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

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Third Street Firehouse
Greenport, New York

August 20, 2015
7:00 P.M.

- B E F O R E:
- GEORGE HUBBARD, JR. - MAYOR
- JACK MARTILOTTA - TRUSTEE
- MARY BESS PHILLIPS - TRUSTEE
- DOUGLAS W. ROBERTS - TRUSTEE
- JULIA ROBINS - TRUSTEE
- JOSEPH PROKOP - VILLAGE ATTORNEY
- SYLVIA PIRILLO - VILLAGE CLERK
- PAUL PALLAS - VILLAGE ADMINISTRATOR
- STEPHEN GAFFGA - VILLAGE DEPUTY TREASURER

1 (Whereupon, the meeting was called to order at
2 7:01 p.m.)

3 MAYOR HUBBARD: I'll call this meeting to order
4 at 7:01 with a pledge to the flag.

5 (Whereupon, all stood for the Pledge of
6 Allegiance.)

7 MAYOR HUBBARD: Thank you. You may be seated.
8 Okay. We'll start with the Fire Department. I
9 don't see a Chief here right now, so we'll --
10 hopefully, he'll show up. I know they have a fire
11 school going on tonight, so he may be in a little
12 later, we'll add him in then.

13 The next report will be Village Administrator.

14 MR. PALLAS: Sure. Thank you, Mayor and Board.
15 I'll try to be try to be -- try to be brief.

16 Starting with my regular reports, there's one
17 resolution that I have for my attendance at the New
18 York Association of Public Power Conference in
19 September 2015. It's a day-and-a-half business
20 meeting. There's some issues going on there that I
21 will discuss I think in Executive Session, if I may.
22 I do have one additional Executive Session item
23 regarding personnel, so that's those two.

24 A topic of discussion is about the sludge
25 drying system for the wastewater treatment plant.

1 I'm going to hold that off until the end, because
2 it's kind of lengthy and I want to get through the
3 other things first.

4 MAYOR HUBBARD: Okay.

5 MR. PALLAS: There's discussion about a new
6 system that we're looking to -- hopefully, to put in.
7 You have all of the rest of the regular reports.

8 The Road Barn. I think one of the highlights
9 that they worked on was getting new tables, new
10 circular metal tables installed throughout Village
11 parks. I think they look really great. I think they
12 did a great job getting them in pretty quickly. I'm
13 very happy with the way that worked out.

14 On the Sewer, we're into the Sewer Department,
15 there is a typo in the report. Under Treatment
16 Plant, if you recall, we had an alarm on the UV
17 system that didn't dial out. The -- it says here
18 that the communication issues are not seemingly
19 resolved. They are, in fact, resolved. The word
20 "not" should not have been in there and I apologize
21 for that. So the communication issues are resolved.

22 The company that came in said they had problems
23 with other facilities, so they came in, loaded the
24 new software, and everything seems to be working
25 great now, to the extent that that -- that works.

1 Under Electric Department, a couple of items.
2 New switches in the campground, a couple of --
3 finalize the plans for a new sewer main that will
4 connect the power plant, the wastewater treatment
5 plant, a variety of other things in there.

6 Island Pump & Tank will begin the installation
7 of the fuel tank, new fuel tank storage system. That
8 will start. In fact, we just got word today that it
9 will start next week, so that's positive, a positive
10 thing. That's for the fuel for the vehicles. That's
11 diesel and gasoline for the vehicles, new dispensing
12 system, and the whole alarm system, the whole nine
13 yards.

14 TRUSTEE PHILLIPS: Paul, is that the one that's
15 going to have the electronic that we discussed in
16 Audit Committee, the system to --

17 MR. PALLAS: Yes, as far as I -- as far as I
18 know, that specification did, in fact, include that.

19 TRUSTEE PHILLIPS: That was included in it?

20 MR. PALLAS: Yes.

21 TRUSTEE PHILLIPS: Okay.

22 MR. PALLAS: As far as I know.

23 TRUSTEE PHILLIPS: Okay.

24 TRUSTEE ROBERTS: All Village vehicles, right?

25 MR. PALLAS: Yes. Yeah, that's where all --

1 where all Village vehicles currently fill up and that
2 will continue at that site.

3 We'll still get -- trying to get a schedule for
4 the silencer for No. 6. We have been working with
5 two different vendors on that. That's always a
6 challenge when you're dealing with multiple vendors.
7 That's the way it is on that.

8 Building Department: You can see the reports
9 there in the Code Enforcer's report. One highlight.
10 The Historic Preservation Commission will be hosting
11 a guest speaker from the Department of the Interior
12 at their October meeting. Stacey Zuvic, I believe
13 that's how you pronounce it, will be coming to talk
14 about communities and raised awareness on historic
15 preservation, sharing information on how to write
16 grants. So I think anybody who would like to hear
17 about that should attend that meeting in October.

18 TRUSTEE PHILLIPS: Paul, in all honesty, would
19 Stacey be able to meet with, perhaps before she
20 presents -- does a presentation, with either the
21 Chairman and myself to deal with the discussion of
22 Certified Local Government? We are a Certified Local
23 Government. Gail Horton did it years ago. That's
24 how we became the Historic District.

25 There are some requirements in there that I

1 think would be great to continue, especially if
2 they're discussing grants. It's something that I've
3 done. I would also like to perhaps invite Gail
4 Horton to come along, too. She was the original one
5 to create all that. So if that is a possibility, I'd
6 like to see that happen.

7 MR. PALLAS: Yeah, I can certainly find out.

8 TRUSTEE PHILLIPS: Okay.

9 MR. PALLAS: I mean, I would imagine she's not
10 coming from somewhere close, so I don't imagine it
11 would be a problem.

12 TRUSTEE PHILLIPS: Okay.

13 MR. PALLAS: I'll definitely let you know.

14 TRUSTEE PHILLIPS: Okay. I would really like
15 to get the Chairman, then, and Gail Horton and
16 myself.

17 MR. PALLAS: Sure.

18 TRUSTEE PHILLIPS: Okay? All right. Thanks.

19 MAYOR HUBBARD: Okay. What is the date of that
20 meeting? Do you know what it is, Paul?

21 MR. PALLAS: Not off the top of my head, I
22 don't.

23 MAYOR HUBBARD: Can you highlight it on the
24 calendar, so let people know --

25 MR. PALLAS: Yes.

1 MAYOR HUBBARD: -- Board members know when it is?

2 MR. PALLAS: Yes, I will.

3 MAYOR HUBBARD: Okay.

4 MR. PALLAS: I'm getting the Code Enforcer's
5 report in there as well.

6 Moving on to Recreation. The Marina, they got
7 some positive feedback from the Captains of the
8 vessels that came for Tall Ships. They were very
9 happy with the way we dealt with them, so that was
10 positive.

11 The work continues on the concrete and the
12 slate in and around the park. The walls, the
13 retaining walls, that work continues with the masons.
14 Hopefully, they'll finish up soon. They kind of come
15 and go, they're not there consistently, but that's
16 fine. They are making good progress on that as well.

17 With regard to the Rec. Center, again, we had a
18 very good transition into the new building.
19 Everybody seems to be enjoying the programs. Our new
20 Director has been quite innovative in developing new
21 programs, saving us some money with some of the
22 programs that she's developed. Sylvia, do you want
23 to bring that up now?

24 CLERK PIRILLO: Sure.

25 MR. PALLAS: Yeah. They had -- well, I'll let

1 Sylvia describe what they did.

2 CLERK PIRILLO: Good evening, everyone.

3 MAYOR HUBBARD: Good evening.

4 CLERK PIRILLO: One of the innovations that has
5 been created by Margaret DeVito, our new Recreation
6 Center Director, is a book of the summer day camp for
7 this past year. We've never had anything like this.
8 It's not just a pictorial, but essays as well
9 highlighting the events that happened for each week
10 of the summer camp.

11 We've discussed with Attorney Prokop the
12 availability. If any parents would like to purchase
13 this, we would sell it to them at cost. We are
14 making copies in Village Hall. I'll be -- I'll be
15 calculating the cost with Paul and Derryll. So if any
16 parents would like to have this as a keepsake,
17 because the children are really enjoying themselves
18 to the nth degree this year, and if they would
19 appreciate having it, we would love for them to have it.

20 Each book, by the way, will be color-coded as
21 the groups are. So this is for the purple group.
22 There's orange and yellow groups, too.

23 TRUSTEE MARTILOTTA: Very cool.

24 CLERK PIRILLO: Okay?

25 MAYOR HUBBARD: Okay.

1 TRUSTEE PHILLIPS: I like that idea.

2 MAYOR HUBBARD: Thank you.

3 CLERK PIRILLO: Thank you.

4 MR. PALLAS: Okay. The last thing I want to
5 talk about is this new system that Ray, Ray Dunbar,
6 the new Supervisor over in the Sewer Department, has
7 come across. It's a sludge drying system. It's a
8 show and tell. It's a bed, if you will. The size
9 would be 16 feet by 54 feet. It basically looks like
10 this on the bottom. I would say -- I don't even know
11 what this material is, but this is just gravel, and
12 the sludge gets poured on top of this. Within 24
13 hours -- 24 hours? Within 24 hours, the sludge has
14 been reduced to 20%, 20% or less, 20% or less solids,
15 so it's mostly liquid, which will save on our hauling
16 costs. We would need to build this bed of this and
17 then an auxiliary bed. Then after 24 hours, we would
18 move the sludge from here into a longer term drying
19 bed, which would virtually reduce it to all solids.
20 I had it backwards, it's 20% liquids. Sorry.

21 TRUSTEE PHILLIPS: Right.

22 MR. PALLAS: So it would be almost all solids.
23 And our understanding is that within six months,
24 these -- whatever remains could actually just be
25 spread on the grass right at the wastewater treatment

1 plant.

2 We've had some preliminary discussions with the
3 DEC about this. They didn't see any problems with
4 getting a permit to do this. They like the idea that
5 there's virtually nothing left that's hazardous in
6 any way. So it's, from what I can see, a very good
7 system.

8 The cost, right now, just to keep it in
9 perspective, our hauling costs are above \$90,000 a
10 year, and growing, obviously. The more -- as the
11 plant takes in more and more waste, that makes
12 hauling costs go up. This would reduce that to
13 virtually zero. The cost of this system is -- with
14 the auxiliary drying bed, is around \$500,000. That
15 doesn't include any engineering costs.

16 The two pieces of this, again, are the primary
17 drying bed and the auxiliary drying bed. The primary
18 drying bed cost is around 400,000, but that's all
19 pre-engineered. They come in with their own design
20 and we just have to marry that up with the design of
21 all the auxiliaries, the piping and whatnot, to get
22 to this system, and then the auxiliary drying bed,
23 which is literally just a concrete platform. There's
24 nothing sophisticated about it.

25 The way that this works is the piping would be

1 to get the sludge to the drying bed and then there's
2 a vacuum system which draws it down and then sends it
3 back into the system, sends the liquids back into the
4 system.

5 Again, I think it appears to be to me at first
6 glance a very -- a very efficient system. I think
7 it's a good idea. And what I'm asking for you -- I'm
8 sorry. The annual operating costs are estimated to
9 be no more than five or six thousand dollars a year,
10 and that's probably conservative, it's probably less
11 than that. You know, some of that includes labor,
12 which is probably overstated, because we're not -- we
13 don't need to add any people to run this system. So
14 it's not like the labor piece is an additional cost,
15 so that should be taken into account.

16 What I'm asking of the Board now, if I could
17 get it -- bring in an engineer to help us analyze
18 this system. And if they agree that it's a good
19 idea, have them prepare the specs for the auxiliary
20 pieces that we would need, and then obviously go out
21 to bid on this.

22 TRUSTEE ROBINS: Paul, just a question on it.
23 Is this a system that requires relatively low
24 maintenance? I'm not talking in the near term, I'm
25 talking in the far term. I mean, does it kind of

1 have a life expectancy out --

2 MR. PALLAS: Yes.

3 TRUSTEE ROBINS: -- of, you know, 20 years?

4 MR. PALLAS: The plates that they're, and I
5 forget -- this piece, the top piece are actually
6 plates. I'm trying to remember how many there are.
7 I apologize. Well, anyway, they have a life
8 expectancy of 20 years.

9 TRUSTEE ROBINS: Twenty years, okay.

10 MR. PALLAS: So it's a long-term process. We
11 do have to buy a polymer that gets added to the
12 sludge, but that's a very, very minimal cost. It's
13 not -- it's very minimal. It's included in the
14 operating and maintenance costs.

15 TRUSTEE ROBERTS: Is that essentially the
16 runoff of the -- whatever's left over, does that
17 become fertilizer?

18 MR. PALLAS: Yes, that's exactly right. I
19 mean, if we don't --

20 TRUSTEE ROBERTS: That gets used, okay.

21 MR. PALLAS: If we don't spread it ourselves,
22 landscapers would actually come and take it off our
23 hands for free.

24 TRUSTEE ROBINS: Really? Wow. Compost.

25 MR. PALLAS: It's essentially what it is, yeah.

1 MAYOR HUBBARD: All right. Do we have room up
2 there for these -- the two drying beds?

3 MR. PALLAS: Yes. It would be where the --
4 where that greenhouse structure was, that would be in
5 that general area.

6 MAYOR HUBBARD: Okay.

7 MR. PALLAS: Again, they would have to have
8 roofs on them, obviously, but they wouldn't be walled
9 in. It would just be a covering to keep the rain out
10 of it, essentially.

11 TRUSTEE PHILLIPS: So the sludge cost, if I
12 remember correctly, and, George, you're probably
13 correct, is -- when we started off with the
14 wastewater treatment plant, was an estimated amount
15 that was kind of misjudged. So it's been increasing
16 each year for the last -- so the projection of
17 actually paying for that would be maybe four years,
18 five years?

19 MR. PALLAS: I would -- I mean, at 100,000, you
20 know, using simple math, it's, you know, probably
21 four to five years, I would say, yes.

22 TRUSTEE PHILLIPS: Okay. Is that something
23 that you would go out and bond for?

24 MR. PALLAS: I'd have to -- I haven't even
25 spoken to Robert about that.

1 TRUSTEE PHILLIPS: Okay.

2 MR. PALLAS: But I would guess.

3 TRUSTEE PHILLIPS: Okay. I'm just asking.

4 MR. PALLAS: It's only a guess, but I have not
5 spoken to Robert about that.

6 TRUSTEE PHILLIPS: Okay.

7 MR. PALLAS: I really just want to get, you
8 know, someone that knows this stuff much more
9 intimately than I do, certainly, or Ray, to really
10 say, "Look, we've come across this and it's good,"
11 or, "No, don't ever do that." You know, the quick
12 look, say, "Yeah, it sounds good to us," you know,
13 and then we can -- I can come back to you and say,
14 "Look, we want to move forward based on their
15 analysis and get a quote from the engineer to do the
16 actual design." I think the analysis piece is going
17 to be relatively inexpensive.

18 MAYOR HUBBARD: That's what I was just going to
19 ask. How much is it going to --

20 MR. PALLAS: I haven't even -- I wanted to talk
21 to you guys first to find out if there was an
22 interest and then I can move --

23 MAYOR HUBBARD: Well, I mean, yes, if, you
24 know, in five years it would pay for itself, and the
25 other 15 were all to the good, that definitely makes

1 sense. And we need to have some idea of what the
2 engineering costs, you know, to set it up and all.
3 So find out what the engineering costs are going to
4 be, have them put together a proposal, you know, with
5 a map of where you're going to do it, and the other
6 stuff and --

7 MR. PALLAS: I'd like -- I'm asking if we could
8 break it into two pieces, the first half, and let's
9 do a quick analysis of whether this is worthwhile.

10 MAYOR HUBBARD: Well, exactly, yes.

11 MR. PALLAS: And that would be Phase I. And
12 then Phase II would be the actual design. I'll get a
13 separate price from them on that.

14 TRUSTEE PHILLIPS: Would we be able to get that
15 by the next Board meeting?

16 MR. PALLAS: I'll try. You know, I will
17 certainly try.

18 TRUSTEE PHILLIPS: Why wait? Okay.

19 TRUSTEE ROBINS: Paul.

20 TRUSTEE ROBERTS: Could we -- I'm sorry. Could
21 we at some point, before we make a big decision, see
22 a sort of grid of competitive products and, you know,
23 pros and cons and cost? There's probably a cheapo
24 version of this that, you know, does -- has some of
25 the long-term benefits, not -- you know what I mean?

1 There's probably --

2 MR. PALLAS: I think -- my understanding is
3 that this system itself is proprietary. The other
4 ways of doing this is called the -- oh, shoot, the
5 term escapes me, but it's basically a rotating
6 machinery --

7 TRUSTEE ROBERTS: Okay.

8 MR. PALLAS: -- that, you know, is prone to --
9 there's a lot of mechanical, a lot of moving parts.
10 And the cost, I think, is -- the initially cost is a
11 little less, but then you have upkeep and
12 maintenance, which way excess -- way exceeds
13 anything --

14 TRUSTEE ROBERTS: Sure.

15 MR. PALLAS: -- that will be in here.

16 TRUSTEE ROBERTS: I'd just like to see a
17 detailed business case for why this versus other
18 things and just --

19 MR. PALLAS: Why that -- yeah.

20 TRUSTEE ROBERTS: Because none of us --

21 MR. PALLAS: Right.

22 TRUSTEE ROBERTS: I mean, you guys are experts
23 on this, I'm not, so I'd love to see just a
24 detailed --

25 MR. PALLAS: I would have the engineers,

1 actually --

2 TRUSTEE ROBERTS: Yeah, exactly.

3 MR. PALLAS: -- as part of their analysis.

4 Rather than me do it this way, it comes from a
5 separate source.

6 TRUSTEE ROBERTS: Thank you.

7 TRUSTEE MARTILOTTA: One quick question, if I
8 may. This is a 12-month system?

9 MR. PALLAS: Yes. It operates year round,
10 yeah.

11 TRUSTEE MARTILOTTA: I mean, it's got a roof
12 and no walls and it will dry stuff in the winter?

13 MR. PALLAS: Yeah. It actually dries better in
14 the winter.

15 TRUSTEE MARTILOTTA: Okay.

16 MR. PALLAS: Because you're pouring it --
17 remember, you're pouring it as it's coming right out
18 the system, and you're getting -- moving it off of
19 that bed within 24 hours.

