village Code does not allow it, does it?

TRUSTEE PHILLIPS: I thought the understanding was over --

TRUSTEE CLARKE: Over 25 we need a --

ADMINISTRATOR PALLAS: Well, that -- yes.

I'm sorry, I apologize. Yes, the --

TRUSTEE CLARKE: It's okay.
ADMINISTRATOR PALLAS: That's a -- for an event, you can't have, but I don't -- I don't think that's -- I don't think that's going to happen. Certainly, if we have a group larger than 25, we will address that through Code Enforcement.

TRUSTEE CLARKE: But that's not the question. We're asking about the specific park and beach rules being printed on an indelible sign that's posted for the public on both sides with the hours of opening and closing and what the rules are.

ADMINISTRATOR PALLAS: I can certainly produce something like that. I can't do it for this weekend, but I can certainly do it, if that's the Board's pleasure.

TRUSTEE CLARKE: It's my pleasure, I don't know about the Mayor.

TRUSTEE PHILLIPS: My feeling is --

MAYOR HUBBARD: I don't think we have an actual set of rules and guidelines for the beach.

ADMINISTRATOR PALLAS: We don't. That's -- there aren't, yeah.

MAYOR HUBBARD: There's nothing in the code that says that. So a lot of the complaints about
people fishing here, doing this, and a lot of things that go on down there, none of that's written in code that can be enforced. It's --

TRUSTEE CLARKE: Then I'd like to make a motion that we create the necessary guidelines to operate that property and put them into effect.

TRUSTEE PHILLIPS: Well, I think that's a discussion that we need to have. We need to have a discussion as to how to improve some of the situations that crop up that either is perceived by people believing that something should be happening, or some of the activity.

There was many times the issues of the parking, which is we do have -- I mean, the code, that says something about parking. But, you know, we had people complaining, and when the Code Enforcer went down to investigate the situation, it wasn't quite what it was. The fishing is something that's been allowed for a long time, and in New York State, you have to have a fishing permit.

So I just -- I just -- my feeling is, is that we need to have something for our staff to feel comfortable when somebody starts arguing with them, that that's just not the way it's
supposed to be. But do we need to talk about reviewing some of the stuff down there? Yes, but I don't think it's going to happen. It's not going to be for this year. We need to discuss how we're going to deal with it next year.

I would prefer to see the ropes increased all the way further than where they are now, but I'm not sure what the Suffolk County permit reads. I don't know how the application's put in and I don't know how it reads. But I just think that sometimes it's better to communicate things to people, so that when an employee of ours becomes confrontational, they can say, "Listen, it's posted there."

TRUSTEE CLARKE: Well, first of all, I want to apologize. I thought we had a set of rules that were understood, I thought they were in the code. So I apologies for asking for something that clearly doesn't make sense, because it doesn't exist. I thought we had --

TRUSTEE PHILLIPS: Well, I'm just as -- I'm just --

TRUSTEE CLARKE: I thought we had that it closed at dusk, that there was no --

TRUSTEE PHILLIPS: That is in the code.
TRUSTEE CLARKE: That you should park in designated spaces and we should provide them, that you shouldn't litter, that, you know, the --

TRUSTEE PHILLIPS: I think those were in the code.

TRUSTEE CLARKE: Swimming at your own risk, if there's no lifeguard, all the associated things that should be posted in a public park, but I was not aware that none of that was developed. So I then would suggest that we work on developing it, because it's clearly needed, I believe.

And I'm not reacting to just what people have said or what has happened down there. Obviously, the pandemic has complicated the situation and made people jumpier. But there's just -- it's just good to have rules and be able to post them, so that then they can be correctly enforced, and that no one is ignorant of the rules.

MAYOR HUBBARD: That's fine. We can work on writing up a set of guidelines for use of the beach and everything else, and pass it around to the Board. If it's going to be something that we're going to try to enforce, it would mean a
code change and would have to be written into the
code with a public hearing and everything else.

    TRUSTEE CLARKE: Understood.

    MAYOR HUBBARD: You know, I mean, right
now, I mean, it says, you know, no jumping off
the dock, no fishing here, whatever, but that's
something that's happened forever and nobody's
ever enforced that portion of it, you know.
People say, you know, they're fishing next to
where the kids are. Well, it's an open beach,
people fish, or whatever. And normally, when a
lifeguard is there, they say, "Can you go fishing
off to the side, this is the protected area." We
did not have a protected area yet, we will have
that tomorrow. Tomorrow the ropes are going in.
So you cannot fish in a protected area. That's
like the unwritten rule that the lifeguards
enforce for us.

    TRUSTEE CLARKE: Sure.

    MAYOR HUBBARD: So once we have the
lifeguard chair and the ropes out, if somebody's
trying to fish in there, they'll say, "You have
to go away, you can't do it here."

    TRUSTEE CLARKE: Right.

    MAYOR HUBBARD: But besides that, we need
to set -- make up a set of guidelines that we
want, go through the process, and we could have
them ready for next year and all.

But with the lifeguards there, I mean, I
believe it's three lifeguards, was the original
plan, one watching the kids, the other two acting
as park attendants, and social distancing, proper
behavior, pick up your garbage, and that thing.
So there's always one watching the water, the
other two will be walking around trying to help
patrol the park as semi-park attendants.

TRUSTEE CLARKE: I appreciate it. I'm,
again --

MAYOR HUBBARD: That's the plan that we
have in place that we've talked about this week,
so that's where that's going. With the ropes
there and the lifeguard chair, it will be easier
to enforce, because the lifeguard can just say,
"Look, you can't go fishing right here," and
there's some kind of boundary that's set up of
what they have to do. Right now it's just a big
open beach, and people are fighting and hollering
at each other and everything else and it's not a
good situation, but we didn't have a lifeguard,
so we couldn't do anything sooner. We've
rectified that. That's were we're moving forward.

TRUSTEE CLARKE: Absolutely. So the only things that could be posted that are legitimate and legal are the opening and closing hours, parking legally, and no public assembly over 25. Nothing else is in the code?

MR. PROKOP: No. Also, we have social distancing and face coverings.

TRUSTEE CLARKE: Well, that says --

TRUSTEE PHILLIPS: That's with the code at night --

TRUSTEE CLARKE: I'm trying to speak about the park independent of COVID-19 --

ATTORNEY PROKOP: Okay.

TRUSTEE CLARKE: -- because as the Administrator has indicated, signage is there covering all the issues of COVID, and there are no other signage requirements that he's aware of. So I'm just trying to get that straight in my head.

And apologies again, I didn't know. I had assumed that all of these things were in the code, and that's my mistake.

MAYOR HUBBARD: No, that's fine. The issue
with the 25 people, a pre-planned party that
somebody's doing, they need to get a permit for.

    TRUSTEE CLARKE: Right.

    MAYOR HUBBARD: And then -- right. But
impromptu parties, you know, people just show up
down there and you end up with 26 people, or
whatever, in your group, it's not a pre-planned
party. If somebody wants to host an event, they
need to get permission from us.

    TRUSTEE CLARKE: Of course.

    MAYOR HUBBARD: If people show up and your
neighbors from down the street want to join your
property, you know, the limit of 25 is not
something we do, because it's not a pre-planned
event.

    TRUSTEE CLARKE: No.

    MAYOR HUBBARD: That's when you would have
to go and get --

    TRUSTEE CLARKE: I totally understand that,
and I understand the nature of fluidity that the
grouping is 25. If a neighbor who makes 26 and
27 shows up, it's not a big deal. But at least
having it posted means that people who come on a
bus with 50 know that that's not what they're
supposed to be doing, because it's clearly
posted.

MAYOR HUBBARD: Okay. I don't know how legally we could enforce that, but we'll discuss that with the Village Attorney and the Village Administrator to try to write a policy drawn up.

TRUSTEE CLARKE: Thank you, appreciate it.

MAYOR HUBBARD: You know --

TRUSTEE PHILLIPS: I think the other thing, Mayor, is if we post the hours, because the code says that that's closed at dusk and Mitchell Park is closed at midnight, if -- in an enforcement from Southold Town Police Department, if it's posted, and we have people setting up tents in the middle of night, at least they can't say, well, it's not posted, we can't do anything. And we've have had that happen, it happened up at Clark's Beach. They said that because we had "No Trespassing" signs, they we couldn't do anything. So I think that's -- that's probably just some of the communication portion of what Peter is -- Trustee Clarke is trying to say.

MAYOR HUBBARD: Okay. Well, I know there are signs over here on Third Street, "Park Closes at Dusk". I don't know if there's signs down there. There used to be.
TRUSTEE PHILLIPS: There used to be.

MAYOR HUBBARD: It may not be there anymore, so we need to get signs up that just says, "Park Closes at Dusk", you know. People that are sitting there watching the moon come up, or whatever, you know, it's not something that we've enforced, but we have the sign there in case there's an issue, we could tell people, "The park is closed, you need to go." So I know they are posted over here.

TRUSTEE PHILLIPS: They're not --

TRUSTEE CLARKE: That's what I'm looking for is guidance.