20 MAYOR HUBBARD: Okay.

21 MR. PALLAS: It would take a while for it to
22 freeze. And it's also always moving, because it's a
23 vacuum --

24 TRUSTEE MARTILOTTA: Okay.

25 MR. PALLAS: -- being drawn down on that.

1 TRUSTEE MARTILOTTA: I was just curious.

2 MR. PALLAS: The auxiliary drying bed will
3 freeze.

4 TRUSTEE MARTILOTTA: Sure.

5 MR. PALLAS: But this one, you know, would not,
6 because they're always constantly putting new warm
7 stuff on it, essentially.

8 TRUSTEE MARTILOTTA: I understand. Okay. I
9 was just curious.

10 MR. PALLAS: I don't know how else to describe
11 it. Sorry.

12 TRUSTEE MARTILOTTA: Thank you.

13 TRUSTEE ROBINS: Paul, just one other question.
14 The company that's promoting this must have other
15 customers, municipalities, cities, whatever, that are
16 using the product. So maybe if we could have some
17 idea of what -- who they are.

18 MR. PALLAS: Sure.

19 TRUSTEE ROBINS: You know, the size of the
20 entities would be easier for me. Thank you.

21 MR. PALLAS: Great. That's all.

22 MAYOR HUBBARD: Okay. Do you want to bring up
23 the vehicles at this point?

24 MR. PALLAS: I can. There's going to be two
25 add-on resolutions tonight -- I apologize, I didn't

1 get them on the agenda -- for going out to bid for
2 two vehicles. One is a payloader for the Road Barn.
3 Our existing payloader is -- doesn't work at the
4 moment. We found a used payloader for \$32,000.
5 We've looked around. It seems like it's a very good
6 price, but we still need to bid it, even though it's
7 used. They're sort of required to bid it. So we can
8 prepare very generic specs that as long as whatever
9 we want meets those specs. This one does. Whatever
10 we want meets those specs. It doesn't have to be
11 this one, we just know that this one exists and it's
12 local. So I'd like to ask -- we'll be putting -- ask
13 for a resolution to put a bid out for that one.

14 The other one is for a replacement of an F-350
15 pickup truck for the Sewer Department. Again, we
16 found a used one for -- sorry -- 30, a little over
17 \$31,000. This is the pickup that currently is used
18 to haul around the jet rodder. The truck that's used
19 now is a 1998 and it's seen better days.

20 MAYOR HUBBARD: But it's the white Dodge Ram
21 dually that we have. I don't know if you've seen
22 that. That was actually put back together from spare
23 parts of several vehicles like five years ago as a
24 stopgap measure to have something to tow it around,
25 and it's frame rot, other things like that. It's got

1 issues that it's really not a reliable truck to use
2 anymore.

3 MR. PALLAS: Right, right, correct. So, in the
4 interest of time, because these are used, if we could
5 -- if I could ask for the Board to vote on these
6 tonight, just so that we can get these in the paper
7 sooner rather than later. Again, the cost --

8 MAYOR HUBBARD: Right. This is to go out to
9 bid for, this isn't buying. We will go out to bid
10 and, you know, the procurement policy.

11 MR. PALLAS: Get the bid, I mean, right,
12 correct.

13 MAYOR HUBBARD: And then we would vote on
14 actually purchasing it when we get to that point.

15 MR. PALLAS: Right, correct.

16 MAYOR HUBBARD: All right. So, actually, I
17 have two resolutions here that, if everybody's okay,
18 we'll vote on just him going out to bid. So we'll
19 vote on it tonight, ratify for next week. But this
20 allows the Clerk to get it into the paper for next
21 week.

22 TRUSTEE MARTILOTTA: Sure.

23 MAYOR HUBBARD: Okay? So resolution
24 authorizing Village Administrator, Paul J. Pallas, to
25 solicit bids for a used payload vehicle for the

1 Road Department, and directing Clerk Pirillo to
2 notice the bid request accordingly. So moved.

3 TRUSTEE PHILLIPS: Second.

4 MAYOR HUBBARD: All in favor?

5 TRUSTEE MARTILOTTA: Aye.

6 TRUSTEE PHILLIPS: Aye.

7 TRUSTEE ROBERTS: Aye.

8 TRUSTEE ROBINS: Aye.

9 MAYOR HUBBARD: Aye.

10 Opposed?

11 (No Response)

12 That motion is carried.

13 The second one, resolution authorizing Village
14 Administrator, Paul J. Pallas, to solicit bids for a
15 used four-wheel-drive one-and-a-half-ton pickup truck
16 for the Sewer Department, and directing Clerk Pirillo
17 to notice the bid request accordingly. So moved.

18 TRUSTEE MARTILOTTA: Second.

19 TRUSTEE ROBINS: Second.

20 MAYOR HUBBARD: All in favor?

21 TRUSTEE MARTILOTTA: Aye.

22 TRUSTEE PHILLIPS: Aye.

23 TRUSTEE ROBERTS: Aye.

24 TRUSTEE ROBINS: Aye.

25 MAYOR HUBBARD: Aye.

1 brought in a contractor to do the repairs on that.

2 Those repairs have been completed.

3 While those repairs were going on, we inspected
4 all the other connections associated with that
5 particular cable run. Since it was the energizer, it
6 was a good time to do that; found multiple
7 terminations that needed -- needed replacement, so
8 those have been replaced. The cable was thoroughly
9 tested and is ready for service. Actually, it's
10 energized as we speak. The cable is actually on
11 right now, not carrying any load, but it is
12 energized.

13 TRUSTEE ROBERTS: The new one?

14 MR. PALLAS: Well, not even the cable, it's the
15 new terminations. But the whole run is re-energized.

16 TRUSTEE ROBERTS: Okay.

17 MR. PALLAS: I'm sorry. There was a small
18 section of cable from the top of the pole to the
19 switch that was replaced, it's about 60 feet. The
20 rest of the cable all tested fine.

21 TRUSTEE ROBERTS: And if there were an outage
22 right now, could we generate and go online?

23 MR. PALLAS: Again, we would do everything we
24 could do to get the engines up and running. The
25 first -- if we lost the feed, if we lost one -- the

1 cable that's currently feeding Transformer 2, we
2 would switch to the other cable. That would be the
3 first mode of action that we would take, would be to
4 switch the other cable.

5 TRUSTEE ROBERTS: To continue the PSE&G feed.

6 MR. PALLAS: To continue the PSEG feed, right.

7 TRUSTEE ROBERTS: Okay. And then if that
8 didn't fail, could we generate and go online?

9 MR. PALLAS: The generators are available. You
10 know, we would do everything we could. Our staff is
11 as -- you know, is the same as they were before.
12 They can run the engines.

13 TRUSTEE ROBERTS: And can we go online and
14 power at least part of the Village?

15 MR. PALLAS: If the engines all work right,
16 yes. I can't -- I'm never going to guarantee, Doug.
17 I can't guarantee.

18 TRUSTEE ROBERTS: Right.

19 MR. PALLAS: But, certainly, we would do
20 everything we could to do that.

21 TRUSTEE ROBERTS: And is the muffler on?

22 MR. PALLAS: No, that has not been completed
23 yet, but we could still use the engine. That won't
24 prevent us from using the engine.

25 TRUSTEE ROBERTS: What's the delay on the

1 muffler?

2 MR. PALLAS: Just scheduling with contracts.
3 It's hard to get contractors scheduled. We have two
4 different contractors we're dealing with on that.

5 TRUSTEE ROBERTS: And there's no -- you're not
6 concerned about a risk? Again, total labor or
7 something. I wouldn't drive around without a muffler
8 in my car, I'm just saying.

9 MR. PALLAS: No, it's no -- no, it's no risk.

10 TRUSTEE ROBERTS: No risk?

11 MR. PALLAS: It may be smoky, but -- you know,
12 because it's not going to be high. It might be a
13 little noisy, but we're far away from any residences.
14 I'm not concerned.

15 TRUSTEE ROBERTS: And the governor on 4 is
16 going, too?

17 MR. PALLAS: I was holding off on that based on
18 the fact that we only had one transformer at the
19 time, so I had not replaced that. Again, the
20 governor, it did work. It didn't work great, but it
21 did work, and I'm relatively sure we could get it to
22 run.

23 TRUSTEE ROBERTS: So if we can generate, why
24 didn't we generate on July 19th?

25 MR. PALLAS: Doug, I went through this a couple

1 of times. We were told by PSE&G that it was on their
2 side. We took them at their word. When it became --
3 when they tried to reenergize the cable, we had staff
4 on site, it sounded as if the transformer was the
5 problem. We then put in the steps to switch to the
6 other transformer, as opposed to generating. It was
7 a choice of generate or switch the other transformer,
8 we chose to switch the other transformer. Those are
9 the steps we took, which is the typical steps we
10 would take.

11 TRUSTEE ROBERTS: I don't think you've answered
12 the question. Could we generate and go online right
13 now if we had to?

14 MR. PALLAS: Yes, I did. I said we would --
15 again, the system is set up --

16 TRUSTEE ROBERTS: You said you'd do your best,
17 but that's not a --

18 MR. PALLAS: It's not a guarantee.

19 TRUSTEE ROBERTS: Right.

20 MR. PALLAS: I can't guarantee. I can't
21 guarantee that, you know, the transformer is not
22 going to fail, I can't guarantee any of those things.

23 TRUSTEE ROBERTS: Sure. But is that because --
24 I guess my concern is I don't sense urgency about
25 making sure this plant works. I don't sense

1 commitment to making sure the plant works. And I
2 just -- I just think we had a real bad outage, a lot
3 of people lost a lot of money that day. I don't
4 sense that we have a plan to go online if the power
5 were to go out.

6 MR. PALLAS: I don't -- I don't think -- maybe
7 I'm not characterizing it correctly, Doug, but the
8 staff does know how to put the engines online, yes.
9 To answer your question, yes, they do know how to put
10 the engines online. Again, I can't tell you that
11 tomorrow the engines are going to run and I can't
12 guarantee that. We do test them.

13 TRUSTEE PHILLIPS: There's no guarantee that
14 engines are going to run.

15 MR. PALLAS: We do test them. You know, as far
16 as we can tell, they're operational. They're very
17 old pieces of equipment, and, you know, they are
18 prone to fail, these things are prone to fail.

19 TRUSTEE ROBERTS: Sure. We could get hit by a
20 meteor tomorrow and all be gone, right?

21 MR. PALLAS: Yeah, exactly.

22 TRUSTEE ROBERTS: Anything could happen. Maybe
23 I need to -- maybe I need to advocate, then, that we
24 create a standard operating procedure whereby when
25 there is an outage, we make every effort to get

1 online for as many circuits in the Village as we can,
2 and then try to problem-solve after that. I mean,
3 maybe we need a -- you said a couple of times we
4 don't have a standard procedure for these things, but
5 there's one consistent thing that happens with every
6 outage, the light goes out, people lose money, people
7 who are in ill health are at risk. And it seems to
8 me we should have some sort of document that
9 describes to the staff, if you're not on -- if you're
10 not on site, this is what you're supposed to do.

11 MAYOR HUBBARD: I believe that's what they did
12 that day. They worked to the best of their ability
13 of what -- they were trying to diagnose the problem
14 and where they were going to go with it. The issues
15 with Transformer 2 running parallel, and the other
16 issues we have with Phase I, Joe is working on that.
17 We've got paperwork that should -- we should have
18 occlusion -- conclusion and an answer on that by the
19 24th, which will be next week. So the other issues
20 we're trying to address. But, I mean, the workers,
21 they were there. They were trying to do the best
22 they could with what they had, not knowing exactly
23 what the problem was.

24 And every power outage, as Mr. Pallas has said,
25 is different. There could be a tree down on a line.

1 You have to approach each one differently. There's
2 no set way to say, "This is what we're going to do
3 when the power is out" until they analyze what's
4 actually wrong. And I think the guys that day, they
5 were doing the best they could with what they had,
6 trying to figure out what was going on and where it
7 was.

8 We're going to put more safeguards in place. I
9 mean, he corrected all the switches. Everything else
10 that went bad that day they've already corrected.
11 They've worked on the other stuff. We're working on
12 getting the design for getting Transformer 2 wired
13 properly so everything can be run in parallel.

14 So all those steps are in place, so that is --
15 that's the urgency. That's what I've talked to the
16 other people about on it, and I thought we were all
17 in consensus that we were moving forward with it.

18 I mean, an SOP saying, when power is out, you
19 must do this or that, really, you can't write that,
20 because you never know what's actually going on that
21 day, you know.

22 TRUSTEE PHILLIPS: You also have no idea how
23 the engine is going to react as to when you first
24 turn it on, you know.

25 MAYOR HUBBARD: But, I mean, the last time we

1 ran the engines, everything started up, everything
2 ran. We passed the test, so, I mean, everything is
3 capable of running. At any point, something could
4 happen, but right now, to the best of our knowledge
5 and everything else, you're going to be able to run
6 the engines.

7 TRUSTEE ROBERTS: But there was a decision made
8 on that day not to go online.

9 MAYOR HUBBARD: Because they were switching
10 transformers.

11 MR. PALLAS: No, it wasn't -- it wasn't a
12 decision to not go online. It was a decision that
13 LIPA -- PSEG was going to switch us to an alternate
14 feed in a relatively short time. That didn't pan
15 out. When the -- when the transformer -- it appeared
16 that the transformer wasn't right, then we switched
17 to the other transformer. That would be a standard
18 response to that type of an outage, and I would -- I
19 would do it again.

20 TRUSTEE ROBERTS: But if it's -- I don't know
21 how much time it is, 60 minutes, 90 minutes. PSEG is
22 not responding, it's Sunday, who knows. We can't
23 control them. The great thing about living in this
24 Village is that we have our own power plant and when
25 things get bad, we have the ability to say, "Let's

1 get our engines going," and I think people in this
2 Village count on us for that. And I think for us to
3 just sit around and wait for PSE&G is not a solution
4 that at least the people I'm talking to think is a
5 good one.

6 So I would like -- I don't know if we have to
7 come up with a procedure around if it's 60 minutes,
8 90 minutes, if we need more staff.

9 TRUSTEE PHILLIPS: I think we need to let the
10 staff and the management that deal with those
11 engines. That's not something that we as Board
12 Members can make a decision for. Have you turned
13 it -- have you turned a wrench on an engine?

14 TRUSTEE ROBERTS: No.

15 TRUSTEE PHILLIPS: Have you worked on the
16 engines of those sizes?

17 TRUSTEE ROBERTS: No, ma'am.

18 TRUSTEE PHILLIPS: Have you been up there when
19 you're dealing with an electrical situation --

20 TRUSTEE ROBERTS: No, ma'am.

21 TRUSTEE PHILLIPS: -- where you have to have
22 safety as well as other issues to say, "This has to
23 go off, this has to go on," you have to make sure
24 this guy is out on the line turning it off on the
25 dot? That's not some -- that's a

1 situation-by-situation resolution, okay? I don't
2 know how else to explain it.

3 And I do really resent the fact that you think
4 that there is no urgency on my part or -- and I can't
5 speak for the rest of them, but I expect that we get
6 through this situation with the two companies that
7 we've had problems with and moving forward. We've
8 had problems and that's why I asked the Village
9 Administrator to create a document for us that goes
10 from day one of 2007 up until now, what's been done,
11 what problems have been going on, where we're going,
12 and where we're going to be, and that's something
13 that I want to see. That's something that I think
14 this Board needs to expect, okay?

15 Telling them as the employees how to handle an
16 electrical outage is not our job. We're to make sure
17 that the proper staff is there to take care of it.

18 TRUSTEE ROBINS: I agree with Mary Bess. And I
19 have to tell you that we are fortunate to have
20 Mr. Pallas and his electrical experience. He's an
21 electrical engineer. He's operated power stations
22 and substations for many years. He knows how to
23 handle these emergencies. I've seen him not just
24 work here in our Village, but amongst many people in
25 the world of electric power in New York. He's an

1 extremely experienced person. And to be challenging
2 him and questioning him on this, I mean, I don't even
3 know the questions to ask him. I read all the
4 reports. I have briefings with Paul all the time
5 during the week.

6 To my understanding, I totally agree with his
7 procedure and everything he did. I certainly know
8 that every power outage is a different situation.
9 And it's unfortunate that people who are -- you know,
10 some people lost money and power was down for several
11 hours on a Sunday afternoon. I thank God that it
12 came on when it did, you know. I think that we
13 handled it as well as we could under the
14 circumstances.

15 And I think that the review and the analysis of
16 what happened has been timely, and introspective, and
17 straightforward. We certainly put the information
18 out to the public on everything that was going on.
19 And, you know, I just -- I don't understand, really,
20 where you're coming from.

21 TRUSTEE PHILLIPS: It's time to move on.

22 TRUSTEE ROBINS: Where you're coming from.

23 TRUSTEE MARTILOTTA: If I may, before we move
24 on -- oh, I'm sorry.

25 MAYOR HUBBARD: No, go ahead.

1 TRUSTEE MARTILOTTA: I do think it's important
2 for us to ask questions. One of the questions -- I
3 wasn't here last month. I'd like to actually ask
4 two, and then I'll be brief.

5 When we switched from one transformer to the
6 second transformer, the question that people have
7 asked me, and I honestly just don't know the answer,
8 is when the second one didn't work, we weren't
9 getting the power through the feed from PSE&G, right?
10 Essentially that's what happened?

11 MR. PALLAS: No, no, no. When they re -- when
12 they initially thought it was on their side, they
13 then reenergized the cable --

14 TRUSTEE MARTILOTTA: Yes, sir.

15 MR. PALLAS: -- the same one, while everything
16 on our side was connected, okay?

17 TRUSTEE MARTILOTTA: Okay.

18 MR. PALLAS: We had opened up the main breaker
19 to the switch gear so that the Transformer No. 1
20 would be energized. Transformer -- when they did
21 that, Transformer 1 was energized, made -- and made a
22 noise that sounded like there was an imminent failure
23 of the transformer.

24 TRUSTEE MARTILOTTA: So we thought, yeah,
25 Transformer 1 was going to go.

1 MR. PALLAS: Correct. And, simultaneously,
2 their circuit breaker back at their substation
3 tripped off. The -- that tells -- told everybody
4 that it's likely the transformer.

5 TRUSTEE MARTILOTTA: Yes.

6 MR. PALLAS: So they -- that's why they assumed
7 that, because of the noise and the fact the breaker
8 tripped.

9 TRUSTEE MARTILOTTA: Yes, sir.

10 MR. PALLAS: So, at that point, they isolated
11 the transformer, reenergized the cable, and
12 everything held. It didn't -- nothing tripped.
13 Their circuit breaker stayed online. We were
14 energized up to the high side of the transformer
15 without energizing the transformer.

16 TRUSTEE MARTILOTTA: Okay.

17 MR. PALLAS: Then -- so now we have three
18 things that are pointing to the fact that it is the
19 transformer, okay? Based on that, said, "You know
20 what, we're not going to take the chance. Let's
21 switch everything over to the other transformer." So
22 all of the steps were taken at that point to switch
23 over to the other transformer.

24 TRUSTEE MARTILOTTA: Yes, sir.

25 MR. PALLAS: Once that -- once they then

1 reenergized the cable, Transformer 2 came online, and
2 then we put one circuit on at a time. That's the
3 steps that were taken.

4 TRUSTEE MARTILOTTA: So the question that I've
5 had people ask me, and again, I don't -- you would
6 know. As you're going through all of those steps,
7 and as we had staff on there, right, the engines were
8 fired up and whatnot, what was the keeping -- what
9 was keeping us from -- while this is happening and
10 we're going through the test on the far side, what
11 was stopping us from generating power from the
12 generators?

13 MR. PALLAS: It's the same staff. It's
14 either --

15 TRUSTEE MARTILOTTA: No, no, I understand that.

16 MR. PALLAS: It's either work on the cables and
17 do the switching or do the generating.

18 TRUSTEE MARTILOTTA: It's a one or the other?

19 TRUSTEE ROBERTS: Do we need more staff?

20 MR. PALLAS: More staff is always helpful. You
21 know, if we had --

22 MAYOR HUBBARD: We had two people on site that
23 day, besides two sewer guys. There was two guys in
24 the power plant.

25 TRUSTEE MARTILOTTA: Okay.

1 MAYOR HUBBARD: So the two guys are only
2 capable of doing so much. If it was a Monday
3 afternoon, when there's five guys there, they could
4 have done multiple things. But the two guys who were
5 there at the time, that's all they were capable of
6 doing. And it seemed like that was the shortest
7 course to get power back on was to take care of the
8 transformers.

9 TRUSTEE MARTILOTTA: All right. So --

10 MAYOR HUBBARD: So that's --

11 TRUSTEE MARTILOTTA: So, if it was -- no, but
12 I understand. I'm not -- again, I'm not trying to
13 sharp-shoot anything. My question would then be,
14 though, if -- you're saying normally we'd have, I
15 think, is it four or five people?

16 MAYOR HUBBARD: Four guys.

17 TRUSTEE MARTILOTTA: Four guys there normally.
18 Do we have something where if the power is out for an
19 hour -- it's a staffing question. If we have -- the
20 power is out for an hour or two, you know, employee A
21 and B shows up. If it's out for two-plus hours,
22 employee C and D show up. You know, do we have
23 something in place where -- like I understand. I'm
24 sure they're doing a great job checking all the
25 stuff. You can only be in so many places. But one

1 of the things I think that might mitigate this is
2 something to that effect, where I don't know if it
3 would be a rotating thing on call. I'm sure you had
4 something very similar in place now. But that might
5 be something we want to re-exam, because if more
6 people would have allowed us to run the generator and
7 check the cables after -- I don't know how long it
8 was out. Again, I apologize, I was away. It was out
9 three hours?

10 MAYOR HUBBARD: Just over three hours, three
11 hours and eight minutes at my house.

12 TRUSTEE MARTILOTTA: Okay, whatever the --
13 whatever the time was. Would that be something that
14 would help us going forward just from a staffing
15 piece, or is that not a feasible option?

16 MR. PALLAS: I mean, the only way that you
17 could implement something like that, in my view, is
18 to -- is to go back to, I'm assuming -- I don't know
19 much about the history, but is to have more of a
20 full-time staff, a rotating full-time staff.

21 TRUSTEE MARTILOTTA: Okay.

22 MR. PALLAS: You're talking about a lot of
23 people --

24 TRUSTEE MARTILOTTA: Okay.

25 MR. PALLAS: -- that know how to run the

1 engines. That's one set of staff to do the engine
2 part, and a separate set of staff to do the
3 transmission and distribution lines. It's two
4 different functions.

5 TRUSTEE MARTILOTTA: Oh, sure, absolutely, a
6 lineman is --

7 MR. PALLAS: Now, we're using the same people
8 for both functions, you know, which is not --
9 certainly not ideal, but it can be done. We are
10 doing it, but it's something, you know, that this
11 Board -- a Board, not this Board, but the Board over
12 the years has moved in that direction to get to the
13 point where they -- where we are now.

14 TRUSTEE MARTILOTTA: Okay.

15 TRUSTEE ROBINS: And, Paul, you've also told me
16 that the plant really does not need a large staff for
17 the function that it's serving at this point. I
18 mean, this would only be for emergency generation.
19 And would we want to go that route of having to have
20 people on staff just for the times when we have
21 the --

22 TRUSTEE PHILLIPS: Except that we're down --
23 we're down linemen that -- I mean, we used to have
24 three linemen?

25 MAYOR HUBBARD: Yeah, we still have three

1 linemen. We're at the same staffing now.

2 MR. PALLAS: With one vacancy.

3 MAYOR HUBBARD: What's that?

4 MR. PALLAS: With one vacancy.

5 TRUSTEE PHILLIPS: We have one vacancy.

6 MR. PALLAS: Just the one vacancy now, lineman
7 vacancy.

8 MAYOR HUBBARD: Okay.

9 TRUSTEE PHILLIPS: So that's what we need to --
10 we need to --

11 MAYOR HUBBARD: So Jim, Doug and Tom, I
12 believe, were all linemen, but okay.

13 MR. PALLAS: Yeah, but they're still vacant.
14 There was --

15 MAYOR HUBBARD: Did we have four? I don't
16 remember having four linemen.

17 MR. PALLAS: There's been a vacancy in the
18 budget. It's been in the budget.

19 MAYOR HUBBARD: Okay. I didn't know we had --

20 MR. PALLAS: One lineman is not what I'm
21 talking about, that's a piece of the puzzle. But
22 what I'm saying is you can either stay where you are
23 now or move to a -- or at least semi-full-time plant
24 staff that's dedicated to the generation of this.

25 TRUSTEE MARTILOTTA: One of the things that we

1 had spoken about, I believe, several months ago is
2 that we were looking to reach out to the staff at
3 Hawkeye.

4 MR. PALLAS: I have. I'm trying -- been trying
5 to set up a meeting --

6 TRUSTEE MARTILOTTA: Okay.

7 MR. PALLAS: -- with them. Again, they've been
8 reluctant to talk to me. I don't know about this
9 issue. They're just not sure how they could help us.

10 TRUSTEE MARTILOTTA: Okay.

11 MR. PALLAS: They've been talking internally
12 about it. I've reached -- I call them every week and
13 he keeps saying he's going to -- he's still working
14 on it, he's coming up with an idea. And once I speak
15 with him, that might be something I can present. I
16 don't hold out a lot of hope that they are available.

17 TRUSTEE MARTILOTTA: Okay.

18 MR. PALLAS: I think they would be more
19 interested in maintenance, as opposed to operations.
20 But, yeah, I haven't actually sat down with them in
21 any detail. They know what I'm looking for, but they
22 have not responded directly.

23 TRUSTEE MARTILOTTA: Because, again, the reason
24 I ask, you know, we're coming up on hurricane season.
25 I mean, the chances of this happening again are

1 increasing this time of year. If it was a staffing
2 thing, I thought there might be something we could
3 look at.

4 And the other question I had, so we examined
5 this line and we examined the switches. Did they
6 fail due to an excessive load? Did they fail because
7 they're old? Did they fail --

8 MR. PALLAS: It was not load related. We found
9 on several connections that the bolts hadn't been --
10 they weren't torqued down properly from day one.

11 MR. SWISKEY: That's bullshit.

12 MR. PALLAS: Some of the termination kits
13 themselves were actually the wrong style, they were
14 outdoor termination kits, as opposed to indoor.
15 These switches are actually covered. There was a
16 variety of things. So that failed. We assumed that
17 it failed due to that

18 TRUSTEE MARTILOTTA: So that's the one line.
19 Now what is the status of the second line?

20 MR. PALLAS: Again, it's energized.

21 TRUSTEE MARTILOTTA: It's energized, so we
22 don't know.

23 MR. PALLAS: We monitor it, we've checked it.

24 TRUSTEE MARTILOTTA: Yup.

25 MR. PALLAS: You know, we make sure that we do

1 what's called the heat test, heat, done a test on it.
2 It had shown --

3 TRUSTEE MARTILOTTA: Make sure it's not too
4 hot, too much resistance, I guess.

5 MR. PALLAS: Right, correct, exactly.

6 TRUSTEE MARTILOTTA: So then I guess -- I guess
7 my question, my larger question would be, like I am
8 not an electrician, I don't pretend to be, and I'm
9 not in any way trying to tell you how to do anything.
10 One of my questions when I first heard about this was
11 that seems to be a very vital link, you know. And
12 I'm sure that we do preventative maintenance to the
13 system, we must. And I'm not -- but one of the
14 concerns that I had, reading this in my tent in
15 Upstate New York, was if we're doing preventative
16 maintenance, I would think that one of the places we
17 would want to look would be that initial cable,
18 right? I mean, that's what powers the Village.

19 MR. PALLAS: Cable in -- there's almost nothing
20 you can do preventive maintenance-wise.

21 MAYOR HUBBARD: Okay.

22 MR. PALLAS: Typically, these underground
23 systems or overhead systems, they stay in service for
24 20, 30, 40 years and they're never touched.

25 TRUSTEE MARTILOTTA: How old is our older --

1 our other cable?

2 MR. PALLAS: Those cables, I'm guessing, were
3 in the late '90s.

4 TRUSTEE MARTILOTTA: Okay.

5 MR. PALLAS: I don't know when they were
6 installed, but they're relatively new.

7 TRUSTEE MARTILOTTA: Okay.

8 MR. PALLAS: And this particular run was fully
9 tested. So even if a cable has been there 30 years,
10 if you go through -- we went through a fairly
11 sophisticated test on this cable, it's called a VLF
12 test, I don't actually know what it stands for. But
13 it's a newer, a newer style test which really does
14 put the cable through its paces, and it tested fine,
15 absolutely fine.

16 TRUSTEE MARTILOTTA: But one of my concerns
17 would then be, though, I would imagine these two
18 cables were laid probably around the same time, and
19 this one had all the wrong hookups, outdoor and it
20 should have been indoor, etcetera, that may well
21 exist on our other cable.

22 MR. PALLAS: We're sure it does. And we
23 intend, when we switch back over to Transformer 1 --

24 TRUSTEE MARTILOTTA: We're going to go through
25 that then?

1 MR. PALLAS: We'll do the exact same process
2 with that.

3 TRUSTEE MARTILOTTA: Okay.

4 MR. PALLAS: That's exactly what we're planning
5 to do.

6 TRUSTEE MARTILOTTA: Fine. Thank you very
7 much. Thank you.

8 MAYOR HUBBARD: Okay. Anything else for
9 Mr. Pallas?

10 (No Response)

11 Thank you, Paul. Okay. We'll move to Village
12 Treasurer. Robert Brandt was out. Stephen Gaffga is
13 going to take care of the Treasurer's report. Good
14 evening.

15 MR. GAFFGA: Good evening, everybody.

16 TRUSTEE PHILLIPS: Hi, Stephen.

17 MR. GAFFGA: I guess we should start off with
18 the two budget amendments. The first one is 2247,
19 and that's to increase the revenue and expense on the
20 Dances in the Park lines to be able to pay for the
21 rest of the season. The second --

22 TRUSTEE ROBERTS: I'm sorry, to pay for the
23 rest?

24 MR. GAFFGA: To pay for the rest of the bands
25 and whatever other expenses come through.

1 TRUSTEE ROBERTS: Didn't we already -- we're
2 collecting money now. We're in the --

3 MR. GAFFGA: That's correct, but our expenses
4 went above our projected expenses from the beginning
5 of the year, because we authorized more bands.

6 TRUSTEE ROBERTS: Oh, right, we authorized more
7 bands, yup, okay.

8 MR. GAFFGA: The second budget amendment is to
9 pay off the remaining balance of the Tall Ships
10 event. That's Budget Amendment 2250, and that's
11 increasing the -- putting more revenue and to pay the
12 last \$9,000 worth of expenses for the sanitation, I
13 believe, the sanitation and credit card.

14 TRUSTEE PHILLIPS: It's the credit card fees,
15 the ShowClix fees, the IGA, and North Fork
16 Sanitation.

17 MR. GAFFGA: That's correct. Is there any
18 questions on that one?

19 (No Response)

20 No? Okay. The utility billing is on schedule.
21 We're doing -- obviously, we're down our utility
22 biller, so we're still -- you know, we're keeping up.
23 Brennan's on time reading the meters and we're
24 getting the bills out.

25 One thing that I know that Doug had asked prior

1 is that we are working on a survey to see the -- kind
2 of gauge public interest in doing online billing,
3 kind of like ACH type billing. So I hope to have
4 that ready by the beginning of September's billings
5 to go out with Sector 1. I had already done Sector 1
6 for August, so I want to have it ready, ready to go
7 and authorized to send out to the public the stuff
8 for the new bills by September 1st.

9 TRUSTEE PHILLIPS: Okay. Robert's aware of
10 that?

11 MR. GAFFGA: Yes.

12 TRUSTEE PHILLIPS: Robert -- okay.

13 MR. GAFFGA: Yes.

14 TRUSTEE ROBINS: Those online billing would
15 replace paper billing or --

16 MR. GAFFGA: It's just to gauge what the public
17 interest would be.

18 TRUSTEE ROBINS: Okay. All right.

19 MR. GAFFGA: You know, if there's a large
20 enough, you know, segment of the population that
21 wants to look into it, then we would go and start
22 looking into the various different systems that are
23 out there to afford that, trying to find something
24 that's efficient for our small base that we have.

25 TRUSTEE ROBERTS: Cost effective.

1 TRUSTEE PHILLIPS: Along with the cost.

2 MR. GAFFGA: Yeah.

3 TRUSTEE PHILLIPS: Along with the cost, because
4 we did look into it a while ago, maybe a couple of
5 years ago, and it was expensive.

6 MR. GAFFGA: Yeah. We looked into it, you
7 know, prior to this. Over time, it was going to end
8 up costing, I believe, just off the top of my head,
9 around \$40,000 a year, because they take a percentage
10 of each transaction, and, you know, so on and so
11 forth. So we want to find something that's --

12 TRUSTEE PHILLIPS: And is NYPA in approval of
13 that?

14 MR. GAFFGA: They go -- they would go along
15 with this.

16 TRUSTEE PHILLIPS: Okay.

17 TRUSTEE ROBERTS: We would also need to do an
18 analysis of how much -- how many more people would be
19 -- how much more revenue we'd be collecting because
20 people would be doing online payments.

21 MR. GAFFGA: Right. You know, we do a
22 significant amount of credit card payments as it is,
23 and that's essentially -- you know, people use their
24 debit cards or credit cards, so it's --

25 TRUSTEE ROBERTS: That's to walk in, right?

1 MR. GAFFGA: Right, or we take it over the
2 phone, too. So I'm not sure. I guess it would --
3 you know, that would be part of the question there,
4 trying to figure out, you know, would you be more
5 apt, you know, to pay it on time if, you know, you
6 were able to go and just go online.

7 TRUSTEE ROBERTS: There's a reason why huge
8 utility companies have you say, "Yes, please pay my
9 bill automatically with my credit card," because they
10 make more money. They don't do it to help you and
11 me, right?

12 MR. GAFFGA: Well, no, but they also -- you
13 know, the larger the base of people that you have --

14 TRUSTEE ROBERTS: Right.

15 MR. GAFFGA: You know, you can only have so
16 many satellite places to walk in to actually pay your
17 bill, so online makes more sense than having, you
18 know, 10,000 stores in a certain area to be able to
19 walk in and pay.