MAYOR HUBBARD: Right, that's fine. Well, Paul will work on that. We'll get signs down there, the same thing, you know, that's the rule, the park closes at dusk, and that's it. And at least it's there, so if somebody says something about it, say, "The sign right there says park is closed, you need to move on," so they don't disturb the neighbors. That's why it was done next door here, because of -- well, the basketball courts used to be right here, and it kept everybody awake when they were playing basketball until one or two in the morning, so
that's why they were moved farther over. Just make sure that similar signs that are at this park are down there.

ADMINISTRATOR PALLAS: Yeah, I'll make sure that happens.

MAYOR HUBBARD: All right.

ADMINISTRATOR PALLAS: Yep. I don't know if I can get them for this weekend, but certainly by next week we should be able to get that done.

MAYOR HUBBARD: Well, yeah. We'll just get the signs made, or if we have any. We'll get them made and we'll put them up there next week, that's fine.

ADMINISTRATOR PALLAS: Okay, will do.

MAYOR HUBBARD: Okay, go ahead.

ADMINISTRATOR PALLAS: Next item, I just wanted to give a quick update on the -- well, not a quick update, but an update on the ferry rerouting project. Just I want to go back a little bit in history on this.

The initial drawing we had done for this came from an organization, RPA, which you all saw had a particular routing, particular design. They are not engineers, they're just designers, and, you know, they indicated that we need an
engineer to verify that this is workable. So we then, through the -- through the grant process, were able to hire an engineer that's a specialist in this work. The engineer came up with a -- what's called a preliminary design. The -- and a design report, I think it's what it's called. That gets sent to the DOT, and the DOT typically provides comments, and there's a little bit of a back and forth.

So they have provided comments to the engineer. As part of that process, there was some information provided to the DOT from some -- from residents in the area and interested parties in the area. As a result of both the DOT's review and the comments, the engineers are now in the process of revising those plans in accordance with these requests.

Again, the -- this is not -- they're designing it, they're redesigning it, re-engineering it to a plan that they didn't necessarily recommend. It's something that they're being asked to do as a result of these comments, call it a plan B if you will.

The access now from the revised plan will come from Fourth, from Fourth, rather than from
Wiggins, and that's -- that's the main focus of the change. They will also add some green space and move around some parking a little bit, but no major change other than that from the plan that you have seen.

I expect to have a preliminary view of the revised preliminary plan probably within the next week, and I will certainly send that out to all of you before it gets sent to the DOT.

TRUSTEE PHILLIPS: Paul, I have a question before you continue, okay?

ADMINISTRATOR PALLAS: Sure.

TRUSTEE PHILLIPS: These comments, we had the opportunity to look at the preliminary. Are these comments available for us to review?

ADMINISTRATOR PALLAS: They're extensive, I will tell you. I certainly can send them to you. I have no problem sending it to you. They're extensive, a lot of detail, a lot of things that deal with some of the true technical aspects of it, but I have no problem sending it to you.

TRUSTEE PHILLIPS: Well, basically, in all honesty, the Fourth Street suggestion is not one that I would support, period. It's an accident waiting to happen. I could see a tractor
trailer, or a pumper tractor trailer across
Fourth Street, and a bus trying to come out of
there for the Hampton Jitney.

I think that this Board should have an
opportunity to review this. I understand the
concerns of the residents and those who commented
to the New York DOT, but I think, first of all,
they should have come to us first and said,
"Let's discuss it."

I think that we as the Board are going to
be the final say on anything, and it's one --
it's great to have everyone's advice, and I
encourage everyone's advice, but I find it
totally disrespectful to this Board to have this
application not -- not reviewed and discussed
with us first, okay? Because I'll be honest with
you, if I -- you had told me the other day that
the engineer is now going to be redoing this for
Fourth Street, I would have given you a fair
amount of input over the years of the accidents,
the incidences and the near-misses that go on on
that particular street with that particular
corner. And that's all I have to say at this
point.

But I am strongly asking that we as the
Board, and, Mayor, I'm strongly, strongly asking you to make sure that we are part of this process and that it is not just left to a few people to make a decision now.

ADMINISTRATOR PALLAS: If I may, it's -- the comments I don't -- I have to reread them again, like I said, they're extensive. I don't think they're as explicit as move it to Fourth Street, the -- that was more from the resident comments. The comments were, again, how do you accomplish this, how can you -- with this design, how do you do this?

TRUSTEE PHILLIPS: I understand, but you just --

ADMINISTRATOR PALLAS: How can you fix that if --

TRUSTEE PHILLIPS: You just said that the engineer is redesigning it for an access from Fourth Street.

ADMINISTRATOR PALLAS: In order to resolve the DOT comments and the residents' comments, there's no other alternative. That's basically how this works.

One of the main -- one of the bigger comments from the DOT had to do with if we keep
access the way that we've designed it, that they may and likely will require a traffic study. That is a costly and longer term process to go through.

And the next item I was going to talk about related to this project has to do with an extension for the grant. If we -- if we are in a -- we are in a position now where we have to request an extension. I have requested the extension for the timing for the submission of the -- not submission, but the -- what's known as the obligation of funds for construction. So I've requested that extension, and if we -- I mean, if -- I just don't know that -- I just don't know the DOT is going to just let us keep it the way it is without doing a lot more work that I'm not sure we have time or funds to do.

A traffic study, their position is that it will push more traffic onto -- onto 25. So we tried to explain to the DOT that the process currently, it wouldn't change. They were not going to budget, and they believe that it would require a traffic study, and it would be a fairly comprehensive study to do that.

So I -- again, I -- all I'm telling you is
what -- I'll send you the comments, I have no
problem doing that, I'll send you the revised
drawing once I have it, and, you know, I'll --
we'll await guidance, but the -- that's the basic
status, if you will, as of today.

TRUSTEE PHILLIPS: And we do have options,
okay? The options are quite a few. One of them
is to just leave it as status quo, that's one of
the options. The responsibility of this Board is
to the whole Village, and it has to make it whole
and safe for everyone. And I understand
everyone's views, but I am adamantly against any
type of entry to the ferry queue coming off of
Fourth Street.

MAYOR HUBBARD: Okay.

ADMINISTRATOR PALLAS: That's all I have on
that.

MAYOR HUBBARD: We got that. Pass the
comments along to the whole Board and --

ADMINISTRATOR PALLAS: I will.

MAYOR HUBBARD: -- let everybody review it.

ADMINISTRATOR PALLAS: Moving on to some
specific departments, starting with the Road
Department, just a couple of quick highlights.
The Road Department has been heavily
involved in some of the changes to the areas that we've taken over parking spaces for expansion of restaurants, they've assisted with some of that. The road closure, the road closure pieces are the one-way setup that we have on Front Street.

In addition to that, they've done a lot of landscaping throughout the Village. I'm sure you've seen that. I think they've done a very good job in that area as well.

Moving on to Sewer Department. The only highlight I wanted to point out to you is the flow meters that are noted in the collection system at Claudio's, Ludlam and the ELIH pump station. Those, those flow meters are very -- were -- the purpose of those flow meters was to assist in our study of the inflow and infiltration issue that we've been experiencing.

So that is part of the agreements that we have with the DEC to put in these meters to monitor flow from very specific pump stations that are closer to the water.

Moving on to the Electric Department. Again, the Electric Department did also assist with some of the issues that -- pandemic related issues, helping out with banners for the school,
so they did a good job with that.

One project that they worked on, which was a very good project, was out on the East Pier. We had some issues with some of the power pedestals, the 480 volt power pedestals. There's a -- inside -- I don't mean to give you too much detail, but there were some transformers inside that were failing. It turned out that we -- very few boaters needed those particular transformers, so we reworked that entire thing. It actually provides more power for the bigger boats, so it lessens the number of connections they have to have. And we did all of that work inhouse, and I do commend the Department for doing that. That's it on that.

Moving on to the Building Department. Again, primarily, most of the work that's been going on as Code -- for Code Enforcement is for the New York Pause and New York Forward type of activities, and I think it's been -- our Code Enforcement I think has been doing a good job with that.

Moving on to Recreation. I already spoke about the beach. The Marina reservations are not where we would like it, certainly, but it has
been increasing, albeit very, very slowly.

    We have put in tables in Mitchell Park,
which are -- I think have been a very good -- a
good idea, a great idea, actually. It was
interesting. The day we put them out, we weren't
even finished putting them out and people were
already sitting at them before we even finished
putting them out. So it clearly was something
that people are enjoying, so I think that was a
very good thing to do.

    The Carousel inspection. I know we're not
open, but just to report that the Carousel
inspection was completed by the Department of
Labor. We had no, no issues at all. We had a
couple of minor ones last year that we corrected
immediately, so we're in very good shape in there
as well.

    I also do want to point out, I didn't write
this and I should have added this, John Diaz came
up with -- we've always had an issue with grease,
when we grease the Carousel, grease falling down
onto people from time -- right after we grease
it. He came up with a solution for that and
designed a trap, if you will, for the grease, and
he's working on it. I don't know if it's
finished or not, but it's going to be a big help, and I commend him for coming up with that. He wasn't even asked. He just saw a problem and took care of it. So it's -- that was that.