20 TRUSTEE ROBERTS: Yeah.

21 MR. GAFFGA: With the Community Development, I
22 know that there has been discussions. I know Robert
23 and Mary Bess have begun discussions with the County
24 about the Webb Street house. And I know that Mary
25 Bess has worked on that quite a bit, so I don't know

1 if she wants to take --

2 TRUSTEE PHILLIPS: Do you want me to go give it
3 now as far as --

4 MAYOR HUBBARD: That's going to be part of your
5 report?

6 TRUSTEE PHILLIPS: Part of my report.

7 MAYOR HUBBARD: All right. We'll do it under
8 your report.

9 TRUSTEE PHILLIPS: Okay. All right.

10 MR. GAFFGA: And are there any other questions?
11 That's pretty much -- that's pretty much it on my
12 report.

13 MAYOR HUBBARD: Okay. Any questions for
14 Stephen?

15 TRUSTEE MARTILOTTA: No, sir.

16 MAYOR HUBBARD: Okay. Thank you very much.
17 Clerk Pirillo will be next.

18 TRUSTEE ROBERTS: Thanks.

19 MR. GAFFGA: No problem.

20 CLERK PIRILLO: Hello again. Just to back up,
21 I received a text from Chief Miller who wanted to
22 apologize to the Mayor and Board. Neither Chief
23 Miller nor Chief Breese could make it tonight. Chief
24 Weingart was supposed to be coming, but he attended a
25 call recently and had to go to Peconic Bay Medical

1 Center.

2 MAYOR HUBBARD: Okay.

3 CLERK PIRILLO: So apologies from Chief Miller.

4 MAYOR HUBBARD: Did they have anything that
5 they wanted brought up?

6 CLERK PIRILLO: Not to my knowledge.

7 MAYOR HUBBARD: Okay.

8 CLERK PIRILLO: I'd like to revert for a
9 moment, if I could, back to Old Business before
10 getting on to New Business.

11 On August 4th, the Internet Communications
12 Committee met, and that's comprised of Trustee
13 Phillips, Trustee Roberts, Paul and myself. And at
14 that meeting, we discussed Facebook. We had talked
15 about a possible work-around, and then decided that
16 we were nixing the Facebook, so that account was
17 deactivated. In place of that, we've also discussed
18 something called Constant Contact. We decided at
19 that meeting to create categories for -- and, please,
20 Trustees, at any time, if you'd like to step in. We
21 decided to create categories for monthly calendar
22 events, Board of Trustees meetings, Ice Rink,
23 Planning meetings. So we have a variety of
24 categories.

25 We would like to let everyone know that this --

1 we expect this to be operational, assuming there are
2 no objections within the coming week. The cost is
3 \$35 per month, and that gives us the opportunity to
4 have a total of 2500 contacts. So we're excited
5 about the prospects of residents signing up. And
6 we'd like to do a little testing of it first, when we
7 first start. The --

8 TRUSTEE ROBERTS: If I may, just to clarify,
9 this is very simply, you put a link on the website
10 and anybody can click on it and sign up to get emails
11 from us based on all these categories. All it
12 requires is having an email address and an interest
13 in learning about what's happening in Village Hall.

14 CLERK PIRILLO: Yup. We'd like to -- the
15 reason -- thank you. The reason for the categories
16 is that -- is for convenience for the user. If
17 you're interested in Village Board meetings, but not
18 necessarily in Carousel Committee -- Carousel
19 Committee you can limit, you can limit the
20 communications that you receive from the Village,
21 okay?

22 The cost is \$35 per month. That's payable by
23 credit card. I'll be using my personal credit card
24 for a year, because that also affords us a discount.
25 It would pay 12 months in advance of 30%, which is

1 substantial. We have a free 60-day trial for that as
2 well.

3 MAYOR HUBBARD: Okay.

4 CLERK PIRILLO: Okay? On to Laserfiche.

5 Trustee Roberts had discussed pricing of about 6,000
6 to \$6500. I've researched through -- first of all,
7 to check if it's on State bid, then check -- which
8 it's not -- check for Quill, Grainger, Amazon, of
9 course, because why not? And then the lowest price
10 that I could find for the Laserfiche was \$5,106.29.

11 TRUSTEE MARTILOTTA: Nice

12 CLERK PIRILLO: Okay? So that's substantial
13 savings over what we first expected.

14 TRUSTEE MARTILOTTA: Thank you.

15 CLERK PIRILLO: You're welcome. We have also
16 been in contact again with Lloyd Reisenberg of
17 Southold Town, okay? There's a little concern on
18 their part about us ordering the Laserfiche right
19 away, because they're moving from VPN to something
20 called RDP, which is a remote desktop portal. So
21 they'd like to first make this changeover before we
22 buy the Laserfiche to make sure that everything is
23 compatible, okay? So we thought, my Deputy and
24 myself thought that that was the most prudent way for
25 us to proceed, if that's acceptable. And if that's

1 the case -- and we do a little testing of the
2 changeover, which we'll be doing, by the way, with
3 Eileen's and Derryl's computers, okay? Once that's
4 all in progress, and once we realize that it works,
5 then we can hook up the Laserfiche through this
6 system. And we intend to buy the Laserfiche, which
7 is the 5,106.

8 TRUSTEE ROBERTS: And the timeline, do we have
9 a timeline from them on it?

10 CLERK PIRILLO: I don't yet. My Deputy is
11 working with that, working -- I'm sorry, working with
12 Lloyd on that, so as soon as possible.

13 TRUSTEE ROBERTS: And then do we have a plan
14 and prioritization for starting to put everything
15 onto the system?

16 CLERK PIRILLO: We don't yet. We're taking it
17 in small chunks.

18 TRUSTEE ROBERTS: Okay.

19 CLERK PIRILLO: Ideally, I would -- I would
20 love to see us just work a step program. Maybe the
21 Communications Committee can help with it, too.

22 TRUSTEE ROBERTS: Yes.

23 CLERK PIRILLO: A step program in conjunction
24 with Lloyd, and figure out -- and if we ask Lloyd for
25 this, figure out exactly what the steps will be, what

1 they need to be, and that --

2 TRUSTEE ROBERTS: Well, let's find out how they
3 started.

4 CLERK PIRILLO: Exactly.

5 TRUSTEE ROBERTS: Right?

6 CLERK PIRILLO: Exactly.

7 TRUSTEE ROBERTS: Off the top of my head, I
8 don't know how the Board feels, but I would think
9 let's start with the last created document. It was
10 the Planning Board agenda from this week, whatever it
11 is, and at least get the last six months on there of
12 everything we've done, and then, you know, something
13 like that, so that we have immediate -- because most
14 people are going to want to be searching for what
15 happened recently, and then after that, we can sort
16 of decide. At some point, someone's got to go in
17 that basement, but I don't think we have to do that
18 first thing.

19 CLERK PIRILLO: We're in the basement a lot.

20 TRUSTEE ROBERTS: Right. But you know what I
21 mean, scan all the basement stuff.

22 CLERK PIRILLO: No, I actually --

23 TRUSTEE ROBINS: Joanne Burns spent most of the
24 day in the basement.

25 CLERK PIRILLO: Joanne Burns spent most of the

1 day in the basement today. Despite the way it might
2 look, it's actually well catalogued. The problem is
3 that we're running out of room, so this is very
4 timely. We're happy to have this.

5 I agree with the fact that we should go most
6 recent and then backwards, go to what is most current
7 and then go to what is needed for historical
8 purposes. I absolutely agree with that. Okay.
9 Thank you.

10 Moving on to my report, under Bids and RFPs, we
11 have the taxi stand RFP returnable on the 24th. Thus
12 far, we only received one call from a potential
13 respondent asking a variety of questions.

14 Under Contracts and Agreements, a letter was
15 sent to the EFC requesting a change in scope. That
16 change was later approved.

17 Fire Department: We have a --

18 TRUSTEE PHILLIPS: Wait, wait. What's the
19 check for 3500 from North Ferry for?

20 CLERK PIRILLO: Joe?

21 MR. PROKOP: That's the first installment of
22 the -- the first installment of the agreement for --

23 MAYOR HUBBARD: The 7,000, half of the 7,000.

24 TRUSTEE PHILLIPS: All right. Okay.

25 MR. PROKOP: Even though the written agreement

1 is not in effect, we --

2 TRUSTEE PHILLIPS: That was my next question.

3 MR. PROKOP: The written agreement is not in
4 effect, but we -- the Village kept up with our end of
5 the agreement. We kept the dock clear, so we asked
6 them for the payment, and they made a payment of
7 \$3500. The second payment, I believe, is now due, or
8 due imminently.

9 MAYOR HUBBARD: Still in September, isn't it?

10 MR. PROKOP: Yeah. It's like right now.

11 TRUSTEE PHILLIPS: We're still doing the back
12 and forth with the contract?

13 MR. PROKOP: No, the contract --

14 TRUSTEE PHILLIPS: The agreement, I mean.

15 MR. PROKOP: The agreement is set to go, which
16 I'll make as part of my report.

17 TRUSTEE PHILLIPS: Oh, okay.

18 CLERK PIRILLO: Under the Fire Department, a
19 representative from RBC, which is the fiscal
20 management agency that we use, will be joining Tony
21 Hill of Penflex at our meeting next week, okay? So
22 this way the Board has a complete picture of
23 everything involved in the LOSAP Program. Any
24 questions you have, feel free.

25 Suffolk County Village Officials Association

1 will be hosting on October 14th, from 5:30 to 9:30, a
2 training class for Planning and Zoning members, and
3 that's at the Huntington Hilton in Melville. We
4 already have one signup from a very interested
5 member, so we appreciate that.

6 MR. PROKOP: NYCOM will be doing presentations
7 this time, the same way that they did last time.
8 We're going to try to keep having NYCOM come and make
9 presentations.

10 CLERK PIRILLO: Perfect. Thank you. The Skate
11 Park Festival will be held this coming Sunday, the
12 23rd, from 12 to 5.

13 Under the resolutions that I have requested,
14 there is one for the Carousel Committee. There was a
15 slight addition to that resolution, because the
16 committee is asking also to renotice the RFP. The
17 intention changes the original intention of what was
18 to be done. The process now will be one of
19 digitization, which actually is potentially less
20 costly. It maintains better historic value, because
21 it keeps -- the reproduction actually keeps, and it's
22 not subject to climatic changes.

23 TRUSTEE ROBERTS: So we already awarded --
24 we're talking about the rounding board?

25 CLERK PIRILLO: Yes.

1 TRUSTEE ROBERTS: So we already awarded the
2 RFP?

3 CLERK PIRILLO: Correct, and that's what the
4 resolution is. The resolution --

5 TRUSTEE PHILLIPS: It's to rescind it.

6 CLERK PIRILLO: -- is to rescind the award.

7 TRUSTEE ROBERTS: Rescind the award.

8 CLERK PIRILLO: Correct, because the process
9 has changed so substantially. And I discussed this
10 with Attorney Prokop. The process has changed so
11 substantially right now that those same artists may
12 not be able to fulfill what the committee would like
13 to do.

14 TRUSTEE PHILLIPS: So the committee has done a
15 360?

16 MR. PROKOP: A 720.

17 CLERK PIRILLO: It's my --

18 TRUSTEE PHILLIPS: A 720?

19 (Laughter)

20 TRUSTEE ROBERTS: It is a Carousel.

21 CLERK PIRILLO: It's my understanding that this
22 has been discussed.

23 TRUSTEE PHILLIPS: No, it was discussed before.

24 CLERK PIRILLO: Numerous times. And it was
25 discussed prior to the initial RFP, but that there

1 was dissension amongst committee members. And it's
2 now agreed that this is the most prudent way for them
3 to proceed.

4 TRUSTEE ROBERTS: But it was not discussed at
5 the last Carousel Committee meeting.

6 CLERK PIRILLO: I can't answer that. I know
7 that --

8 TRUSTEE ROBERTS: I can, because I was there.
9 I'm the Liaison.

10 CLERK PIRILLO: Okay. I know that there was a
11 meeting today.

12 TRUSTEE ROBERTS: Right.

13 CLERK PIRILLO: There was a meeting this
14 morning, during which this was definitely discussed.
15 In fact, a special meeting was called.

16 TRUSTEE ROBERTS: Were they all there?

17 TRUSTEE ROBERTS: Yes, with the exception of
18 one and yourself.

19 TRUSTEE ROBERTS: Right.

20 CLERK PIRILLO: There were two people missing.

21 TRUSTEE ROBERTS: Okay.

22 TRUSTEE PHILLIPS: Okay. As the Carousel
23 turns.

24 (Laughter)

25 CLERK PIRILLO: On to Halloween.

1 TRUSTEE PHILLIPS: Been there, done that.

2 CLERK PIRILLO: We are -- Trustee Phillips and
3 I met with Joe from the Library and Kim Moore of the
4 PTA regarding a Halloween event for the Village.
5 Trustee Phillips, did you want to take that over?

6 TRUSTEE PHILLIPS: What we're doing is I
7 reached out to the Greenport PTA Chairperson and to
8 Joe at the Library to put back into place a Halloween
9 parade, because Halloween is on Saturday this year.
10 And in the past, we have tried to do something for
11 the young kids, and I would like to just make it a
12 little bit more of a bigger event than it's been in
13 the past. So I'd like to do the parade, parade going
14 from the Carousel down First -- down Front Street and
15 down First Street to the library.

16 We're asking that the Village Board would allow
17 the paraders to have a ride on the Carousel before
18 the parade at no charge.

19 I have reached out to the Fire Department,
20 asking them if they would have a particular vehicle,
21 which they haven't said yes or no yet, to lead the
22 parade off.

23 We are asking, and I will be asking, all the
24 Village Board members if they would like to join the
25 parade in costume.

1 TRUSTEE MARTILOTTA: I don't know about all
2 that.

3 TRUSTEE PHILLIPS: We are asking.

4 (Laughter)

5 TRUSTEE ROBERTS: And we can let our kids come,
6 too.

7 TRUSTEE PHILLIPS: We are asking -- we are
8 asking the School Board members and the school to
9 also participate in the parade. So this is to make
10 it for the children.

11 The library is providing the pumpkin contest.
12 They're also providing the opportunity for the parent
13 to have a picture with their Halloween relatives, and
14 also walk away with a bag full of treats. The bags
15 are something that I'm working on, getting businesses
16 to contribute to. If not, Mark and I will contribute
17 for the bags for the Halloween trick-or-treaters.

18 So we also would like the Fire Department -- I
19 understand there is a fire safety brochure, that I
20 have not reached out to them yet, that they used to
21 put out for Halloween to the school, I believe, a
22 long time ago.

23 So I would just like to make it a family event.
24 I would like to have the young kids have an
25 opportunity to get dressed up. They'll stay dressed

1 up all day, because they're not going to go out
2 trick-or-treating until dusk. But that's what's
3 going on with the Halloween parade. And we would
4 like to have the Village be more of the sponsors,
5 besides the school and the library.

6 MAYOR HUBBARD: Sounds good. Okay.

7 CLERK PIRILLO: One addition to my work session
8 report is regarding the Farmers Market. Lara McNeil
9 of the Farmers Market has asked that we please extend
10 the dates of the market. And I have a resolution
11 corresponding to that on my -- I will have one on my
12 report. I apologize. It is to run through the 10th
13 of October.

14 There is a typo in her email. With the
15 exception of the 26th of September, because that's
16 Maritime Festival, Saturday, okay?

17 Lastly, just to touch quickly upon insurance
18 issues. There are two very timely issues before us
19 that I've discussed with Joe Cherepowich of
20 McMann Price, one is involving cyber security. I'll
21 be delving into insurance that protects us from
22 identity theft issues, and also in the event of a
23 cyber security breach. I'm not exactly sure yet what
24 that entails, it just happened this morning, so I
25 would like to delve into that.

1 The second is regarding art work, especially if
2 it's a 3-D type of art work on Village property. I
3 don't know if that creates a liability for us. I
4 know that's very popular in several municipalities.
5 It's widespread, we see it on Facebook all the time.
6 So we just want to ensure that if it looks like a
7 hole or a lake, that it doesn't create a liability
8 for us, okay? So I've discussed that with him this
9 morning as well.

10 TRUSTEE ROBERTS: So art that looks like -- I
11 don't follow this, I'm sorry.

12 TRUSTEE PHILLIPS: The picture that we were
13 shown that showed a pipe coming out of a -- you saw
14 an email --

15 CLERK PIRILLO: We received a request for a 3-D
16 drawing.

17 TRUSTEE ROBERTS: Yes.

18 CLERK PIRILLO: Okay? My concern, and it may
19 sound -- but my concern is that if someone mistakes
20 that for an actual object, does that create a
21 liability for us?

22 TRUSTEE ROBERTS: Got it.

23 CLERK PIRILLO: I don't know.

24 TRUSTEE PHILLIPS: We've witnessed that before
25 this.

1 CLERK PIRILLO: I don't know. Other
2 municipalities actually have this concern. And, for
3 example, in Riverhead, they allow 3-D, but they allow
4 it on buildings. So you can create a 3-D mural, for
5 example, on the side of a building.

6 TRUSTEE PHILLIPS: That's what some communities
7 are doing. I know that a community that my husband
8 and I frequent up north, they've taken a lot of the
9 affordable house tenements buildings and they've
10 allowed the tenants to be creative in painting, you
11 know, artwork on it to make their homes look a lot
12 better, so it's an idea.

13 MAYOR HUBBARD: Okay. Anything else for the
14 Clerk?

15 CLERK PIRILLO: Any questions?

16 (No Response)

17 MAYOR HUBBARD: Okay. Thank you.

18 CLERK PIRILLO: Thank you.

19 MAYOR HUBBARD: I see Chief Weingart is here.
20 Come on up and join us. Thank you, Sylvia.

21 CLERK PIRILLO: You're welcome.

22 CHIEF WEINGART: Sorry about being late, we got
23 a couple of calls.

24 MAYOR HUBBARD: That's all right. You got to
25 answer calls.

1 CHIEF WEINGART: I just want to know if all the
2 reports and meeting minutes for July were approved,
3 accepted. And we are going to have a meeting with
4 the Wardens, and the engineer to figure out what
5 we're going to be doing with the building, see how
6 we're going to proceed with that.

7 Also, the Wardens were -- unanimous decision
8 that they want to sell the old Star Hose truck when
9 the new one comes in, because we want to put that
10 money aside for a new Chief's car. We're going to
11 need a new one soon.

12 So there's no other new requests or resolutions
13 this month.

14 MAYOR HUBBARD: Okay. Do you have an estimated
15 cost of what they're going to try to -- they're going
16 to go out to bid for, and just see what they get?

17 CHIEF WEINGART: They'll just put it out and
18 see what they can get for it.

19 MAYOR HUBBARD: Okay.

20 CHIEF WEINGART: That's basically it.

21 MAYOR HUBBARD: No problem.

22 CHIEF WEINGART: All right.

23 MAYOR HUBBARD: Okay

24 CHIEF WEINGART: Cool.

25 MAYOR HUBBARD: Any questions for the Chief?

1 TRUSTEE ROBERTS: I just have one. Sorry. We
2 talked about with Harry last month about doing a
3 meeting to talk about the renovation and/or
4 rebuilding, whatever we're going to do with the
5 firehouse.

6 MAYOR HUBBARD: That's what he just -- they're
7 going to meet with the engineer so they could decide
8 what they want to do.

9 TRUSTEE ROBERTS: And then come and schedule --

10 MAYOR HUBBARD: And then come to us, so that
11 they have an idea of generally what they want to do,
12 and then come to us and explain it.

13 TRUSTEE ROBERTS: Would it make sense to put
14 something on the calendar, just because it's pretty
15 important?

16 CHIEF WEINGART: We haven't set a date yet --

17 TRUSTEE ROBERTS: You're going -- okay.

18 CHIEF WEINGART: -- with us.

19 TRUSTEE ROBERTS: Okay.

20 CHIEF WEINGART: So we're going to have a
21 Wardens meeting with us and the Chiefs, and then
22 we're going to have a meeting with the engineer, and
23 then we'll come back to you guys.

24 MAYOR HUBBARD: Sure, that's fine. We'll do it
25 as quick as possible. Let them get together what

1 they want to ask us for and then we could have, you
2 know, a conversation about it.

3 TRUSTEE ROBERTS: Okay, great.

4 TRUSTEE ROBINS: I just have one question. I
5 don't know if you know the answer or not, but, you
6 know, we did have the Fire Department come and submit
7 a report that they received from the engineer a year
8 ago?

9 TRUSTEE PHILLIPS: Two years ago.

10 TRUSTEE ROBINS: Two years ago?

11 MAYOR HUBBARD: Yeah. They had that engineer
12 report that was done.

13 TRUSTEE ROBINS: Right.

14 MAYOR HUBBARD: But that was just vague and
15 general stuff that could be done.

16 TRUSTEE ROBINS: Okay.

17 MAYOR HUBBARD: Now they have to narrow down
18 what they actually want for a building.

19 TRUSTEE ROBINS: Okay.

20 MAYOR HUBBARD: That list of repairs, and it
21 just said a new building on the same footprint.

22 CHIEF WEINGART: Correct.

23 MAYOR HUBBARD: But then there's, you know,
24 drive-through, back-in, second story, five bays,
25 seven bays. There's a lot of different questions

1 that the Department needs to address to us with their
2 needs so that we could decide what they actually want
3 do and try to put together a game plan. Okay.

4 CHIEF WEINGART: Cool.

5 MAYOR HUBBARD: Thank you very much.

6 CHIEF WEINGART: Thank you. Have a good night.

7 MAYOR HUBBARD: Okay. Village Attorney
8 reports.

9 MR. PROKOP: Thank you. So we have the -- what
10 I think is close to the final version of the North
11 Ferry agreement. There is one question that I'd like
12 to talk to you about in Executive Session, just make
13 sure that we're -- there's a meeting of the minds,
14 and then we should be okay to go ahead. The
15 second --

16 TRUSTEE ROBERTS: Have there been any changes?
17 I don't --

18 MR. PROKOP: Yes, there was a change, which is
19 in Paragraph -- in Paragraph 3. There's a provision
20 now which is meant to give both parties the right to
21 do a 30 -- a 90-day notice termination. It's not
22 really artfully worded, and I want to make sure that
23 we're -- you're okay with the wording.

24 So the next thing is the Global -- we finished
25 the discussion regarding the Global Common option

1 agreement, and the agreement as it now stands is
2 acceptable to the -- to the Village. It has been
3 reviewed by Duncan Weinberg, my office, people in the
4 Village, Village personnel, and also Mr. Foxen. And
5 the terms are agreeable, the terms and the language
6 are agreeable to everybody. I can field questions or
7 discuss it, whatever you'd like me to do.

8 MAYOR HUBBARD: Actually, so we're going to
9 open that up to the public so the public can comment
10 on that. And then I'd like to try to take a vote on
11 that this evening, after we get public comment on it.

12 MR. PROKOP: Yeah. So, again, this is the
13 option. What the -- it's not the lease, it's the
14 option that's going to eventually do what I would
15 call fold into a lease. It will -- this will
16 basically be the lease. The lease will be a little
17 more expansive, but this will be the terms of the
18 lease.

19 What we were looking at previously was
20 basically, you know, a PowerPoint deal sheet, you
21 know, with different -- and I wanted to try to go
22 from there to at least a basic agreement, and this is
23 what we came up with in the meantime.

24 There's key provisions regarding revenues, and
25 there's a SEQRA condition if the -- we are going to

1 do the option agreement. It mentions SEQRA, but
2 we're not -- we're going to initiate the SEQRA
3 process prior to the lease, not prior to the option,
4 which I think is acceptable, because the lease is
5 conditioned on successful SEQRA review.

6 And I think with regard to the agreement,
7 that's basic -- I mean, it would take me two hours to
8 go through the whole thing. But are there any
9 questions now that anybody -- anybody on the Board
10 has about it?

11 MAYOR HUBBARD: I didn't have any.

12 TRUSTEE PHILLIPS: No, I didn't have any.

13 TRUSTEE MARTILOTTA: I didn't have any either.

14 MR. PROKOP: The next thing I want to mention,
15 there was one potential collection item that I
16 included in my report regarding a sewer -- a sewer
17 collection. I'm being told that there was money paid
18 against that by the customer, and so we can -- we
19 could let it go for a while --

20 MAYOR HUBBARD: Okay.

21 MR. PROKOP: -- and see if they're going to do
22 an agreement.

23 We -- MetroPCS notified us that they wanted to
24 cancel their -- exercising their cancelation
25 provision of the lease. It's my opinion that they --

1 the way that the notice -- it's just not the way that
2 the notice was worded, but they didn't give us
3 sufficient grounds for the cancellation. They do
4 have cancellation grounds in the lease, but they
5 didn't exercise it on that basis.

6 What I'd like to do is to have a vote from the
7 Board to reject the cancellation so I can notify them
8 of that. And if I have to, if we get to the end of
9 the month and they haven't backed off or made us an
10 offer to negotiate, what I'd like to do is to
11 basically buy an index number and file something with
12 a stay, see if I can get a stay of termination; not
13 spend a lot of money, but just spend a few hundred
14 dollars to see if they can hold off and maybe
15 negotiate, preserve the right to negotiate with them.

16 Most of these lease agreements that -- you
17 know, these agreements started 20, 20 or 30 years
18 ago, up to 10 years ago, and a lot of them have
19 provisions in the -- in them where the cell company
20 can cancel based on changes in the economy or the
21 technology. That's almost universal in these
22 agreements. They didn't cite that as a -- they
23 didn't cite any of those provisions or any other
24 provision of their lease. But I'm just mentioning
25 that that's -- you know, it's common that they have

1 some kind of termination provision. We've had that
2 happen before, but I think it's worth challenging.

3 MAYOR HUBBARD: Okay.

4 MR. PROKOP: I'm not going to spend a lot of
5 money.

6 MAYOR HUBBARD: So we'll put something on the
7 agenda for next week.

8 MR. PROKOP: Please.

9 MAYOR HUBBARD: All right?

10 MR. PROKOP: Yes.

11 MAYOR HUBBARD: Okay.

12 MR. PROKOP: I'm not going to spend a lot of
13 money on it. I mean, I don't want to, you know,
14 spend good money --

15 MAYOR HUBBARD: We don't want to spend years
16 for the thousand bucks.

17 MR. PROKOP: Exactly.

18 TRUSTEE ROBERTS: Right.

19 MR. PROKOP: I'll just get it done with that.

20 TRUSTEE ROBERTS: We're going to -- it sounds
21 like we're going to lose this revenue stream.

22 MR. PROKOP: There's the potential that we're
23 going to lose the revenue stream.

24 TRUSTEE ROBERTS: Sylvia, would somebody --
25 this way predates us. Can someone dig up a copy of

1 this contract and share it, just so I can read it? I
2 want to know what we're dealing with.

3 TRUSTEE MARTILOTTA: I would appreciate it.

4 TRUSTEE ROBERTS: At some point -- thank you.
5 Yeah, at some point, I guess we're going to have
6 to -- if we want to try to get this revenue back,
7 we're going to have to go shop around and try to find
8 new customers.

9 MR. PROKOP: Yes.

10 TRUSTEE ROBERTS: Okay.

11 MR. PROKOP: Okay. So we have -- I wanted to
12 mention also in my report the -- just as a general
13 topic, SEQRA, the SEQRA process as it's evolving in
14 the Village, and things that we need to do to deal
15 with this. It's become a pretty common topic now
16 among the different -- on the different Boards and
17 the Chairs, and taken --

18 TRUSTEE ROBERTS: I'm sorry. I'm sorry, Joe.
19 Would the audience please. I'm having trouble
20 hearing. Thank you.

21 MR. PROKOP: Okay. So the general topic of
22 SEQRA, and I just -- I'll bring up a couple of things
23 that I'd like to mention to you and then answer
24 questions, or whatever you'd like to do. I just
25 like -- I would like you to know that what's going on

1 now, what's evolved in the Village recently is we've
2 had a number of commercial projects in the Historic
3 District that are a higher level SEQRA review,
4 basically. Residential projects generally do not --
5 do not notch up to a higher level, but commercial do,
6 you know, depending on what the application is for in
7 Historic Districts. We have recently had a few of
8 these, and what it's caused us to do is to go -- is
9 to basically review -- review the process and
10 coordinate the different departments and staff with
11 the Boards and my office as far as proper SEQRA
12 review.

13 One of the things that I would like -- we
14 mentioned to the Code Committee, I'd like to also
15 mention to this Board, is that the -- under SEQRA,
16 the agencies that are involved, which include the
17 Board of Trustees, and the Planning Board, and the
18 ZBA, have the ability to classify actions on their
19 own, okay? So the action classes or types are either
20 Type I, Type II, or Unlisted. So what you're able to
21 do is determine that certain actions are either Type
22 I or Type II, if you would like. And I mention that
23 to you because we have a lot of -- if a decision by a
24 Board is not on the Type I list, or it's not in the
25 Type II -- and not in the Type II list, then it's

1 automatically what's called an Unlisted Action. An
2 Unlisted Action has some -- could have come
3 significance and trigger up to a Type I action. And
4 the problem that is being created is there's
5 basically routine decisions that a lot of these --
6 that several Boards make that we really don't want to
7 have go up to Type I actions. That's what I'm hoping
8 to avoid. An example of that is a use evaluation
9 where it's exactly the same type use as the use
10 that's moving out -- that moved out, okay? So you
11 have a -- a dress shop comes in where a dress shop
12 left, or a coffee shop comes in where a coffee shop
13 left, exactly the same use. To me, it would be
14 advantageous if we can determine that that would be a
15 Type II use and a Type II Action and -- excuse me,
16 Type II Action, so that the Board doesn't have to --
17 we don't have to waste a lot of resources making
18 basically a non-decision, you know, it's not going to
19 have an impact on the environment. So that's one
20 thing that I recommend.

21 TRUSTEE ROBERTS: And that, we currently don't
22 do that in our Boards?

23 MR. PROKOP: Well, we're right now dealing with
24 -- we're trying to figure out how to deal with it.
25 It's -- the problem is when these come up in the

1 Historic District, it's --

2 TRUSTEE PHILLIPS: The Historic District kicks
3 it into Type I?

4 MR. PROKOP: Yeah, it kicks it up to Type I,
5 because it's not on either the -- a simple
6 application like that is not on either the Type I --
7 if it's a commercial use, it's not on either the
8 Type I list or the Type II list, okay?

9 And if you go online to 6 NYCRR 617, you can
10 see these -- you can see these lists, or I'll
11 circulate them to you. I have them in my PDF, I'll
12 circulate them to you.

13 So that's one thing. There's going to be
14 recommendations about adopting -- excuse me. There's
15 going to be recommendations about adopting changes,
16 so that we can type some of these actions to make it
17 easier for the Boards to deal with.

18 The second thing that's going on is because of
19 the types of applications which we're getting now,
20 we're -- and where they're located, we are now doing
21 what's called -- in the situation, what we have to do
22 is what's called a coordinated review, meaning that
23 we have one or -- one or more Boards are involved in
24 decisions, separate parts of an application, and we
25 have to do what's called a coordinated review,

1 meaning we have to let all -- the first Board that's
2 dealing with the application has to let the other
3 Boards know that it's doing that, and that two things
4 are happening, that it's electing Lead Agency status,
5 or that -- and that it's initially typing the
6 application. And what that does is it gives the
7 other Boards the ability to say that they might want
8 to be Lead Agency, or come up with a different
9 determination for environmental significance.

10 And one of the things which we could also do is
11 we could also predetermine through an agreed
12 procedure that, for instance, in cases involving the
13 Planning Board and the Trustees, that the Planning
14 Board will always defer to the -- and I'm just -- I
15 don't know that you want to do this, but I'm just --
16 just to give an example, in cases involving the
17 Planning Board and the Trustees, that the Planning
18 Board will always defer to the Trustees as Lead
19 Agency, so the Trustees will be in charge of the
20 SEQRA review. Just as an example, we can
21 predetermine that, if you'd like, in regulations, if
22 you'd like.

23 Now, one of the things that I did for you for
24 tonight is I have a list, I brought a list of the
25 considerations for purposes of SEQRA. Just this is a

1 list of the considerations that you're supposed to
2 make for determining significance. So if you can
3 just see -- because people always ask me, can we
4 think about traffic, and air quality, and things like
5 that. So I'll just -- I'll pass that around. These
6 are the kinds of things that you're supposed to take
7 into account when you're doing a review for
8 environmental significance.

9 Now, what I've done is I reached out to the --
10 I reached out to the Chairpeople of the three Boards
11 that are involved and we're trying to set up a
12 meeting of the three Boards to -- Historic, Planning
13 and ZBA, to try to -- you know, start to talk about
14 coordinating this process. And then I think what's
15 also going to happen, that we -- you know, we've
16 talked about, but I think it's reached some urgency,
17 is that we have some kind of training or information
18 sessions, because what's happening that I'm sensing
19 is that the first exposure to a lot of -- the
20 exposure to a lot of these questions is coming up at
21 actual meetings and hearings, and it would be a lot
22 better if it was discussed, you know, questions --
23 questions regarding SEQRA procedure or, you know,
24 coordinating this process, it would be better if it
25 came up in an informal session where we could talk

1 about it, or I could give information out.

2 TRUSTEE PHILLIPS: That's why I suggested last
3 month that we start doing some type of training
4 upstairs. You have the laptop and you have the
5 projector to help these Boards understand some of
6 these circumstances, instead of living it. Instead
7 of being surprised with it, they may have the
8 opportunity to say, "Oh, yeah, I do remember hearing
9 about that, educate me."

10 I mean, I do have a question. Since we've
11 received a Notice of Coordinated Review in reference
12 to 300-308 Main Street, my question is, is the amount
13 of traffic that's going to be generated, as that
14 piece of property has now three restaurants on it,
15 where before it was retail and a restaurant? So are
16 you telling me that we as a Board have the
17 availability now to ask the Planning Board to review,
18 or is it us that actually has to do the review?

19 MR. PROKOP: In that case, I don't -- unless
20 I'm incorrect, I don't know that there's a decision
21 that -- you got a -- you received a notice as what's
22 called an interested agency. I don't think that you
23 got -- you received a notice as an involved agency.
24 On 300-308, I don't know that there's a decision that
25 this Board has to make to approve that application,

1 unless I'm incorrect.

2 TRUSTEE PHILLIPS: Are we still having the
3 availability of making about it?

4 MR. PROKOP: You could make comments, yes.

5 TRUSTEE PHILLIPS: That's what I'm asking. I'm
6 sorry. The approval part is that we'd have to be the
7 Lead Agency, which we're not. But we as a Board
8 would be able to pass comments in reference to that
9 particular section, which includes the Main Street,
10 that we have issues with traffic to begin with, with
11 the parking on both sides of the road. We had a lot
12 there, accidents there this year. There's parking
13 issues. There's residents that are behind that
14 particular property down Bay Avenue, Carpenter
15 Street.

16 I just, in reviewing some of the Planning Board
17 minutes, didn't really see a topic of discussion of
18 parking. The liquor license, I'm not quite sure, I
19 couldn't find the application, whether they're going
20 to be having outside amplified music. Those are some
21 of my questions that I didn't really see, in reading
22 the minutes, came up with the Planning Board. And I
23 think the neighbors in that neighborhood should at
24 least have us take a look at that or have it
25 questioned.

1 MR. PROKOP: Well, outside amplified music, as
2 I understand it, is prohibited. It usually ends up
3 in the actual decision of the Planning Board that
4 it's prohibited if they make an approval -- if they
5 do an approval.

6 MAYOR HUBBARD: Okay. I think where Joe's
7 trying to go with this, because we've had
8 applications that have come in that HPC said, "Yeah,
9 we think it's okay," but never actually give a ruling
10 on it, so it never went to the next Board, so they
11 didn't know what the previous Board had done. So
12 that's why he's getting together with the three Board
13 Chairpersons, to sit down so that we don't continue
14 making the same mistakes. So we correct it, put it
15 all together. They all know that before it gets to
16 the Zoning Board, if it's in the Historic District,
17 they have to have their written determination on it
18 first, so that it follows the chain of command, it
19 goes through properly. And that's what Joe's going
20 to try to work on with them, to put a procedure in
21 place so things don't get skipped, so that you don't
22 end up with permission and the building all done, but
23 didn't have historic review before it even started,
24 and people don't spend money to do something without
25 knowing about it. So that's what he's going to try

1 to set up as a procedure, to set A, B and C. You
2 can't go to B before you -- until you finish A,
3 that's what he wants to try to set up.