The campground, nothing. Everything's running okay at the campground. I think we're relatively full there, so we're in good shape, and they're following all of the rules.

And that's it for me, unless anybody has any questions for me.

TRUSTEE CLARKE: I do have one comment that I wanted to make. I had the occasion today to use the Village, as, you know, a resident would, and took my staff to a carry-out lunch and headed in Mitchell Park. And I have to say that the hygiene, the quality of the grass, the atmosphere, the situation, everything about it, nothing could have been done any better. I was very proud of what we've been able to achieve and put in there for people. It really looked great.

And I know that in this climate, with so much going on and so much to work on that requires work, that it's hard to stop and remember and say thank you for what we've achieved. And I wanted to make a point of
sharing that with both the public and with the Administrator and the rest of the Board of Trustees, so that you know how noticeable it is, the amount of hard work that's gone into keeping that park and marina area looking so good.

It was sad not to see the Carousel open, but, you know, other than that, I mean, granted, it's a Thursday, it's not Saturday, but it was just a pleasure to go there.

MAYOR HUBBARD: Thank you. Okay. Anything else for the Village Administrator?

TRUSTEE MARTILOTTA: No, sir.

MAYOR HUBBARD: Okay. Treasurer Brandt.

TREASURER BRANDT: Mr. Mayor, I'm okay over here?

MAYOR HUBBARD: Yeah.

TREASURER BRANDT: All right. We're -- my Department, we've been continuing the year-end closeout. You see that I have attached five budget transfers to close out the year. This is our final step. Did anyone have any questions on those budget amendments?

(No Response)

TREASURER BRANDT: Transfers, excuse me.

Okay. Yes?
TRUSTEE MARTILLOTA: No, sir.

TREASURER BRANDT: Electric audit begins on the 28th of this month, there'll be down doing their field work on that.

The -- we have just started the completion of opening the additional bank accounts at M&T that I was authorized to do that in the late spring, so that's underway. So that's been our main focus in our Department is just the year-end closeout.

That said, Utility Billing has been maintained on schedule. The collections are, of course, down due to the fact that we're not being able to turn people off, so that is affecting our revenue stream a bit there.

Community Development is -- Housing Authority is finally having a meeting next Tuesday, the 28th, the first one since, I believe it's -- March was -- February was the last one for that.

I do also want to point out that we have done our renewal for the transmission congestion. We made the first payment of $172,518 at the beginning of this month.

And that's all I have for right now.
MAYOR HUBBARD: Okay.

TREASURER BRANDT: Any questions?

MAYOR HUBBARD: Looking at the report, I see the tax receipts have been doing quite well.

TREASURER BRANDT: Yes. Yes, very well, in fact. That does -- you do realize, Mr. Mayor, that that number includes sewer and water re-levy, but still, that's -- I was surprised at how well --

MAYOR HUBBARD: With everything going on with extensions and everything else --

TREASURER BRANDT: Yes.

MAYOR HUBBARD: -- everyone was granted the 15 days. But it seems that most people adhered to the July 1st extension --

TREASURER BRANDT: Yes.

MAYOR HUBBARD: -- and everything else. It seems that you've gotten a good portion of the tax revenue that did come in --

TREASURER BRANDT: Yes.

MAYOR HUBBARD: -- which is helpful to everybody. The Village tax bills aren't that high. People are struggling with County and other taxes, but it looked like our numbers were doing pretty good for the first month.
TREASURER BRANDT: Yeah.
MAYOR HUBBARD: So I just wanted to point that out.
TREASURER BRANDT: I appreciate that, thanks.
MAYOR HUBBARD: Thank you.
TREASURER BRANDT: All right. Any questions, anyone?
(No Response)
MAYOR HUBBARD: Okay. Village Clerk.
CLERK PIRILLO: Good evening, everyone. I do not have any additions to my report this evening. I will start with the report itself and just some highlights.
For example, under Public Assembly Permits, I wanted to announce that all events in connection with the Paul Drum Life Experience Program, unfortunately, have been cancelled for the season.
Similarly, the North Fork TV Festival venue has change. We did have an approved public assembly permit application for that event, but the venue has been changed to elsewhere.
We have a requested resolution regarding our relationship with Labor Counsel Lamb &
Barnosky. I wanted to call to your attention that it's calling for a three-year freeze on the base retainer rate and scope of retainer coverage. So the only increases are less than 2%, and that is a difference of $6 per hour in 2020, $5 per hour in 2021 and 2022.

The HEAP benefit has been extended through August 31st of this year.

Going to grants, we have been working on the road end drainage project, and we do have an approved first amendment to that grant.

Notice to bidders: We did take an inventory, if you will, of vehicles that we have deemed surplused, but not physically surplused, and a notice regarding all those vehicles will be in Thursday's paper a week from today.

The Mayor has extended the declaration of the State of Emergency so that it goes through August 15th at 1:00 p.m., and that will be noticed accordingly in the Suffolk Times.

I wanted to bring to your attention that I worked extensively with our Clerk to the Boards, Amanda Aurichio, to create a special section on the website for the Historic Preservation Commission, at the request of the Chair of that
Commission, who took great effort to revise the forms, FAQs, guidelines, procedures and policies for that Commission. So I revamped our home page a little bit to allow for space for the forms and applications and everything required for that Commission.

I believe, at this point, Paul, correct me if I'm wrong, the only thing we're missing is that we are reviewing and updating the HPC map. In other words, we want to ensure that just a map of the Historic District appears with the information that we have for that Commission.

ADMINISTRATOR PALLAS: Yeah, I think they were --

CLERK PIRILLO: So that's the only outstanding part.

ADMINISTRATOR PALLAS: I think they were also interested, and I don't know how this would work, is to have typical style photos as part of that. They mentioned that at today's only -- because I heard it at the HPC meeting. So we can talk about that and see how we can do that. I'm not even sure how we can do that, but --

CLERK PIRILLO: I'm not sure. Amanda and I do have some ideas on that.
ADMINISTRATOR PALLAS: Okay, great.

CLERK PIRILLO: Okay? And we were happy to be able to use the house of Roselle Borrelli for one of the photos, so thank you to her as well.

Our Village insurance bill was due, and as we all know, it's quite substantial. I worked together with McMann Price, and the Village Administrator and I and the Treasurer tweaked our policy a little bit in a way that obviously wouldn't endanger the Village, but we were able to save $6,000 for this year on the premium. So thank you to McMann Price for working with us.

I worked with General Code, because we need to put online our various updates to Local Laws and everything that's in our code book, and that gets rather pricey. They initially quoted us a price not to exceed $1,740. And after negotiation with them, the price is now not to exceed 1,250. So I'm happy to say they worked with me also to save us about $500. So I was pleased with that, and thank you to them for their cooperation.

I don't know if anyone has any questions or comments, as that ends my report.

MAYOR HUBBARD: Any questions?
(No Response)

MAYOR HUBBARD: Okay, thank you.

CLERK PIRILLO: Thank you.

MAYOR HUBBARD: Okay. Before we go, it's been an hour now. People have requested just to take a breather. So we'll take a five-minute recess, so everybody can take their mask off, walk outside, get some fresh air, let their glasses unsteam.

(Laughter)

MAYOR HUBBARD: So just a brief five minutes, not going to be long, just five minutes, so everybody can stretch out, just to take their masks off. Okay? Thank you. We'll be back in five minutes.

(Recess: 8:00 p.m. - 8:07 p.m.)

MAYOR HUBBARD: Okay, we're back. Thank you, everybody, for the break, so we could get some fresh air. Village Attorney report is next.

MR. PROKOP: Okay. Good evening. So a couple of things I'd like to mention briefly. The first is that -- a couple of things to mention briefly, please, if I could.

The first is that the Southold Court has reopened. The first day for Village violations
is next Wednesday, the 22nd. I'll be there with
the Attorney that handles parking violations, and
the parking calendar will also be on that day.
The next thing is that there's an
application that has been filed with the Planning
Board for CAST at, I guess it's First Street, if
I'm not mistaken.

ADMINISTRATOR PALLAS: Main Street.

ATTORNEY PROKOP: And a notice of --

TRUSTEE MARTILOTTA: Main Street.

ADMINISTRATOR PALLAS: Main Street.

ATTORNEY PROKOP: Pardon me?

MR. PROKOP: Main Street.

TRUSTEE MARTILOTTA: I think it's Main
Street.

ADMINISTRATOR PALLAS: Main Street.

ATTORNEY PROKOP: Oh, it's Main Street?

I'm sorry, I apologize. Main Street.

The Planning decided to undertake what's
called a coordinated review, meaning that we have
a prescribed list of agencies in the Village that
will be notified, and each of those agencies,
including this Board, will be able to make
comments regarding the potential for impacts on
the environment by the application. The Board
has now, as I understand it, received the notice, which pursuant to our agreed regulations I believe provides 45 days for each of the Boards and the Board of Trustees to comment. So this should be put on for next week -- next month's work session, unless you have questions tonight.

MAYOR HUBBARD: Yes. No, that's fine.

MR. PROKOP: And look over the application. I can -- I can circulate the SEQRA regulations so you know what to look for. You know, call me with any comments you have.