4 TRUSTEE PHILLIPS: Right, I understand that.
5 But, once again, we're now asking volunteers to be
6 responsible for that, and when that should be a
7 function of who takes in the application first. That
8 should be -- there should be an outline going from
9 that particular department, that this needs to be
10 there, this needs to be there, this needs to be
11 there, and apparently that hasn't been happening, we
12 know it hasn't been happening.

13 So I just -- I understand the Chairpeople, they
14 give a lot of time, but, Paul, is that something
15 you're going to monitor or -- I mean, how are you
16 going to deal with that? I mean, the Village
17 Attorney, I understand where he's coming from, but
18 how is it going to be monitored within the Building
19 Department? Because, obviously, there's been some
20 examples of it not going through the right way.

21 MR. PALLAS: I'm sorry, I'm not sure what you
22 mean by monitor it. I mean, we are working to
23 improve certainly the process. We have created new
24 checklists, which I will be sending out to the Board
25 in the next few days on when applications come in,

1 where it has to go, who has to approve it, dates it
2 was sent to them, and dates it was returned. I'm not
3 quite sure beyond that what the Building Department
4 or staff can do.

5 TRUSTEE PHILLIPS: Weren't they doing that all
6 along?

7 MR. PALLAS: It wasn't -- it wasn't as
8 formalized. They were doing that, but we've created
9 different forms than they've used in the past, more
10 simplified forms as like an intake form, if you will,
11 and it's got very simple check boxes, essentially, on
12 where it's supposed to go, and tracking, actual
13 tracking dates listed on the form.

14 MAYOR HUBBARD: All right. This is our
15 corrective action plan, if you want to call it that.

16 TRUSTEE PHILLIPS: Okay.

17 MAYOR HUBBARD: Just stop everything that's
18 happened. This is going to be the new procedure,
19 this is the way it's going to be done.

20 TRUSTEE PHILLIPS: Okay.

21 MAYOR HUBBARD: And then it should stop all --
22 it shouldn't get to Zoning if it hasn't passed HPC.
23 And if this -- if it all works out as planned, as Joe
24 has described it, if that all works, we won't have
25 this happen ever again. You won't get to Zoning

1 unless you already have the other stuff taken care
2 of. That's the way it's supposed to function. We're
3 hoping that's what's going to happen after Joe has
4 the joint meeting to put together what it's going to
5 be and the checklist. We can look at the check --
6 the Village Board can look at the checklist, see
7 where they're going, and it's going to be very
8 crystal clear to the applicant, to our Building
9 Department, and to all the Boards what we're
10 expecting, what we want done, and this is the new
11 procedure and it has to be followed.

12 TRUSTEE PHILLIPS: That's fine.

13 MAYOR HUBBARD: That is --

14 TRUSTEE PHILLIPS: I've been pushing for that
15 for a long time.

16 MR. PROKOP: I just -- I wanted to correct --
17 of course I meant to say that Paul and I -- I was the
18 person that actually contacted the Board, but, of
19 course, this was working with Paul.

20 MAYOR HUBBARD: Yes.

21 MR. PROKOP: Paul and I are the people that are
22 going to meet.

23 The thing that has to be notched up is the
24 information flow, you know. So, basically, when an
25 application comes in and it's on an historic

1 property, it has to be identified in our process as
2 being an historic property, and then other Boards --
3 and then we --

4 MAYOR HUBBARD: Right. All Boards will have
5 that identification on it, so before they could take
6 any action, they know it has to have Historic
7 approval.

8 TRUSTEE PHILLIPS: Oh, you know how -- you know
9 know how I feel already, because I --

10 MAYOR HUBBARD: Yeah, I know, but that's --

11 TRUSTEE PHILLIPS: I am tired of looking
12 through and checking, so.

13 MAYOR HUBBARD: This is where we're coming up
14 with this and how we're trying to go and solve the
15 problem.

16 TRUSTEE PHILLIPS: Okay.

17 MAYOR HUBBARD: Hopefully, it all works.

18 TRUSTEE ROBERTS: Was there -- I'm sorry. Is
19 there a master tracking document for all our
20 applications? Can I go someplace?

21 TRUSTEE PHILLIPS: That's what he's talking
22 about.

23 MR. PROKOP: You have to go online and look at
24 the agendas online.

25 TRUSTEE ROBERTS: Right, but we're moving in

1 that direction?

2 MAYOR HUBBARD: Yes.

3 TRUSTEE ROBERTS: So that anybody, and
4 eventually, maybe it goes on the Laserfiche or
5 something somewhere.

6 TRUSTEE PHILLIPS: Actually, when I get to my
7 report, I'll explain something that may make it
8 easier to all of us, that I just discovered that
9 we're able to do with IQM2, so --

10 TRUSTEE ROBERTS: Great, okay. Good.

11 TRUSTEE PHILLIPS: That may ease some of the
12 Board communication.

13 TRUSTEE ROBERTS: And then in terms of timeline
14 and procedure, so you mentioned 300-308 Main Street,
15 so we have this joint request. When is the -- when
16 is the point at which this Board --

17 TRUSTEE PHILLIPS: August 26th we have to
18 respond to them. If I'm reading this correctly,
19 August 26th

20 TRUSTEE ROBERTS: On that particular one.

21 TRUSTEE PHILLIPS: On that particular item, we
22 need to impose a response to Planning Board that we
23 have some concerns about X, Y and Z; is that my
24 understanding of how it's going to work?

25 MR. PROKOP: Yes.

1 TRUSTEE ROBERTS: So we have to do that
2 tonight.

3 MR. PROKOP: Well, that's a good question. I
4 looked at that notice. I thought it was supposed to
5 be 30 days. There was a question as to whether it
6 was 20 or 30 on this particular application. I
7 thought that we had agreed that it was 30. I notice
8 that the application says that it's 20. I think that
9 it would be sufficient for you to notify the Board
10 that you're going to be making comments. You know,
11 if you needed -- I mean, one more day until your
12 meeting, you know, is not --

13 TRUSTEE PHILLIPS: So what is the suggested
14 method of making that request known? Tonight we need
15 to pass a resolution that we would like to make
16 comments?

17 MR. PROKOP: That you will be making comments,
18 right. You're going to formulate comments and make
19 comments to the Planning Board.

20 TRUSTEE ROBERTS: And when will we do that, at
21 next week's?

22 MR. PROKOP: I would do it at next week's. You
23 know, pass around some -- circulate some input and
24 try to do something.

25 MAYOR HUBBARD: And if anybody's got comments,

1 you know, put the comments down and send an email to
2 each one of us so we could, you know --

3 TRUSTEE ROBERTS: We'll email it around.

4 MAYOR HUBBARD: Yes.

5 MR. PROKOP: So I circulated the list, you
6 know. I'm sorry it came out in eight point type, or
7 whatever it is, but this came off of the DC internet.

8 MAYOR HUBBARD: Right.

9 MR. PROKOP: If you look at that, it's 6 NYCRR
10 617, and then it has that, what's there. You could,
11 you know, copy and paste and play with whatever you
12 want to do. That's how you determine significance
13 and the things you need to take into consideration.

14 TRUSTEE PHILLIPS: Well, before we get off of
15 the topic of possible applications, I happened to
16 notice on the -- and this is a question. I noticed
17 on the agenda for the Village Clerk, we have an
18 amended liquor application for a piece of property,
19 314 -- 314 through 16 Main Street. And in reading
20 the decision that came from the Village Planning
21 Board and -- first of all, I have a couple of
22 questions on that one anyway, because, originally,
23 the resolution from the Planning Board restricted
24 four parking spots to the place across the street.

25 MR. PROKOP: That's right.

1 TRUSTEE PHILLIPS: Okay? Which is not in the
2 resolution, the Board determination that the Planning
3 Board did this recently.

4 MR. PROKOP: Right.

5 TRUSTEE PHILLIPS: But on the liquor
6 application, it has marked down outside music, a
7 couple of things that are not written as being
8 allowed within their determination or their -- from
9 the Planning Board. So how do we deal with that?

10 MR. PROKOP: Vote to comment to the SLA. So we
11 should vote tonight to authorize the Village
12 Administrator to send a letter to the SLA reminding
13 them of the Village Code provisions and the covenant
14 that apply to this property, and I'll help draft the
15 letter.

16 TRUSTEE PHILLIPS: And that's on 314-316 Main
17 Street.

18 MR. PROKOP: But you would do -- you would vote
19 tonight to do -- the motion would be motion to --
20 motion to direct the Village Administrator to write a
21 -- to write a letter to the -- responding letter to
22 the SLA indicating to the SLA the code provisions
23 that -- code provisions and covenants that are
24 affected by the proposed revision to the license.

25 TRUSTEE PHILLIPS: So moved, if that's the

1 motion, okay?

2 MAYOR HUBBARD: Do we have a second on that?

3 TRUSTEE MARTILOTTA: Second.

4 TRUSTEE ROBERTS: Second.

5 MAYOR HUBBARD: Okay. All in favor?

6 TRUSTEE MARTILOTTA: Aye.

7 TRUSTEE PHILLIPS: Aye.

8 TRUSTEE ROBERTS: Aye.

9 TRUSTEE ROBINS: Aye.

10 MAYOR HUBBARD: Aye.

11 Opposed?

12 (No Response)

13 Motion carried. So work on sending a letter
14 out.

15 MR. PROKOP: Yes.

16 TRUSTEE PHILLIPS: And we need to pass a motion
17 to send -- the Village Board is -- will be sending
18 comments in reference to the property located at
19 300-308 Main Street.

20 MR. PROKOP: Right. So let me just explain.

21 MAYOR HUBBARD: Do we need a resolution on
22 that.

23 MR. PROKOP: Yes?

24 MAYOR HUBBARD: If we just --

25 MR. PROKOP: No, I would do a resolution. Yes,

1 I would. Let me just explain something to you.

2 This is another part of the process that we're
3 working on, where if you look at the notice -- if you
4 look at the Notice of Coordinated Review, basically,
5 the description of the application -- the description
6 of the projects is what was -- is a quote from the
7 application. Basically, it says reconstruction and
8 renovation of the building.

9 That's what -- what actually has happened or is
10 happening is it's a reconstruction and a renovation
11 of a first floor of a building to replace one
12 restaurant with another, expansion -- replacement and
13 expansion of a building -- of a restaurant in the
14 first floor of the building. It's a removal of an
15 exterior awning structure, aluminum exterior awning,
16 and replacement with a wood beam pergola,
17 installation of an exterior fireplace and seating.
18 And it's a construction -- introduction of an inn use
19 on the second floor with the construction of a brand
20 new inn. I think it's a five --

21 TRUSTEE PHILLIPS: Five room.

22 MR. PROKOP: Five-room inn. I'm was going to
23 say with an elevator and some kind of desk area for
24 the clerk or the attendant. And then you can see it
25 was the complete reconstruction of the exterior of

1 the building. So that's what we're talking about.

2 It's not -- it's not --

3 TRUSTEE ROBERTS: Is some of this work done?

4 MR. PROKOP: Yes.

5 TRUSTEE ROBERTS: So it's an existing
6 condition. The planning is --

7 MR. PROKOP: I think the second floor hasn't
8 been -- a lot of the second floor, the planning
9 hasn't been done. Excuse me.

10 TRUSTEE ROBERTS: I think I saw that fireplace.

11 MR. PROKOP: The use hasn't started on the
12 second floor.

13 TRUSTEE ROBERTS: Okay. But the fireplace is
14 already built.

15 MR. PROKOP: Yes.

16 TRUSTEE ROBERTS: And now they're asking for a
17 permit.

18 MR. PROKOP: Right.

19 TRUSTEE PHILLIPS: Well, no, they weren't
20 asking for a permit. The process didn't go the
21 correct way through us. But we need to be fair. The
22 process didn't go through the correct through our
23 system.

24 TRUSTEE ROBERTS: Because of skipping
25 Historical?

1 TRUSTEE PHILLIPS: Yes.

2 MR. PROKOP: It wasn't identified as being in
3 the Historic District, basically.

4 TRUSTEE ROBERTS: But, at some point, the
5 people who owned the place decided to go ahead and
6 build it anyway.

7 TRUSTEE PHILLIPS: They were allowed to.

8 TRUSTEE ROBERTS: They were allowed?

9 TRUSTEE PHILLIPS: Yes.

10 TRUSTEE ROBERTS: I see, okay.

11 TRUSTEE PHILLIPS: Yeah.

12 MR. PROKOP: So I just wanted to explain to you
13 what you're commenting on.

14 So the motion would be to direct the Village
15 Administrator to send correspondence to the Planning
16 Board to notify the Planning Board that comments
17 would be coming, comments regarding the coordinated
18 review will be coming -- will be forwarded to the
19 Planning Board within 10 days. That's the motion.

20 TRUSTEE ROBERTS: So moved.

21 TRUSTEE PHILLIPS: Second.

22 MAYOR HUBBARD: Motion by Trustee Roberts,
23 second by Trustee Phillips. All in favor?

24 TRUSTEE MARTILOTTA: Aye.

25 TRUSTEE PHILLIPS: Aye.

1 TRUSTEE ROBERTS: Aye.

2 TRUSTEE ROBINS: Aye.

3 MAYOR HUBBARD: Aye.

4 Opposed?

5 (No Response)

6 Motion carried. Can you also forward the copy
7 of, you know, the application and everything that
8 they had there from that folder, so we could just
9 look at that, so before we make comments, we know
10 exactly what we have?

11 TRUSTEE ROBERTS: Yeah, and we all have it.

12 MR. PROKOP: Yes.

13 TRUSTEE PHILLIPS: The folder is huge.

14 MAYOR HUBBARD: Right. Well, the pertinent
15 stuff that we're actually going to discuss and
16 everything else, I mean, the steps that were missed
17 and where we are with it, instead of -- you're not
18 going to be able to formulate accurate questions
19 without having some more documentation, besides what
20 we hear around. We need something. So if Paul could
21 have the Building Department work on that and get
22 some pertinent information, not the whole folder.
23 But that probably has been discussed numerous times
24 over the past several months.

25 TRUSTEE ROBERTS: On this topic of Planning,

1 working with Planning, the Planning Chair e-mailed us
2 I think just today saying that under the B&Bs,
3 they're recommending the change in code. What's the
4 next step there?

5 MAYOR HUBBARD: Okay. I didn't see that.

6 TRUSTEE PHILLIPS: I haven't seen that.

7 TRUSTEE ROBERTS: Yeah. So what would --

8 MAYOR HUBBARD: Okay.

9 TRUSTEE ROBERTS: So, if you believe me, that
10 it happened, what would be the next step?

11 MR. PROKOP: The Planning Board Chairman, Devin
12 McMahon, I believe, sent an email today to the Board
13 saying --

14 TRUSTEE ROBERTS: Yeah.

15 MR. PROKOP: Saying that the Planning Board --
16 the synopsis is that the Planning Board said that it
17 should be a recommended increase of five rooms, but
18 that all the other -- all the other provisions of the
19 code should be adjusted to go to the five from the
20 three.

21 TRUSTEE ROBERTS: Right.

22 MR. PROKOP: So the parking, you know, whatever
23 else is required. I think that there was also a
24 proration of the area requirements, because there is
25 an area requirement for a B&B.

1 TRUSTEE ROBERTS: Right. And everybody would
2 have to reapply, because this would be a change of
3 use?

4 MR. PROKOP: If they wanted to go to five from
5 three.

6 TRUSTEE ROBERTS: Right.

7 MR. PROKOP: So what's --

8 TRUSTEE ROBERTS: What's next?

9 MAYOR HUBBARD: In our code, it says the steps.
10 Do you know what the next step is?

11 MR. PROKOP: So the Code Committee is going to
12 write the law. The Code Committee would write the
13 law, the code, and then come to the Board.

14 TRUSTEE ROBERTS: The Public Hearing.

15 MR. PROKOP: Yes.

16 TRUSTEE PHILLIPS: So what the next step would
17 be is there would be a resolution from this Board
18 passing it to the Code Committee to create the
19 discussion and create the recommendation to come back
20 to this Board, which I think would probably not be
21 very difficult, as it is just taking the current law
22 and changing it. So I don't see that it would not
23 happen within a month or two, to be honest with you.

24 MR. PROKOP: So the motion would be to ask the
25 Code Committee to create a law at their September

1 meeting based on the Planning Board's recommendation.

2 MAYOR HUBBARD: Okay. So we'll put that on the
3 agenda for next week.

4 TRUSTEE ROBERTS: Yeah, for people that want to
5 come out.

6 MAYOR HUBBARD: We'll schedule the public
7 hearing, get the law in and schedule the public
8 hearing.

9 TRUSTEE ROBINS: Joe, just a quick question.
10 So the changes to that law on the two-family
11 residence now, there are area requirements for lot
12 size, parking requirements, you know, and those would
13 be amended, basically, and increased. If you wanted
14 to add more rooms, you would have to have a larger
15 lot size?

16 MR. PROKOP: Yes, I think it's recommended.
17 There's a pro rata increase --

18 TRUSTEE ROBINS: It is, everything pro rata.

19 MR. PROKOP: -- depending on the number of
20 rooms.

21 TRUSTEE ROBINS: On the -- so you're not
22 changing the existing regulations, you're just --

23 MR. PROKOP: You're giving them the opportunity
24 to expand, but then all the requirements expand also.

25 TRUSTEE ROBINS: So, if you only have a three

1 bedroom house and you have no other places to make
2 bedrooms, you'd either have to add on and hopefully
3 have the room on your lot to do that?

4 MR. PROKOP: Yes, and fire code.

5 TRUSTEE ROBINS: Yeah.

6 MR. PROKOP: You know, fire code requirements,
7 and whatever else. I'm sorry. You'd have to have
8 the room on your lot also.

9 TRUSTEE ROBINS: Yes.

10 MR. PROKOP: It's not just a question of the
11 house, you'd have to have the room on your lot.

12 TRUSTEE ROBINS: Right, exactly. And
13 considering most of -- a lot of the lots in the
14 Village are nonconforming to begin with, I don't
15 know, just wondering how it would work.

16 MAYOR HUBBARD: Okay. Anything else on
17 Joe's -- are you done, Joe?

18 MR. PROKOP: I just wanted -- we made -- I just
19 want to mention, working with the Board, we have a
20 provision now to rebill expenses that we incur at
21 hearings, and I'm working -- I spent some time
22 working with the management and staff on doing that.

23 MAYOR HUBBARD: Okay.

24 MR. PROKOP: So that's basically in the
25 process.

1 TRUSTEE ROBERTS: Is that communicated clearly
2 to people when they -- is that part of the
3 communication we get out from the Building
4 Department?

5 MR. PROKOP: We're working on it.

6 TRUSTEE ROBERTS: It has to be.

7 TRUSTEE PHILLIPS: It has to be, because some
8 people got very surprised when they got the bills in
9 the mail.

10 MAYOR HUBBARD: Yes. It's a process that
11 started a while ago that we've been working on, with
12 a cover letter and everything else, between the
13 Treasurer's Department, the Clerk, and the Village
14 Attorney. So I think that's -- it should be clear
15 with the new application and everything else. It
16 should be all spelled out right up front for them.

17 TRUSTEE ROBERTS: Okay. Do we -- if I'm
18 applying for something, I mean, I would hate to
19 get -- is there a way to estimate how much my bill is
20 going to be? I mean, we could run up a big Planning
21 bill on some sort of complex project.

22 MR. PROKOP: Well, it goes by the -- you know,
23 it's pro rata, depending on what happened at the
24 hearing. So, if you have -- you know, if you don't
25 have a controversial application, it's not going to

1 be --

2 MR. PALLAS: It's also the review by the
3 Planner.

4 MR. PROKOP: Review by the Planner.

5 TRUSTEE ROBERTS: Right.

6 MR. PALLAS: In addition to that. So there's
7 really no way to -- I mean, you have to review the
8 plans to see how complicated the plan is, so it's an
9 impossible first step to even know that.

10 TRUSTEE ROBERTS: Maybe what would be helpful
11 is -- if we surprise people, it's not going to go
12 well. So if we were able to say, when we have this
13 data, this is an application for a house that was
14 easy and it cost these people "X". And I think if we
15 just set expectations, everyone will be a lot
16 happier.

17 MR. PROKOP: Okay.

18 MR. PALLAS: When we have it updated.

19 TRUSTEE ROBERTS: Great, thanks.

20 MAYOR HUBBARD: Okay.

21 MR. PROKOP: Thank you.

22 MAYOR HUBBARD: Anything else for Joe?

23 TRUSTEE ROBERTS: I'd like to ask about the
24 environmental -- I think we have to talk about the
25 ship yard issue. And I'm just concerned about

1 Article 71-2303 of the State Environmental
2 Conservation Law. Are we -- I will read it to you.
3 It is just about -- it's the vehicle by which the
4 Village could, and I believe should, demand
5 compliance with the law and an unpermitted action
6 taking place. You know, we can make it -- I mean,
7 you can choose not to -- not to go after them on
8 this, but I guess I'm just curious. Are there --
9 what are the liabilities to a major project like that
10 going on without any permitting, without any
11 observation?

12 MAYOR HUBBARD: Without the wetlands permit.
13 He was asking about a -- without a Village wetlands
14 permit.

15 MR. PROKOP: I'm sorry. What do you mean?
16 What did you mean by liability? I'm sorry, excuse
17 me, because that could have a couple --

18 TRUSTEE ROBERTS: So there's a major
19 construction project happening in the wetlands right
20 now, and it's happening in the wetlands that we
21 are -- of which we are the managers, the stewards.
22 And we have no -- we have no idea what's going in to
23 the soil, we don't know anything about what's
24 happening environmentally. And New York State has
25 pretty rigid laws around this stuff. I mean, you

1 know, we could be fining -- as I read this, we could
2 be fining people. I'm sorry. We'd have to -- I
3 guess we'd have to take them to court, but the fines
4 can be up to \$11,000 a day, people can go to jail. I
5 mean, I'm not saying put anybody in jail. I'm just
6 saying there's -- New York State takes these things
7 pretty seriously, so -- and it's very clear here you
8 have to have a local permit. So it's not just the
9 fact that the State DEC may have approved it, you
10 must also have a local permit, which this project
11 doesn't. So --

12 MR. PROKOP: Right. So you're -- there's two
13 areas of concern, and I agree with you. When I got a
14 copy of the application, I agree with you. One of
15 the things about the application and the notice was
16 it was misidentified. And when I spoke before about
17 the description, it was misidentified in the
18 description.

19 The description says that it's a new -- part of
20 the project is a new bulkhead in front of the
21 existing. That's actually not accurate. The full
22 project is replacement in kind, and that's indicated
23 in the plans.

24 There's two areas of concern with regard to
25 soil as far -- and those are the removal and

1 replacement of the soil with the bulkhead, as the
2 bulkhead is replaced in -- you know, in kind,
3 whatever, you know, in kind. There is disturbance of
4 soil. That has to be monitored. The soil that comes
5 out of there has to be -- it has to be explained
6 where that soil is going to be kept or, you know, how
7 it's going to be put back, whatever is happening to
8 that.

9 The way the project ended up, apparently,
10 there's a proposal to -- where the bulk -- there's
11 two sections of bulkhead. One is 356 feet, or 360
12 feet, approximately, and the other section is 250
13 feet, approximately. The section that is being
14 worked on is the 300-plus feet of section.

15 It was brought to the Village's attention
16 recently that there's now a proposal to bring in fill
17 to back up to the bulkhead, because there's not
18 sufficient -- so the way that the project ended up
19 progressing, there's not sufficient soil to fill in,
20 to backfill the bulkhead, so there's new -- there's
21 new soil coming in.

22 So the two concerns are what's happening with
23 the soil that's being disturbed by the replacement in
24 kind, and the second concern is where are the soils
25 coming from that's being introduced at the site,

1 because it's an environmentally sensitive site.

2 So the -- you know, having experience with
3 contaminated soil being brought into a site, not in
4 this Village, somewhere else, I think it's important
5 that we know where the -- any new soil that's coming
6 into the site, I think it's important that we know
7 where that soil is coming from. The source of the
8 soil has to be identified and the type of the soil
9 that's coming in.

10 As far as the liability, then that's a
11 determination of the Board. You know, it's up to the
12 -- you're absolutely correct, and that's a decision
13 for the Board to make.

14 TRUSTEE ROBERTS: Has the applicant provided
15 any information on where the soil is coming from?

16 MR. PROKOP: As of tonight, I don't think so.
17 But the application is before you tonight and that's
18 one of the requirements. But when we get to discuss
19 it, that's one of the requirements that I was going
20 to recommend.

21 TRUSTEE ROBERTS: So it's before us next --
22 we're having a hearing next week.

23 MAYOR HUBBARD: There's a public hearing next
24 week.

25 MR. PROKOP: But it's -- I mean, it's tonight's

1 meeting.

2 TRUSTEE ROBERTS: Right.

3 MR. PROKOP: We could talk about it now.

4 TRUSTEE ROBERTS: Do we have the CDC report?

5 MR. PROKOP: Excuse me.

6 TRUSTEE PHILLIPS: Can you discuss it before a
7 public hearing has taken place?

8 MR. PROKOP: Yes.

9 TRUSTEE PHILLIPS: Okay.

10 TRUSTEE ROBERTS: So do we have a CAC report?

11 MR. PALLAS: The CAC is not complete. I have
12 not -- we're still discussing various aspects of the
13 project. I hope to get consensus from the other
14 members of the CAC within the next two or three days.

15 MAYOR HUBBARD: Can you just explain the
16 procedure and the process of how that gets --

17 MR. PALLAS: Sure.

18 MAYOR HUBBARD: -- to where we are?

19 MR. PALLAS: The process, as it stands now,
20 when an application is accepted by this Board and the
21 CAC is directed to review and provide a report, I
22 transmit the information to the other members of the
23 CAC. We, via email, set up a discussion if we want
24 -- if a site visit is desired, then we meet at the
25 site. We discuss what our proposal or the conditions

1 that we might recommend to the Village Board. I
2 draft that based on those discussions. I send that
3 out to the other members, and we -- it goes back and
4 forth via email until there's a consensus on it. And
5 once that consensus is reached, then I would submit
6 it to the Village Board as a recommendation.

7 TRUSTEE ROBERTS: There's no consensus?

8 MR. PALLAS: As of now, there's not.

9 TRUSTEE ROBERTS: So do we have -- so when
10 other people build things without permits, we go
11 after them. And so if -- so it's something we're not
12 going -- I'm not hearing that we're going to go after
13 them, are we?

14 MAYOR HUBBARD: Well, the fees that are put
15 into his building permit, there's an as-built fee,
16 which is \$350 per our code, which the fine. That's
17 as high as we have it in our code that you're allowed
18 to do. That's something I'd like to actually change,
19 but, I mean, I spoke to Trustee Martilotta about that
20 the other day, and if we should make that fee \$5,000
21 instead of 350, which it says, to try to do -- be
22 more of a deterrent for it, but it's not something we
23 could do right now.

24 I saw what they had. They went per foot, \$5
25 per foot on the linear feet of the bulkhead. They

1 run on the amount of fill. That's got to be amended,
2 because now they're changing the amount of fill.
3 It's \$5 per yard for fill. I don't know what the new
4 estimate is going to be. The whole overall permit
5 was just under \$3,000. It's going to be higher than
6 that, but I don't know the exact amount, because
7 they're still working on it. But 350 is the fine for
8 doing it as built, coming back after the fact. And
9 that's something I think we need to address and make
10 that 10 times higher, or whatever. So it's a real
11 deterrent for people not to go the route that he
12 went.

13 TRUSTEE ROBERTS: But that's with the Village
14 fine. But, I mean, we can -- we can call the DEC as
15 a Board. We can -- I mean, this references it here,
16 you can call the Attorney General's Office and
17 they'll look into this. I mean, I think we should --
18 if the project -- there's been discussion that the
19 project is at a place where it's not safe, and if we
20 don't continue the work -- and, certainly, the
21 applicant is making that case. If somebody with an
22 environmental science background told me that, I
23 might say, "Okay. Well, then let's just sit here on
24 our hands." But if the project is at a place where
25 it could be stopped, I think we owe it to the bay and

1 the waters, the environment and the people who live
2 here to -- let's first ask nicely, "Would you please
3 stop." And if that doesn't work, then go through
4 the -- if the carrot doesn't work, use the stick
5 that's available to us in Article Section 71-2303.

6 MAYOR HUBBARD: Let me just say, where the
7 project is now, Section A is completed up to the
8 corner. They did about 30 to 40 feet on Section B to
9 round the corner to keep it protected and they
10 stopped the work there. Section B that you'll see on
11 the application, on the permit is not progressing at
12 all anymore. They stopped the work. They went to
13 the corner, rounded the corner and just stopped work.

14 TRUSTEE ROBERTS: So there's no work happening
15 today?

16 MAYOR HUBBARD: No. They stopped the work.
17 They're not planning on doing anymore work until this
18 is resolved by us. So when they had a public
19 hearing -- when Mr. Clarke was here last month, said
20 the project would be all done. They finished with
21 it. They had to go down the one stretch to shore
22 everything up. They turned the corner, because you
23 can't leave an open corner. They turned the corner
24 and then they stopped.

25 The Building Department was down there. I

1 spoke to Jack Costello, who was doing the work on
2 site. I said we're going around the corner, we're
3 pulling this out, and we're stopping there. And as
4 of right now, unless something's changed, last I got
5 the report on, they stopped working until we settle
6 this with a public hearing and they pay their permit
7 fee, and try do the right thing at this point.
8 That's where it was at as of Monday when I spoke to
9 him.

10 MR. PALLAS: That's correct. And we have
11 visited the site. In a few days -- I will send the
12 Code Enforcement Officer out tomorrow to confirm that
13 that's where it's to stop.

14 TRUSTEE ROBERTS: That would be great.

15 MR. PALLAS: And we will continue to monitor it.

16 TRUSTEE ROBERTS: I mean, I think it's just
17 important to note that the owner of the shipyard said
18 in the newspaper that he's not going to stop working,
19 he's going to keep working, so I think we should
20 check that out.

21 MAYOR HUBBARD: I think he's talking about
22 working in the shipyard, I don't think he was talking
23 about the bulkhead.

24 TRUSTEE ROBERTS: Let's find out. That would
25 be great.

1 MAYOR HUBBARD: Well, that's where -- that's
2 the last update I got, they stopped work on it once
3 they turned the corner, and they're not doing any of
4 Part B until they get permission to do that.

5 TRUSTEE ROBERTS: Well, that would be some good
6 news.

7 TRUSTEE MARTILOTTA: For sure.

8 TRUSTEE ROBINS: Joe, would you happen to know
9 when they say -- or George -- the sections that were
10 completed, have they been backfilled, or are they
11 waiting to fill?

12 MAYOR HUBBARD: I have not been down there, so
13 I can't answer that.

14 TRUSTEE ROBINS: So you can answer that
15 tomorrow, Paul?

16 MR. PALLAS: Yeah.

17 TRUSTEE ROBINS: Okay.

18 MR. PALLAS: Most of it has been. The point
19 where they turned -- the point where they turned has
20 not -- was not as of Monday. I'm assuming that it's
21 probably done by now.

22 TRUSTEE ROBINS: Okay.

23 TRUSTEE ROBERTS: Is the CAC going to sample
24 the soil?

25 MR. PALLAS: We don't sample. Again, the

1 direct order --

2 TRUSTEE ROBERTS: We have to do the samples,
3 don't we?

4 MR. PALLAS: We direct -- we haven't reached a
5 consensus, we're still deliberating on those issues.

6 TRUSTEE ROBERTS: Well, I certainly strongly
7 urge the CAC to order --

8 MR. PALLAS: Certainly, that has been
9 discussed.

10 TRUSTEE ROBERTS: -- soil samples.

11 MR. PALLAS: Certainly, that has been
12 discussed.

13 MAYOR HUBBARD: Okay. Anything else for Joe?

14 (No Response)

15 All right. Then we have Sarah Phillips from --
16 who would like to make a request to us for the BID or
17 from the BID, or whatever. She wants to just come up
18 and speak to us, and then we'll get on to our
19 reports. Good evening.

20 MS. PHILLIPS LOTH: Good evening. For those of
21 you who don't know me, my name is Sarah Phillips
22 Loth. I own First and South Bar and Restaurant
23 around the corner. I'm the Secretary of the BID. I
24 am also Director at Large for the East End Seaport
25 Marina and Museum Foundation, and participate in

1 shoulder season events like the Shellabration and
2 Taste North Fork.

3 I have taken an active role in the Village with
4 the Museum as of last year at the Land and Sea Gala,
5 after attending it for a few years, and seeing that
6 there was more potential for them to raise funds
7 properly and promote properly the Museum and the
8 Village waterfront.

9 Last year, we were able to have large donations
10 from a travel group called ALTOUR, in coordination
11 with Claudio's. That was supposed to be set up
12 equally this year, and ALTOUR backed out first, and
13 then the Claudio's Family voted against using their
14 parking lot as a location where we hosted the gala
15 last year. So about one month outside of the event,
16 we're at a lack for space.

17 Initially, I had thought that we could use the
18 Green in the Village, because it is a
19 Village-supported not-for-profit event like Maritime
20 Festival. But, when I looked through the policy
21 guidelines in Mitchell Park, I see that I do not
22 qualify for certain things. And since this is only a
23 three-month-old policy guideline, rather than asking
24 for some sort of exception, I thought maybe I would
25 just address that.

1 There are some Village events that may be
2 applicable for the Village Green and may highlight it
3 in the future, but tonight I'm looking to move
4 forward very quickly, because I need to get Board of
5 Health permits in 21 days outside of this event. And
6 I'm asking to use Fifth Street Beach as a location
7 for the tent. The tent would fit in the other
8 location that is in front of the Marina, which is
9 allowed to be tented, but there's a huge dip there,
10 and I just don't think that would be safe.

11 We do have a huge insurance policy. We bring
12 landscaping. We do add value to the area that we
13 utilize. We have our own security. We do lighting,
14 garbage, all of those things. Port-o-potties are
15 managed by the Museum as part of Maritime Festival
16 and part of the budget for that evening.

17 But, currently, I need and/or want to keep
18 these 500 people in the Village. I want to keep the
19 politicians, the media, the artists, the SPAT
20 members, the restaurateurs, the brewers, the
21 fishermen that participate in this in the Village.

22 It was from 6 to 9:30 p.m. last year. The tent
23 went up the day before and stayed up through the
24 weekend, because the way that they have set up their
25 sponsorship, ALTOUR used the tent for Maritime

1 Festival for the rest of the weekend. We have the
2 ability to take the tent down the next day, so we
3 wouldn't obstruct any of the views in the park and/or
4 any of the natural residential use.

5 Quite honestly, that's it. We had hoped to use
6 that location, again, because the Carousel is there
7 and it was something that we thought we could
8 monetize and help utilize with the Village by doing
9 pictures taken by professionals that are there for
10 them; that there's just different ways that we could
11 monetize it and make it a value for the Village, and
12 help us then locate sponsors going forward for events
13 like Tall Ships, Shellabration, Taste North Fork, the
14 things that we struggled to do this year, and also a
15 lot of, for lack of a better word, rigmarole with
16 residents versus business owners versus committees.