The update on the Genesys litigation is that the attorneys have agreed to meet on the last week of July. I have a date that I think the meeting's going to take place. It has been scheduled. I'm not -- but I don't -- I don't want to say it publicly, but it is the last day -- the last week of July. The attorneys will be meeting with their respective engineers to review all the paperwork that's been submitted and then the -- move forward with the mediation.

And the -- I have mentioned this to the Board before, but not in an in-person meeting like this, it's the first one we've had. But during the time that we were doing Zoom meetings,
or etcetera, the Village won the lawsuit, again, which was brought against the Village by the entity known as Jellyfish, Jellyfish versus the Village of Greenport, which was a challenge of our rental law. So the Village was successful in that litigation as of now.

And the final thing that I'd like to mention to the Board is that the contract that we have with Optimum, which is now a new version of Optimum with Altice, will be expiring next year. And started the process with Management of working towards a renewal, negotiation of a renewal of that contract, because it takes, obviously, several months to do and we want to get it done before the expiration date.

And that's all I have, unless anybody has questions for me.

TRUSTEE CLARKE: I do have.

MAYOR HUBBARD: Yeah.

TRUSTEE CLARKE: I wanted to know if either you or the Administrator had an update on the changes to the plans the DOT asked for in relation to the parklet and road adjustments.

It's commented here that mainly asking for lots of additional information, and involving items
such as signage and provisions for accessible parking. So --

MR. PROKOP: Right. So we --

TRUSTEE CLARKE: Do either of you have anymore update on that?

MR. PROKOP: We submitted -- please, supplement what I say.

ADMINISTRATOR PALLAS: Sure.

MR. PROKOP: Or correct me --

ADMINISTRATOR PALLAS: Sure.

MR. PROKOP: -- please, if it needs to be.

We received a plan from SHoP Sharples working with us, with the Village and the BID, which we submitted to the Department of Transportation, that was done approximately three weeks ago. We subsequently received comments back from the Department of Transportation, and it was basically a list of 11 or 12 items that they needed either clarification or additional information on. We've been -- went back and forth between the Village and Sharples. We most recently got an update to that, I think, from Sharples I think today?

ADMINISTRATOR PALLAS: Today, yes.

ATTORNEY PROKOP: Today. And they said --
I think a few times Paul noticed -- in the
response that we got from SHoP Sharples, Paul
noticed a few things that had to be added, and we
hope that the submission that we got from them
today is the last version of that, so we could
submit it again to the DOT. That will probably
be done tomorrow.

TRUSTEE CLARKE: And can you allude to the
general subject matter that this is, or what --

MR. PROKOP: They wanted like the
renderings of the signs we're using.

ADMINISTRATOR PALLAS: Yeah.

ATTORNEY PROKOP: You know, the detour
sign. And they wanted us to show the location of
handicapped parking, accessible parking.

ADMINISTRATOR PALLAS: Yeah. It was
things -- it was things like location of utility,
location of fire hydrants, accessible parking,
signs. That was the basic. I mean, the original
submittal did show a lot of what they were asking
for. We just raised it up to their attention a
little more on the drawings. Things that weren't
there were specifics on fire hydrants and the
handicapped spaces, for example. You know,
they -- we weren't -- we said in our narrative
that none were removed. Apparently, that's not enough, you have to show them. I don't know why you have to show something that you're not changing, but that was what they asked for, so we provided, we're providing that. It's those kinds of things.

TRUSTEE CLARKE: So no other large requirement for signage, or different signage, or other types of items?

ADMINISTRATOR PALLAS: No. There is a -- there is a specific sign, specific -- I'm sorry. I think it's M-U-T -- MUTC, or something.

MR. PROKOP: There's an acronym for an agency that controls signs in New York State, and that --

ATTORNEY PROKOP: Yeah, I forget. I forget what the letters are exactly.

ATTORNEY PROKOP: Yeah. I think it's MUTC, yes.

ADMINISTRATOR PALLAS: Yeah, I think that's correct. So we just have to follow that, that prescribed signage. We may have to get some signs to meet that, but we're showing where we're putting what sign. They didn't say -- they don't tell us where to put signs, they tell us where
you're putting them, and then they review it and approve it.

So we've pointed out in the drawings. And, again, we only got them today so I haven't reviewed it, the signs as prescribed by the State and where, where we're putting them. Basically where they are now, it's just probably a different sign, because it doesn't -- ours may not, may or may not meet the requirements. I just -- I haven't taken that hard a look at it yet.

MR. PROKOP: Right. So the -- you know, the application has been in and these are comments for the consideration.

And the other thing that has been happening parallel is that the plan has evolved. You know, there's been -- over the last couple of weeks that we've had the plan in, there's been changes in the plans with the addition of another parklet, I think, and, you know, a few other things. And the road non-closure one-way has been, you know, solidified more or less now. So that will now be part of the final plan that gets approved by DOT.

So it wasn't -- you know, I just want to --
I would like to assure the Board that it wasn't a rejection of the application, anything like that. They have it, it's moving forward, they just needed additional information from us.

TRUSTEE CLARKE: Thank you both.

ADMINISTRATOR PALLAS: And, also, I mean, to follow up to the final comment there, that it wasn't a rejection, the list of things that they asked for, it turns out that it appears to be very boiler plate responses for virtually every application. There was an additional application that was sent in to them for some of the chairs on Glass Beach, for example. And the response that was given, because the DOT was administering that for the -- for OGS, the response that was given on that was almost the same thing with just a different road name, even though there was no road involved. So just, again, to be clear, that it's not a rejection, it's just, okay, "Here's what we really want you to show." So that I just wanted to share that.

TRUSTEE CLARKE: Thank you. Thank you both.

ATTORNEY PROKOP: Okay.

MAYOR HUBBARD: Okay. Anything else for
the Village Attorney?

(No Response)

MR. PROKOP: Thank you.

MAYOR HUBBARD: All right. Thank you.

Okay. Trustee reports, let's start with Trustee Phillips.

TRUSTEE PHILLIPS: Two months ago, or in June's meeting, I had asked that we start reaching out to Southold Town Board to discuss our enforcement needs within the Village, and also be part of the process of New York State's requirement for them revamping some of their policies by April of 2021, I think it is. And I think we have an opportunity at this point to start communicating and talking that our Village is one square mile with 2,000 people in it. And we're really more -- even though technically we're in the Town of the Southold as a rural area, we really are more of an urban area, and perhaps need a little bit more service during the summertime, not so much the wintertime. But I think that police presence from the Town of Southold, even to the fact that perhaps discussing having our own precinct here, or in a spot where a vehicle is actually and officers are
physically here every -- every day. I know that they are riding around, and we have one sector, 806. I think it is. But I think there's two things going on. The Town of Southold will start discussing their budget, because their budget year starts October 1st, and I think we have an opportunity to reach out to them and start communicating and stating some of our wishes that we'd like to see happen here in the Village of Greenport.

I know Trustee Clarke and Trustee Robins did add on in their emails that there are other issues other than just physical presence of an officer, and community policing, I think, in this Village would be a great plus for all the residents.

So that's pretty much I wanted to start discussion, Mayor, start a process of reaching out to the Town Board and perhaps the Police Chief, and starting to discuss some of the issues that you and I and the rest of us over the last couple of years have heard from the residents in reference to enforcement and traffic, and some of the social issues that goes on at times with drug dealing. And I understand, you know, it's -- I
think it's important. I think it's important that we have an opportunity now, because the Governor has requested that they start revamping their policies, and I think we should be part of that. So that's really all I wanted to say.

MAYOR HUBBARD: Okay. The letters did get sent to them. We're waiting for a response back. There have been a lot of -- they've been overtaxed and overworked and understaffed.

TRUSTEE PHILLIPS: Yeah.

MAYOR HUBBARD: And there's been a lot of issues going on, so we have not gotten a straight answer back of when we're going to be having a meeting yet. But they're dealing with independent investigations and other things. It's just been -- it's a very hectic time, and I have not had a chance to sit down with the Supervisor yet, you know, to become part of that.

The letters did go out, like it was requested by the Board to do that, so letters went. We're just waiting for a response back and things calm down a little bit, and then I will have a face-to-face with the Supervisor and the Chief of Police.

We do speak to the Chief of Police almost
daily. You know, after stuff happened the other day, unfortunately, around here, you know, he did text me in the morning, said what they've got going on and everything else, so we are in communication. But there's been so much else with all the beaches and getting TCOs and people in place, and, unfortunately, so many tragic accidents happening recently and other stuff and the congestion, there just hasn't been time to have a sit-down and discuss what's going forward for next year's process at this point yet. But we have sent the letters. They're on record knowing that we want to have a discussion, we just have not had a chance to get that put together yet, but we will.

TRUSTEE PHILLIPS: As I said, you know, they're just already starting to discuss budgets, the Supervisor has been, so I think now is the time for us to start lobbying as the Village Board for the residents of the Village of Greenport.

So the only other question I have is, as you brought up, the tragic accident that happened on the corner of Front and Third Street. Is it our response -- is the crosswalk that goes
across, Paul, is that our responsibility that
goes across from Mr. Roberts to Bridgehampton
Bank on the corner?

ADMINISTRATOR PALLAS: I'm not sure. I
would have to try to determine the -- where the
State right-of-way lines are to see if that
crosswalk is within, within those. I suspect
it's within the State right-of-way, because
when -- I believe when work was done there, the
State actually did that, but I'd have to
confirm it.

TRUSTEE PHILLIPS: Well, I think that we
need to put -- I mean, they have the crosswalk
warnings on two corners. I think we need to do
something there. I almost got hit yesterday.
And the other day I was coming through and
somebody didn't stop, and with a stroller, and it
could have been a disaster if they were moving
faster than five miles an hour.

So I think we need to really look at that
situation where they had a tragedy there.
There's been other things that have happened that
I think we need to look at it.

And that's it for me, Mayor.

MAYOR HUBBARD: Okay, thank you. Trustee
TRUSTEE MARTILOTTA: Sure. You know, just briefly, actually has to do with that, what you were just talking about, Trustee Phillips.

I remember a few years ago we were talking about -- I think it was me and you, Mr. Mayor, I believe you were part of it, too. I had gone to Patchogue and at their crosswalks, they hit a button and it makes these lights go down on the street. And I remember being like so impressed by it, because I've been seeing the same things as you guys. There's fairly daring people just heading straight out into the street, you know, and traffic patterns changing and whatever else going on, it just makes it a little more unnerving.

And I haven't had the time to look into where they got it from. I'll call over to maybe the Patchogue Village Board, or whatever it is over there, the next week or so. I haven't had a chance to get -- but I thought that might be something we might look at again. I recognize it's a State road and all of that, but, you know, I might be able to, if you have a little more information, go to Mr. Palumbo, or somewhere
along those lines, if you guys think that would
be worth me calling over there for.

TRUSTEE PHILLIPS: I think we need to do
something like that.

MAYOR HUBBARD: Fine. Just get some
information, let us know.

TRUSTEE MARTILOTTA: I'll give it to you,
then. That's all I have, Mr. Mayor.

MAYOR HUBBARD: Okay. All right, thank
you. Trustee Clarke.

TRUSTEE CLARKE: Okay. So a couple of
weeks ago we discussed the state of COVID-19
signage in the Village. And with your
indulgence, you've asked me to make a proposal
for review, and I have that, and that's for Jack.

TRUSTEE MARTILOTTA: Thank you.

TRUSTEE CLARKE: And then Mary Bess.

MAYOR HUBBARD: Pass it down.

TRUSTEE CLARKE: And to the Administrator.

While I commend the efforts we've made with
subsequent printings and efforts to come up with
a comprehensive package, I -- and, of course, in
a changing environment, where many requirements
that we started out with are no longer required,
I think we need one more push, which this
outlines, to really become, I think, as responsible as possible for the remainder of this season, and going into the Fall and into the Winter season, when people are concerned that this particular pandemic may not be over, and with the primary indication now being just to wear a mask. And I'm very proud of the fact that Greenport has an Executive Order requiring mask-wearing in all Village locations.

That said, I'm -- there's two pieces to the puzzle. One is making sure that everybody is aware, and then the second is coming up with some sort of enforcement where possible. This does not address enforcement.

MAYOR HUBBARD: Uh-huh.

TRUSTEE CLARKE: It's only a recommendation on signage. So probably the primary missing piece were the -- what I initially envisaged was a very large banner or roadside three-by-five or four-by-six sign that would strongly indicate what our rules were in entering the Village, as many of the East End villages and towns have. As soon as you cross into that property, a very large roadside sign that indicates you're entering our town or our village and this is our
We got close to doing this, and then there was a lot of dialogue between, well, looking up is not as good as looking to the side. And long story short, I surveyed the areas and the real issue with entering the Village from the north on Main Street is that the Village property off of the sidewalk is barely 24 inches wide. So it's very hard to come up with a very large sign on a 24-inch space next to the sidewalk.

Additionally, the area where the Village property begins south of Bridge Street has well developed trees every 25 feet. So anything that's even in that area would easily be obscured just because that one stretch from Webb Street to Bridge Street is a beautiful stretch of trees on the west side of the street as you travel south on Route 25.

So I come back to the request on my list here for the banner. On Route 25, the requirement could be amended, and instead of a banner, a very large metal sign of some sort could be erected on Route 25 on the south side of it as you travel east near to where the BID has erected the Greenport website sign, or where we
have our own "Welcome to Greenport" sign. Either one of those locations as you approach the Village looks to me that there would be plenty of room on the side of Route 25 to perhaps not require a banner as you enter into the Fourth Street area, which is typically where we put promotional banners, but could be a roadside sign that would be placed on the south side of Route 25 as you enter into Village property.

So --

MAYOR HUBBARD: Okay.

TRUSTEE CLARKE: -- that's the ask there. I don't know whether the budget request, I don't know whether 450 or $500 would cover on, number one, the sign instead of the banner.

Additionally, more of the large signs that we printed in two-by-three, which are corrugated plastic, would be printed. And here, the exhibit would be to simplify the message, and instead of a more complex four-part message, just try and get the message across that facial coverings are required.

This art work is not accurate, it's directional only for tonight's meeting, and the reason I say that is because it's the belief in
the volunteers that worked with me on this that
some of the original wording that was used on the
initial print of our Executive Orders is very
compelling and should be included in our signage.
And if you remember, that's where it's just a
one-sentence phrase basically saying that, you
know, "By order of Mayor George Hubbard, Jr., you
are required," you know, with the official number
of what that order was.

No. 3 is to change out the sandwich boards.

And No. 4 is a new item, which is meant to
just have very repetitive signage throughout, and
this is an example of how to allocate it in the
parklet area. All of these pictures are in your
deck.

And, basically, that comes up to an
additional $2,000 from what we've already spent,
and I think it would carry us through the
remainder of the year.

So it would be my request. I don't know if
for that expenditure we need a resolution, or
whether this is considered an ongoing day-to-day
expense, or if it's an emergency, but --

MAYOR HUBBARD: Yeah.

TRUSTEE CLARKE: -- I'm requesting the
support of the Mayor, Administration, and my fellow Trustees in executing this one last push to get this out and allocated just to make it cleaner, easier, and focused on the message that we're all hearing nationally, which is just wear a mask when you're --

MAYOR HUBBARD: Finally.

TRUSTEE CLARKE: -- when you're outside.

MAYOR HUBBARD: Finally. It's taken, you know, four months to actually say that, but they're finally saying that we should do that. Frustrating.

TRUSTEE CLARKE: It's very --

MAYOR HUBBARD: But, yes, we should have a resolution authorizing the additional expenditure of $2,000 for signage.

TRUSTEE MARTILOTTA: If I may.

MAYOR HUBBARD: Yeah.

TRUSTEE MARTILOTTA: Trustee Clarke, did they say how long -- just honestly out of curiosity. How long, when we place the order, until we would get it delivered? You know what I mean, what I'm trying to say?

TRUSTEE CLARKE: How long would this take?

TRUSTEE MARTILOTTA: Between order and us...
receiving it, yes.

MAYOR HUBBARD: Pretty quick with everything else.

TRUSTEE CLARKE: It's not a long -- it's not a long process. And I can say on behalf of the Village Administration, and the Road Crew and the Marina staff that I'm sure helped mount and distribute these, that all happened with, I would say, lightening speed in terms of the Administrator directing the implementation. I just don't think we got quite over the finish line with everything as a cohesive package. And so, with the Mayor's indulgence, I put this together with the help of the volunteers.

CLERK PIRILLO: Trustee Clarke, I apologize. Are you taking -- may I say something?

TRUSTEE CLARKE: Please.

CLERK PIRILLO: Thank you. Three points, if I may.

TRUSTEE CLARKE: Please.

CLERK PIRILLO: On the Spanish version --

TRUSTEE CLARKE: Yes.

CLERK PIRILLO: -- we have wording in Spanish, excepting the face masks required is
written in English. Perhaps you want to go back to the group and have it written in Spanish.

TRUSTEE CLARKE: Yes. As I said, this is only --

CLERK PIRILLO: Okay.

TRUSTEE CLARKE: -- place -- this is not final art work.

CLERK PIRILLO: Got it, got it.

Secondarily, we have a message of face masks and we have another message of face coverings. So perhaps we want to pick one of those just to remain consistent.

TRUSTEE CLARKE: Absolutely. Thank you.

CLERK PIRILLO: You're welcome. Third and last, I will, of course, heed the request to create the resolution for the expenditure, and I'll work with the Treasurer on where to find the money. I'll word it, Mr. Mayor, I believe, in an amount not to exceed $2,000, okay? And we'll work together to figure out where that can be expensed from.

TRUSTEE CLARKE: Thank you so very much, I appreciate it.

CLERK PIRILLO: You're welcome.

MAYOR HUBBARD: Okay.
TRUSTEE CLARKE: I see that in the Clerk's report there are job postings for additional TCO and Code Enforcement, and is that a continuation of the last conversation we had in June?

CLERK PIRILLO: It is a continuation. Thank you for asking. And, unfortunately, we do not have applications for any of the three positions that the Village Administrator and I feel are viable. We received a few, and --

TRUSTEE CLARKE: All right.

CLERK PIRILLO: -- unfortunately --

TRUSTEE CLARKE: I understand. I want to thank you for continuing to try and continue to post, because --

CLERK PIRILLO: Thank you, we appreciate that.

TRUSTEE CLARKE: -- the -- we do need more enforcement and it's impossible to do it without additional staff and --

MAYOR HUBBARD: Oh, without a doubt. I mean, you know, Greg is doing a lot of overtime, trying to have him come in at night to check the restaurants and other things --

TRUSTEE CLARKE: It's crazy.

MAYOR HUBBARD: -- with other work.
Unfortunately, we're trying, we've been trying for eight months to get additional staffing and it has not worked out well. People that were on the list, civil service list, were not viable, you know. You know, I don't want to put anybody down, but, you know, somebody's that looking to retire from somewhere else just wants to come out and have a cushy walk-around job, that's not what we're looking for. We need somebody that's going to be a go-getter to get there and push for this, so -- but we're still looking, we're going to continue searching, and, hopefully, we'll find somebody, because we're going to need it in the future anyway, you know.

   CLERK PIRILLO: We haven't given up.

   MAYOR HUBBARD: We've needed it for a while anyway, so we're going to continue looking.

   TRUSTEE CLARKE: Thank you, appreciate that.

   The request from Mary Bess, and subsequently your response, I'm very grateful that those letters have gone out and that there is movement in that area.

   I especially take note of the environment that we're in, as you've described, of how
stressed and potentially overworked our Police Force is in Southold Town. I especially miss the type of policing that we had just a few years ago in the Business District in the summer months, and understand that potentially, you know, there's just not people to do it. But it's greatly missed, the guys walking around, people on the street that you can say hello to that are out there and involved.

That said, I just wanted to mention my request again, that whatever we can negotiate with the Supervisor and with the Chief, I would like to see greater representation of the Village Board, along with the Mayor and the Administrator, in the involvement of the Police Department, and would recommend that.

Lastly, on my agenda is the complicated issue of the street closure in the Business District, and the ongoing opinions and requests and questions that we are receiving. I respect, first and foremost, the need for safety, and the need for safety of Village residents, and the need for safety with our First Responders and our EMT and the Fire Department. So their recommendations that we not close more streets
more frequently must be listened to, and I respect that. At the same time, I am concerned about the situation that we have, albeit with good intentions, and with everyone's best interest at heart, we have created, and that is what feels like to me, and it didn't occur to me really fully until later today when I spent time in the area, that we've created a safety hazard on that block, not so much from the ability or inability to respond to an emergency, but a potential pedestrian safety issue.

I, myself, when walking out into the crosswalk on the east side of First Street from the south side of Front to the north side, from Anker to Green Hill, I looked to the left to see if anyone was coming, realized that there was a detour, so people were turning left, so I marched right out with my group and never thought to look to the right. And it was just a mistake I made. Then I looked back. I asked the people in my group how they perceived the area. There were people sitting on the wall with their legs out in the street. There were people -- just like people dart between parked cars and you can't prevent that, there were people darting between
the two sets of parklets across the street.

And I believe that either the closure should be done of that one block for safety, or there has to be a different and more comprehensive way to message how to use that block. And this is not my opinion, frankly, as most recently as this morning before I ventured out there, and I ventured out many times. But it was something about it today, now that trees are added, there's animation, and there's plants, and it looks like a mall, so it's very hard to tell that you're not supposed to walk in there.

And I just wanted to put that on the table. I know that we're continuing to receive advocates for the closure, and people are still talking about it, and I recognize that my own opinion as recently as 10 days ago was that we shouldn't close that block unless we're going to close other blocks. But now that we've created parklets on both sides, and it's too late to undo that, now that dining is going indoors or not, or whatever it may be, and as much as I don't want to close that block, I think we perhaps should, or we need to really evaluate a much improved package to help people figure out
how to use it.

And I believe that the other criticism that we're under is, you know, just making a decision and sticking with it and letting it hang tight for the remainder of the season.

In speaking with members of the Fire Department, I was not able to find anyone who felt comfortable with weekend regular two or three-day closure of all of Front and Main Street. So how can I advocate for full closure of streets when our own Department is not in support of it?

There is the honest evaluation that if that Front Street block is crowded, well, so is lower Main Street, but because of Claudio's and its parking lot, we can't close that. So it puts us in a very awkward position of having created a situation where it's hard to know which way to move, but I do believe that the Board needs to speak this month once and finally on the matter. So I wanted to engage everyone in the conversation again and bring it up tonight in public, so that we could fully evaluate it again and make a final recommendation and decision on the Front Street block, as it's called.
The only other idea I had to throw on the table was though regular weekend closure on a regular basis was not favored by EMT and Fire, perhaps the BID could create one or two holiday weekend festivals where for two or three days, similar to a Maritime Festival, but without the public drinking and the open container law not being revised, we could have a couple of chances for the businesses to have a long weekend where we could not only use it as a test for the future, as well as, I guess for lack of a better description, throwing something additional to the rest of the Business District that would help perhaps create some additional revenue in what's been a very limited and very restrictive season, and perhaps could do that with the understanding of the EMT and Fire, that it would be something of a limited nature infrequently, but would also serve as a learning for us in the future, as well as perhaps garner good will with all the other businesses that are not on the Front Street block.

So I just wanted to put that out for reflection and conversation from anyone else on the Board or the Administration in any capacity.
to offer their point of view or any other recommendation.

MAYOR HUBBARD: Okay. I can just -- some of that, we've talked quite a bit about this. We've had conversations with the BID on the conference call with what's going -- not the BID, the committee, the street closure committee. Paul has spoken with Chief Flatley on the subject, I've talked to the Fire Department about it. When we close for Maritime Festival, we do it during daylight hours.

TRUSTEE CLARKE: Yes, sir, yeah.

MAYOR HUBBARD: You know, it's 10 to 6.

TRUSTEE CLARKE: Yep.

MAYOR HUBBARD: To have the roads closed in the dark at night is a hazard, and, you know, the Chief of Police said he does not have manpower to help us with a road closure if we're going to do it. They just -- you know, they usually have a dozen officers down here when we close that for Maritime. Bigger crowds and all, but they don't have anybody to block the road off.

To have the road blocked off with a detour to make sure somebody doesn't drive down the wrong direction, or drive down into the
neighborhood at night at one or two in the
morning without cement barriers would prevent the
Fire Department from getting in there if they
had to.

It's been -- there's discussions we've had
in general all around this and which way we can
do it. And we have a Planning Board ruling that
Claudio's parking has to be used in the school,
so we can't close their parking lot down and have
them not be able to get down there. And Adams
Street, with people coming in, to keep that
section open and have Main Street walkable, you
know, you need manpower around those barricades
and all. To do it at night after dark I think
would be a safety hazard and all.

I mean, to try to do a Sunday afternoon or
something, let people open up for Sunday
afternoon, you know, a couple of weekends a month
or something, possibly. But closing down Front
and Main from Center to Third Street, which is
what everybody's kind of advocating for, we kind
of said on that committee call that that's just
really not going to fly just because of safety
reasons. And if something happens, you know,
it's a bar fight or something going on down
there, you need to be able to get access to it,
and you have to have some way to do that.

So that's been my feeling with the
discussions we've had talking about this over the
past couple of weeks, can we do any section that
might work. And every possible way we could do
it, there's a roadblock on it, and it does not
seem to be safe to do it that way.

So, really, the last conversation we had
with Rich is let everybody enjoy the parklets,
spread out as much as they can. But, at this
point, it was the general consensus of everybody
talking that we're not going to able to shut down
the whole Village for Friday, Saturday and
Sunday, or even Saturday and Sunday. And they
felt that if we're going to do it just one day,
it's not worth doing, was what Rich from the BID
said back to us. If you're going to do it just
on Sunday, that's not really going to help
anybody, so it's really not worth doing it. That
was the last conversation we had in our group
call last week.

So that's just -- that's my feeling. And
we've tried all different options and ways to do
it safely, and it just -- I don't have a way that
we could shut it down to expand it, besides that one block. And when we do just that one block, the people on Main Street, people farther up Front Street are screaming and hollering at us that we're killing them.

So, you know, at this point, I -- my feeling is that we just let them enjoy the parklets, let them do that, and we keep the road with the one way going the one direction and ride it out.

TRUSTEE CLARKE: Okay.

MAYOR HUBBARD: That's my feeling on it.

TRUSTEE PHILLIPS: After attending the Board of Wardens meeting last night, I will agree with you, that there was discussion of the possible closing of a larger area. There were some powerful words as to what they thought about that.

And I happen to agree with you, Mayor. At nighttime, it's an issue, okay, it's an issue for the Rescue and for the Fire Department. Actually, it's an issue for any service, as far as the Police, or even if we had to send our own sewer or water -- you know, sewer or electric guys out to fix something at night, it would
be -- it would be an issue.
I understand and I've observed a lot of
people, you know, sitting on the parklet fencing.
I think that either the merchants are going to
have to come up to the plate and help instill
that a little bit, or they're going to have to
put some type of signage or something that says,
you know, you cannot sit on that stuff.

MAYOR HUBBARD: Yeah.

TRUSTEE PHILLIPS: You know, that's -- that
I think is -- we have taken the steps to help
them, they have taken the steps to come up to the
plate as well, but there comes a point when we
can't control what their customers do. They may
have to take a step to control what some of their
customers are doing, and I understand that.

MAYOR HUBBARD: Paul can answer that,
because he has something.

TRUSTEE PHILLIPS: Oh, okay.

ADMINISTRATOR PALLAS: If I may. I
actually had that very conversation with the
president of the BID, may have been yesterday, in
fact, because early -- earlier, he had said that
he would put up signs, and I did notice the same,
the same issue. And I had spoken to him about
it, and I reminded him, and he said he knew. He just wasn't quite sure what to do, so we had a long conversation about it. He's going to come up with a proposal for it, particularly for the people sitting there, what the best -- you know, best method, and I will work with him on that.

And I also reiterated to him that I thought, regardless of what signs are put up, that it is the merchant's responsibility. It's essentially their space that they control it, you know, by agreement with us. They've signed an agreement with us, and so I emphasized that with them. So my hope is that in the near term, he'll come up with some proposal for signage for that.

Also, in response to Trustee Clarke, your comments about the crosswalks, I didn't think about that one, but the one on the east side I noticed a similar issue with the propensity for people to think you can just walk in. So we already -- we have already ordered signs for that end. That's an active roadway, but prominent large signs right on the parklet, so that when you're walking through there, you'll see the sign, it will draw your attention to it and make you stop and think. And, you know, I'll take a
look tomorrow on the other end to see what kind of signage I could put there for that same -- for that same issue.

TRUSTEE CLARKE: So then it's your opinion -- I understand everything that we discussed about larger closures, and your opinion is also that that one block should function as it is, rather than make both directions detour?

MAYOR HUBBARD: Well, do you mean closing down the one-way on the block?

TRUSTEE CLARKE: (Nodded yes).

MAYOR HUBBARD: Yeah. I just think the other businesses down there complained about having that closed, just that one block. And we've been accused of, you know, catering to certain business and trying to kill other businesses, people that are farther up Front Street and just say when that's closed down that their business drops out.

So I think, you know, realistically, to be fair to everybody, everybody's got -- everybody that wanted a parklet, besides Gallery Hotel, which we did give them permission to do a spot in front their, their two parking spots. I don't know if they got the material to do it this
weekend or not, I'm not sure, but we gave them permission. None of the other businesses wanted a parklet or had a need for it. So we've accommodated every business of what they wanted. And I think with just keeping the one-way open, it solves the issue of the Fire Department and Police access, if anybody needs to get down there, they could do that.

The Fire Department has said that if they need to get down that block when they are heading east, that Fire Police or Police Officer or somebody would go down by Crazy Beans and stop traffic from going up, if they need to get access down. So that's their protocol. They're going to have the Fire Police that's coming from my neighborhood, our neighborhood, or something go down and stop traffic, so if they need to come in, they can.

TRUSTEE CLARKE: Okay.

MAYOR HUBBARD: That's kind of just the way the plan has been.

And realistically, I think it looks good downtown. We've done as much as we possibly can. And I really just think the road closures, besides, you know, pick a Sunday and just do one
Sunday afternoon or something, besides that, I just don't think it's really -- it's workable with the setup that we have down there at that point.

TRUSTEE CLARKE: All right, very good. So then the focus --

MAYOR HUBBARD: And we can relay -- and if the Board is all comfortable with that, we could just relay that information to Rich and just let everybody know for sure that -- you know, I think they already know that we've already kind of told Rich that, but just say we're not planning on road closures at this point, because we just can't safely do it.

TRUSTEE CLARKE: Yeah. And then what I like hearing is that there's additional signage and safety protocols in the works, including even a -- I mean, if we're going to live with detour signs until October, are we going to upgrade what we have or --

MAYOR HUBBARD: Yes.

ADMINISTRATOR PALLAS: Yeah.

TRUSTEE CLARKE: -- are we going to leave them as they --

MAYOR HUBBARD: Maybe even something a
little better than the cardboard.

ADMINISTRATOR PALLAS: Yes.

TRUSTEE CLARKE: I --

MAYOR HUBBARD: No, I understand. No, I mean, it's not cardboard, but the plywood.

TRUSTEE CLARKE: Well, I'm not trying to be rude in any fashion.

MAYOR HUBBARD: No, I understand that. No.

ADMINISTRATOR PALLAS: Yeah. Now that things -- we -- you know, this is the final and we've gotten the comments from the DOT, there's no point in doing anything until we saw what the DOT wanted. So now that we have that and direction from you all, then, you know, we can -- we can move forward on that.

MAYOR HUBBARD: We'll finalize that this week --

ADMINISTRATOR PALLAS: Yep.

MAYOR HUBBARD: -- and then we're done.

ADMINISTRATOR PALLAS: Yes.

MAYOR HUBBARD: Okay.

TRUSTEE CLARKE: Thank you, sir. That's it for me.

MAYOR HUBBARD: Okay, thank you.

I had nothing additional to add. It's just
been busy. We've been, you know, working around
the clock on stuff all over, and so I have
nothing new coming up.

We're going to try to talk about some of
the projects that we had talked about earlier. I
know Robert had permission to bond money. We're
trying to see where everything stands, but we do
have the money for the Sixth, Sixth Avenue curb
and sidewalk that we could end up losing. We had
to go and contact the Town, we need to do part of
that project. So if nothing else, I'd like to
see if we could move forward with the cement and
sidewalk work on Sixth Avenue and repaving that
road to clear that up, in case if school does
open up, it's a safety issue for kids walking to
the school and all that, to do that section and
hold off on all the other stuff. But we're --
there's chance we could end up losing that money
that we got from the Town.

TRUSTEE PHILLIPS: Don't want to lose it.

MAYOR HUBBARD: And if we don't use it, the
Town is going to use it for something else and
we're going to miss out on the 50,000. And, you
know, it's a $75,000 project.

TRUSTEE CLARKE: No, no.
MAYOR HUBBARD: It's only 25 to us, and I'd rather not lose the money, at least get that done.

TRUSTEE CLARKE: Isn't that also --

MAYOR HUBBARD: That's the only project that we really want to just try to get working on so we can collect that money back from the Town.

TRUSTEE CLARKE: Isn't that also tied to another initiative with the Sewer Department?

MAYOR HUBBARD: Yeah, they had -- they had looked at the line and everything else --

TRUSTEE CLARKE: Or is that already completed?

MAYOR HUBBARD: -- and there was nothing -- we don't need to tear the sewer line up and all.

ADMINISTRATOR PALLAS: Not on Sixth. Not on --

MAYOR HUBBARD: They had run a camera through there and everything else and --

ADMINISTRATOR PALLAS: Right, correct.

MAYOR HUBBARD: -- replaced the one manhole cover farther down the road and the line all seems to be okay now.

TRUSTEE CLARKE: So that's completed and --

ADMINISTRATOR PALLAS: First -- yes.
TRUSTEE CLARKE: Okay, thank you.

MAYOR HUBBARD: Okay. So that's all I had. We'll open to the public to address the Board. Anybody who wants to address the Board, just name and address for the record, and just speak loud so we can hear you. Mr. Corwin is up first.

MR. CORWIN: My name is David Corwin. Question for the attorney. Webb Street with Habitat for Humanity, did that lot ever have any movement?

MR. PROKOP: Yes. The paperwork got approved. The paperwork that needs to be done for that transaction to be completed has been approved by the title company for Habitat. That occurred several months ago prior to the shutdown. And I expect that the -- this document that we need to file called a Certificate of Abandonment will be filed within a few weeks. And then that will start -- that and one other document after that is accepted by the County Clerk will result in the transfer of the property.

MR. CORWIN: Another question. Cablevision and Altice and the franchise agreement, as I understand it, the only regulatory people they
have is the local municipalities. Is there any
other -- any other regulator besides the
franchise agreement in the Village of Greenport?

ATTORNEY PROKOP: It's the Public Service
Commission regulate -- the service that's subject
to the franchise is regulated by the Public
Service Commission.

MR. CORWIN: The New York State Public
Service Commission?

MR. PROKOP: Yes, yes, the New York State
Public Service Commission.

MR. CORWIN: So if I'm writing a letter
complaining about Cablevision, I could write it
to the Village and to the Public Service
Commission?

ATTORNEY PROKOP: You should write it to
the Public Service Commission and copy the
Village, so we could -- so we could bring it up
in the renewal process, if it's appropriate.

MR. CORWIN: Thank you.

MR. PROKOP: But there's a -- if you go
online, there's -- there is a -- there's
information specific to how to communicate with
the Public Service Commission over issues.

Often, when you -- if you send a comment into
them or a complaint to that agency, you'll end up
getting an advocate for that particular utility,
and then you have to go beyond them to actually
register the complaint with somebody. So -- but
the initial step would be to send something to
the Public Service Commission, copied to the
Village.

MR. CORWIN: Thank you.

MR. MACKEN: Yes. Frank Macken, Sterling
Avenue, 138 Sterling Avenue, as regards to 123
Sterling LLC project.

So this project is -- was based on a -- on
the 2007 stipulation. The developers at that
time, they wanted to build condos. The Village
said no, because it's waterfront. It went
backwards and forwards. There was litigation and
so on at that time. So then it reached a very
specific compromise for a commercial building
with some residential upstairs, and that there
would be affordable housing. And the building
was allowed to be three stories, even though
three stories is not allowed in that -- in
Greenport, except in the context of the old Mills
Building on either side of the cinema. So a very
small part of the original building back there,
not to get into the weeds, was a very small part
with the three story.

In any case, the stipulation specifically
says that if any -- if this -- if this is not
adhered to, then it's back to square one, which
means that it goes between -- it goes back to
every Board, in front of every Board, and they
consider it under the existing rules what can be
built. So that means even the foundation that he
put in there was plain -- that's meaningless.

So it goes back to the Board, because the
stipulation cut across existing planning rules
and existing zoning rules. I mean, it just
made -- it just cut everything up and said, okay,
we're going to do this mish-mash.

So Mr. Pawlowski came in and he said he was
going to build that, and they just gave him a
permit, now he's getting further and further
away. So, at this point, it's unrecognizable
from the original stipulation.

So what you have is you have luxury housing
with parking below, no commercial, and then you
got segregated affordable housing proposed on
Ludlam, which is contrary, certainly, to the
spirit of the day, and I think it's contrary to
the spirit of the Village. So you would not --
he would not be permitted to do a three-story
building.

So everything, it just goes back to the --
if you're going to say let's follow the rules,
and that's what the litigation is about,
following the rules, if you're going to say that
we want to be sure to follow the rules, then I
think it's premature for the Village to say --
for the Village Board to propose a hearing, and
let's try and move this ahead, and this and that,
because without the stipulation, it has to go
before each individual Board and they have to
apply the rules as they are now. That's --
that's what I understand.

MAYOR HUBBARD: Okay. As we said, it's
going before each of the Boards. We said that
earlier, it's going to go before each of the
Boards and we'll go from there.

MR. MACKEN: Okay. But it just sounded
like you were saying let's have a -- let's have a
hearing, get all the Boards together, and let's
just push it through.

MAYOR HUBBARD: It has to go before all
two of the Boards.
MR. MACKEN: Okay. And that's what the Board feels?

MAYOR HUBBARD: Yes.

MR. MACKEN: Okay.

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

(No Response)

MAYOR HUBBARD: Okay. Being no further comments, I'll offer a motion to adjourn at 9:02.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE CLARKE: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried. Thank you all for coming and doing the masks and everything else, and it's good to see everybody's faces again.

(The meeting was adjourned at 9:02 p.m.)
CERTIFICATION

STATE OF NEW YORK   )
                    ) SS:
COUNTY OF SUFFOLK   )

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

THAT, the above and foregoing contains a true and correct transcription of the proceedings taken on July 16, 2020.

I further certify that I am not related to any of the parties to this action by blood or marriage, and that I am in no way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of July, 2020.

Lucia Braaten

Lucia Braaten
102:13
completion [1] - 54:5
complex [1] - 78:20
complicated [3] - 7:4,
35:15, 85:17
comprehensive [3] -
47:24, 75:22, 87:5
compromise [1] -
104:18
computers [1] - 7:6
concern [3] - 19:21,
25:4, 31:7
considered [4] - 4:24,
20:16, 76:4, 86:2
concerns [2] - 19:24,
45:6
concur [1] - 23:4
condos [1] - 104:14
conference [3] - 18:8,
18:14, 90:6
confirm [2] - 21:17,
73:11
confrontational [1] -
34:13
congestion [2] -
54:22, 72:9
connection [1] - 56:17
connections [1] -
50:12
cons [1] - 23:15
consensus [1] - 92:12
consider [1] - 105:8
consideration [1] -
67:14
considered [1] - 79:22
consistent [1] - 82:12
construction [1] -
47:12
contact [1] - 100:10
container [1] - 89:7
context [1] - 104:23
continuation [2] -
83:3, 83:5
continue [9] - 30:19,
44:11, 83:13, 84:12,
84:17
continuing [5] - 53:18,
83:13, 87:14
contract [9] - 63:8,
63:13
contrary [2] - 105:24,
105:25
coverage [1] - 57:4
covering [1] - 38:18
coverings [3] - 38:9,
78:21, 82:10
COVID [2] - 31:3,
38:18
COVID-19 [2] - 38:14,
75:12
Crazy [1] - 97:12
crazy [1] - 83:24
create [5] - 33:5,
57:23, 82:16, 89:4,
89:14
created [4] - 86:5,
86:8, 87:19, 88:17
Crew [1] - 81:6
criticism [1] - 88:2
crop [1] - 33:10
cross [1] - 76:23
crosswalk [4] - 72:25,
73:7, 73:13, 86:13
crosswalks [2] - 74:8,
95:16
crowded [1] - 88:14
crowds [1] - 90:21
curb [1] - 100:8
curbing [1] - 9:3
curiosity [1] - 80:21
cushy [1] - 84:8
customers [2] - 94:14,
94:16
cut [2] - 105:12,
105:14

daily [1] - 72:1
damage [1] - 5:4
daring [1] - 74:12
dart [1] - 86:24
daring [1] - 86:25
day-to-day [1] - 79:22
daylight [1] - 90:11
days [4] - 55:14, 62:3,
87:17, 89:5
dead [3] - 9:10, 11:7,
11:14
deal [7] - 6:22, 22:12,
| K | Keep | 244, 922 | layout | 220, 22.25 | Listen | 56, 41.3 | Laws | 58, 14 | June | 59, 16 | Jumping | 59, 16 |
|---|-----|----------|--------|------------|--------|-----------|------|------|------|-------|---------|
| L | Laugher | 57 | g | 35, 35 | 66, 14 | 87 | 65 | Work | (losing) | looking | locations | Local | litigation | 86, 61, 87 |
| | Mason | 54 | 26 | 262, 20.31 | 42.13 | 52 | 86 | 54 | 62 | 50 | 107 | 61, 61, 74, 80.7 |
| | MATH | 64, 40 | 107 | 22 | 24, 24.1 | 44.1 | 52 | 64 | 20 | 106, 16 | 107 | 61, 61, 74, 80.7 |
| | MATHILDA | 61, 12, 12 | 54 | 62 | 50 | 107 | 61, 61, 74, 80.7 |
| | MATHILDA | 61, 12, 12 | 54 | 62 | 50 | 107 | 61, 61, 74, 80.7 |
| | MAX | 64, 40 | 107 | 22 | 24, 24.1 | 44.1 | 52 | 64 | 20 | 106, 16 | 107 | 61, 61, 74, 80.7 |
| | MAX | 64, 40 | 107 | 22 | 24, 24.1 | 44.1 | 52 | 64 | 20 | 106, 16 | 107 | 61, 61, 74, 80.7 |
| | Max | 64, 40 | 107 | 22 | 24, 24.1 | 44.1 | 52 | 64 | 20 | 106, 16 | 107 | 61, 61, 74, 80.7 |
| | Max | 64, 40 | 107 | 22 | 24, 24.1 | 44.1 | 52 | 64 | 20 | 106, 16 | 107 | 61, 61, 74, 80.7 |
| | May | 64, 40 | 107 | 22 | 24, 24.1 | 44.1 | 52 | 64 | 20 | 106, 16 | 107 | 61, 61, 74, 80.7 |
| | May | 64, 40 | 107 | 22 | 24, 24.1 | 44.1 | 52 | 64 | 20 | 106, 16 | 107 | 61, 61, 74, 80.7 |
| | MELVYN | 64, 40 | 107 | 22 | 24, 24.1 | 44.1 | 52 | 64 | 20 | 106, 16 | 107 | 61, 61, 74, 80.7 |
| | MELVYN | 64, 40 | 107 | 22 | 24, 24.1 | 44.1 | 52 | 64 | 20 | 106, 16 | 107 | 61, 61, 74, 80.7 |
| | MELVYN | 64, 40 | 107 | 22 | 24, 24.1 | 44.1 | 52 | 64 | 20 | 106, 16 | 107 | 61, 61, 74, 80.7 |
| | MELVYN | 64, 40 | 107 | 22 | 24, 24.1 | 44.1 | 52 | 64 | 20 | 106, 16 | 107 | 61, 61, 74, 80.7 |

Note: The table contains a list of names and their associated years, which are not clearly readable due to the image quality.
public
provides
provisions
public
queue
quick
quickly
realize
ready
raised
rate
rather
re[2]
re-engineering
re-levy
reach
reached
reaching
reacting
real[1]
realistically
realized
really
reason
reasons
receipts
receive
received
receiving
recently
recess
Recess
recognize
recognized
recommend
recommends
record
rectified
redesigning
redoing
reduce
reduced
reduction
reflected
reference
regarding
regardless
regards
register
registry
regular
regularly
regulated
regulations
regulator
rejection
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