17 This event is completely donation-based, so all
18 of the restaurants, and artists, and B&Bs and hotels
19 that donate gifts and prizes and food are in love
20 with this event, because it's giving people a
21 showcase of Greenport Village under one roof. And
22 you go there, you can come to the Village at four or
23 five o'clock. You can walk around, you can shop, you
24 can eat, you can stroll up and down the docks, and
25 then you can attend this event. And any of those

1 things that you saw or fell in love with or
2 experienced, and maybe hadn't had the chance to
3 before, you can now go back into the Village
4 immediately. It's where we have the most parking,
5 it's where we have the most lighting, it's where we
6 have the most security for the Village itself, so I
7 naturally thought that would be the best location.
8 But because of the way the guidelines are set up, I
9 don't think that's applicable. So Fifth Street Beach
10 would be the secondary ask, although that would have
11 to be moved outside of the Village, which I think is
12 detrimental to the event in itself.

13 TRUSTEE ROBERTS: Just to clarify, Sarah, we're
14 talking about the Friday night reception of Maritime
15 weekend?

16 MS. PHILLIPS LOTH: Correct.

17 TRUSTEE ROBERTS: Okay. And so you're
18 suggesting to do it down at the -- down at the beach?

19 MS. PHILLIPS LOTH: My suggestion is to be able
20 to do it within the park.

21 TRUSTEE ROBERTS: Yeah.

22 MS. PHILLIPS LOTH: But I think that it's a
23 little soon to ask and --

24 TRUSTEE ROBERTS: You're talking about Mitchell
25 Park?

1 MS. PHILLIPS LOTH: Yeah, I'm talking about
2 Mitchell Park and the Green, where we do Music in the
3 Park. I know that Tall Ships was a ticketed event,
4 Monday night Music in the Park had some exemptions
5 with alcohol and other things, so there are different
6 flexibilities, but I think that's a larger issue. I
7 don't think that that's something that we could deal
8 with in three days time where I need to get Board of
9 Health permits in. So I really wanted to simplify
10 this and make it something that was amicable for the
11 Village, the Museum and the BID, which are all groups
12 that I work with, and respect, and like to do a
13 cohesive or keep a cohesive program.

14 MAYOR HUBBARD: What size tent are you talking
15 about?

16 MS. PHILLIPS LOTH: Actually, we have a
17 40-by-80 tent.

18 MAYOR HUBBARD: Forty-by-80.

19 MS. PHILLIPS LOTH: And we have 500 guests,
20 which is within the perimeters. That tent --

21 MAYOR HUBBARD: But you're asking not to have
22 it by the -- by the Marina Office, you're asking to
23 put it in the center of the park.

24 MS. PHILLIPS LOTH: Yeah, only within the -- by
25 the Marina office is that huge dip.

1 MAYOR HUBBARD: Yeah.

2 MS. PHILLIPS LOTH: So then we would have to
3 put in real flooring, which then could actually cause
4 damage, or we wouldn't be able to take it down in
5 time to use it for Maritime, plus the ice boats go in
6 on Friday, and so there's conflict with scheduling.
7 And I don't think that we would raise enough funds to
8 cover the cost to fix the grassy knoll where that is
9 suggested to be utilized.

10 MAYOR HUBBARD: Just so everybody knows what
11 you're asking.

12 MS. PHILLIPS LOTH: Yeah.

13 MAYOR HUBBARD: So you would like to put the
14 tent up in front of the Carousel, is where you would
15 like, if you were going to put it in Mitchell Park.

16 MS. PHILLIPS LOTH: Yeah, pretty much where
17 everyone sits during Monday night Music in the Park.

18 MAYOR HUBBARD: Okay. I just want everybody to
19 be clear what you're --

20 TRUSTEE ROBERTS: Yeah.

21 MAYOR HUBBARD: What you're asking for, that's
22 all.

23 TRUSTEE ROBERTS: I really want us to try to
24 figure out a way to help. And it's too bad for
25 the -- the situation you're in is tough. It's a

1 great event for the Village. It brings everyone to
2 Greenport. It kicks off maritime. So I think -- I
3 hope you all would share the sentiment that we should
4 try to figure out a way to help.

5 The beach is an interesting spot, Mitchell
6 Park, and it's not -- it's at night, so it wouldn't
7 really get in the way of -- you know, there would be
8 a tent there, so there'd be a temporary shade arbor
9 for a couple of days for Mr. Swiskey.

10 MR. SWISKEY: What about the traffic, Doug?

11 TRUSTEE ROBERTS: So I think that's an
12 interesting spot. I also think we should think about
13 the parking lot in Tuthill Park and all that, because
14 we have some parking there, too.

15 MS. PHILLIPS LOTH: Just a comment on the
16 traffic, is just that that was one of the conflicts I
17 thought, with it being a residential area as well.
18 So I would approach both the Jitney and Peconic
19 Landing about doing a shuttle system, so people could
20 check in at the Museum and then actually be shuttled
21 down to Fifth Street Beach. It causes a little bit
22 more, again, with insurance and other like
23 sponsorships. So this, again, was a short-term issue
24 and solve it kind of hands tied. But I already spoke
25 to Peconic Landing, and I think the Jitney would be

1 interested in using their trolley, and then you would
2 actually drive traffic into the Village still. There
3 is parking in the Village, and then we could just
4 use, or hopefully use, some sort of shuttle system,
5 or I'll rent a bunch of golf carts.

6 TRUSTEE ROBERTS: A few years ago, it was
7 behind the Maritime Museum and it was crowded.

8 MS. PHILLIPS LOTH: The location is impossible.
9 It's -- you would need a 120-foot tent by 20,
10 sometimes 17 feet, the way that it's structured. So
11 I went and measured all of those places already. I
12 already have all the tents lined up for if anybody
13 says yes. And that location is just really
14 difficult, difficult to manage. Beautiful when
15 you're looking out at it, but there's no railing up
16 where the bulkhead is. So it's kind of a little bit
17 bigger of a risk for the Village, and I didn't really
18 want to pose that. We would put a table up along the
19 back side, so it would be something secure, but,
20 still, that is in -- it's a larger issue.

21 Fifth Street Beach would just be set back into
22 like the grassy knoll area. Again, they could be
23 protected. It's not a loud event. WHM does a live
24 broadcast. Last year, I think you barely heard the
25 music. You mostly heard each other, or whoever your

1 immediate contact was with. We had 23 participating
2 restaurants and caterers all from just Greenport and
3 Southold. We had three spirit sponsors, six of the
4 local wineries, and over 15 local artists
5 participate. So it is a very like home town event,
6 and I don't foresee there being any issue, especially
7 because we do hire a private security group that very
8 tightly manages the situation.

9 TRUSTEE ROBINS: Yeah. I just wanted to add,
10 you know, when Sarah came to me and told me that she
11 had the problem with the -- with Claudio's and we're
12 not going to be able to do the event where it was
13 last year, and I did attend that event, it was
14 fantastic, they did a wonderful job with it, and, you
15 know, we talked about the park and I said I thought,
16 you know, there was something in our policy about the
17 Maritime Festival being one of the types of events
18 that we support. However, when she came in and we
19 sat down with Clerk Pirillo and went over the policy,
20 we did, you know, realize that the only place a tent
21 was supposed to be erected is in front of the Marina
22 office, it wasn't a proper location. So, at that
23 point, we did start talking about an alternative
24 location.

25 That being said, I, again, certainly, you know,

1 want to make sure that the Village continues to
2 support the Maritime Museum and their function here
3 in the Village. I think they're vital to not just
4 our tourism, but to our maritime history and culture.
5 So I'm hoping we can, you know, come up with a
6 solution to help them out.

7 TRUSTEE ROBERTS: If it -- I'm sorry. If it
8 doesn't rain, we don't need a tent, right?

9 MS. PHILLIPS LOTH: We can't take that risk.

10 (Laughter)

11 TRUSTEE ROBERTS: So could you -- could you
12 have a rain location where a tent could be erected,
13 and then if the weather is good, we have it at
14 Mitchell Park, as long as we're following the policy?

15 MS. PHILLIPS LOTH: I actually don't think the
16 Board of Health will allow me to run the event that
17 way.

18 TRUSTEE ROBERTS: Oh, okay.

19 MS. PHILLIPS LOTH: And logistics like one
20 month out, having -- so last year, because we
21 actually hired event staff, it allows -- Maritime
22 Festival, everyone is already short-staffed.
23 Everyone's -- most of our staff has gone back to
24 college. Everybody kind of is run a little ragged
25 after the high season. So I hired event staff to

1 actually work everyone's tables. So the real glory
2 about the location last year is everyone was able to
3 walk their food items over. So it made it very
4 simple for Board of Health, it made it very simple
5 for all of the restaurant owners, or food purveyors,
6 or participants, and also attendees. You were just
7 basically walking from your home. A lot of people
8 didn't even have to drive, which was lovely.

9 In changing that, it just makes it a little bit
10 more difficult. So people like Noah, or Robby
11 Beaver, or Ian and Rosalie, if they were able to
12 still run their own shops, still keep a vital
13 business in the Village and then walk over to this
14 tent and shake hands and see people.

15 TRUSTEE PHILLIPS: Right, because they want you
16 to be able to be within walking distance of a walk-in
17 cooler.

18 TRUSTEE ROBERTS: Oh, yeah.

19 MS. PHILLIPS LOTH: Yeah, they want cold --

20 TRUSTEE PHILLIPS: That's part of it.

21 MS. PHILLIPS LOTH: Yeah, that's one of the --

22 TRUSTEE PHILLIPS: Temperatures have to be
23 maintained.

24 MS. PHILLIPS LOTH: Right.

25 TRUSTEE PHILLIPS: Yeah.

1 MS. PHILLIPS LOTH: Right.

2 TRUSTEE ROBERTS: That makes sense. But do we
3 want -- do we want to consider the MTA lot in Tuthill
4 Park? Because that has the walking distance, it's a
5 few feet from where it used to be, except for that
6 Claudio's hosted it. And we lose some parking spots,
7 but, I mean, we can probably figure that out.

8 MS. PHILLIPS LOTH: I don't know which location
9 you're speaking of.

10 TRUSTEE ROBERTS: So south of the railroad
11 station where the Jitney comes.

12 MS. PHILLIPS LOTH: Yeah. There's a fixed
13 structure there, so tenting it and doing a layout for
14 500 people is difficult. I've also looked at that,
15 and/or we had to use the Museum backdrop. I would
16 hope to extend onto that property as well, but I
17 wouldn't tent it, because there's trees, picnic
18 tables, the bike lots, so --

19 TRUSTEE ROBERTS: In the parking lot?

20 MS. PHILLIPS LOTH: Yeah.

21 TRUSTEE PHILLIPS: George, you remind me. When
22 we -- and I don't have a copy of the policy, I mean,
23 but when we constructed that, was it not that we gave
24 ourselves an out somewhere along the line, that if we
25 as a Village Board decided that an event was worth

1 putting something in the park, that we were allowed
2 to proceed with that? Did we -- is that some of the
3 discussion that we had?

4 MAYOR HUBBARD: Yeah, but I don't think it's
5 actually written in there, you know --

6 TRUSTEE PHILLIPS: Oh, okay.

7 MAYOR HUBBARD: -- to be decided that way. I
8 mean, the biggest concern was where the tents were
9 going and the serving of food in there.

10 TRUSTEE PHILLIPS: Right.

11 MAYOR HUBBARD: And are you going to be serving
12 food and everything else. With stuff that happens
13 with food and that kind of stuff, we didn't want
14 that.

15 I mean, my concern is that I know you said you
16 put the tent up and get it down the next day, but a
17 lot happens in that area. You're going to have
18 people down there first thing in the morning trying
19 to put stuff in, and break a tent down and get it out
20 of there before the parade starts.

21 MS. PHILLIPS LOTH: Of course.

22 MAYOR HUBBARD: It's a lot to happen at that
23 point. I mean, if you could make -- I mean, the
24 sunset down Fifth Street is just as nice as it is in
25 Mitchell Park. You're right on the water, everything

1 is there. If the tent doesn't come down first thing
2 Saturday morning, it doesn't matter. You know, it
3 can come down Saturday afternoon. It's not a rush to
4 get it down by 10 o'clock when everybody's trying to
5 put stuff out.

6 MS. PHILLIPS LOTH: The tent could actually
7 stay erected for the Village for the weekend at Fifth
8 Street Beach and provide shade or areas that people
9 coming into for Maritime Festival. Or people that
10 don't want to come into the Village for Maritime
11 Festival because they live here, want to hang out at
12 Fifth Street Beach, there's a new provision for them
13 for that weekend.

14 I'm really open to whatever is decided upon.
15 But I do think like future things, like Firemen's
16 Ball, or the Greenport Prom, or just different things
17 like on that waterfront in that area, looking at it
18 as maybe creating a differently option for the
19 future.

20 MAYOR HUBBARD: Okay. So do we have a
21 consensus? I mean --

22 MS. PHILLIPS LOTH: I don't necessarily need
23 you to give me an answer at this moment. I just
24 would like maybe five weeks --

25 MAYOR HUBBARD: Right. Well, we've heard your

1 concerns and we want to put something on for a vote
2 for --

3 TRUSTEE ROBERTS: Yeah, next week.

4 MAYOR HUBBARD: -- next Thursday, but just
5 consensus, how do we want to word it. Do we want --
6 you know, are we going to vote on Mitchell Park? Are
7 we going to vote on Fifth Street? Just so we can try
8 to take care of it, because we will take public
9 comment on it and everything else, you know, with the
10 people that live down there. I know, you know, John
11 wants to say something, but, you know, we'll get to
12 that.

13 MR. WINKLER: I just want to ask a question,
14 that's all.

15 MAYOR HUBBARD: Yeah.

16 TRUSTEE MARTILOTTA: Would it -- is it -- is
17 Mitchell Park even a possibility, though, within the
18 policy. You know what I'm saying? Like --

19 MAYOR HUBBARD: No. Putting the tent over in
20 front of the Carousel, with putting the tent up and
21 serving food and everything else, that's -- it
22 violates more than just one provision of the policy.

23 TRUSTEE MARTILOTTA: All right.

24 MAYOR HUBBARD: As we said, tents would only go
25 on this other side. That's not going to work for

1 them because of the layout of the land.

2 TRUSTEE MARTILOTTA: Sure.

3 MAYOR HUBBARD: With tables and everything
4 else, it's not going to work there, right. So, I
5 mean --

6 TRUSTEE MARTILOTTA: So the reality of it is,
7 then, if we were going to propose something, we're
8 looking more at Fifth Street Beach, then.

9 MAYOR HUBBARD: I would say Fifth Street Beach,
10 or you could go between the ferry line and the train
11 tracks, in that parking lot there on the west side of
12 the building, you know, but that's --

13 MS. PHILLIPS LOTH: Yeah. It's important to
14 keep the event somewhere waterfront, because it is
15 the Land and Sea Event. That's why I'm looking at
16 things --

17 MAYOR HUBBARD: Right.

18 TRUSTEE MARTILOTTA: Yeah, absolutely.

19 MS. PHILLIPS LOTH: I was kind of addressing
20 the ones behind me.

21 MAYOR HUBBARD: I know. But looking at it, the
22 Hampton Jitney and everything over there, it would be
23 very difficult. The parking lot right to the side,
24 right where the dumpsters are, you have a little bit
25 of fence, I mean, the hedges that parking right

1 there, between the train tracks and the ferry
2 terminal. You're close, people could still walk
3 there to use the boardwalk to get around. Yes,
4 you're going to lose the parking for Peconic Star for
5 the morning, that stuff, because that's where those
6 people park. But we could take a look at that piece
7 of property, you could look at it, and if you think
8 you could do it there, we'd have to regrade it,
9 because there's some big potholes in that parking
10 lot. But that will be just -- instead of behind your
11 building, it would be on the side.

12 TRUSTEE ROBERTS: And I think, technically, we
13 would need permission from the MTA, because they
14 control that; is that correct?

15 MS. PHILLIPS LOTH: Yeah.

16 MAYOR HUBBARD: Yes.

17 MS. PHILLIPS LOTH: That's one of the other
18 things.

19 TRUSTEE ROBERTS: Which I'm sure we could do.

20 MAYOR HUBBARD: Okay.

21 MS. PHILLIPS LOTH: In the month time frame, I
22 don't necessarily think that those things would
23 actually get done in a time frame I could comply with
24 Suffolk County Board of Health.

25 MAYOR HUBBARD: Okay. So, if everybody --

1 MS. PHILLIPS LOTH: So I think the honest -- I
2 would ask for Fifth Street Beach.

3 MAYOR HUBBARD: Why don't we try Fifth Street?
4 I mean, there's parking down there, there's room. So
5 I'm sure we're going to get other comments on this,
6 but, I mean --

7 MR. SWISKEY: Damn right you are.

8 MAYOR HUBBARD: Consensus that we try to do.

9 TRUSTEE PHILLIPS: Yeah.

10 TRUSTEE MARTILOTTA: I think so.

11 MAYOR HUBBARD: Okay.

12 TRUSTEE PHILLIPS: I think that's our only
13 option.

14 MAYOR HUBBARD: All right. We'll get back to
15 you. We'll put something up on the agenda to decide
16 what we want to do, and we'll go with discussionS and
17 see what we can work out.

18 MS. PHILLIPS LOTH: Okay.

19 MAYOR HUBBARD: I'm in favor of trying to help
20 you find a location.

21 TRUSTEE MARTILOTTA: Absolutely.

22 MS. PHILLIPS LOTH: Okay.

23 MAYOR HUBBARD: I think that's the consensus,
24 everybody wants to try to --

25 MS. PHILLIPS LOTH: Thank you.

1 TRUSTEE ROBERTS: Thank you for all your
2 efforts, appreciate it.

3 MAYOR HUBBARD: Okay? All right. Thank you.

4 Okay. Report from Committees. I'll start with
5 Audit Committee. We met, we went over a lot of
6 stuff.

7 The yearly bids, we discussed that again. That
8 was going to be done two months ago. It didn't get
9 done with other things happening.

10 The yearly bids, did Robert give you the list?

11 CLERK PIRILLO: (Shook head no).

12 MAYOR HUBBARD: Not yet, soon.

13 MR. GAFFGA: No, he did not.

14 MAYOR HUBBARD: All right.

15 MR. GAFFGA: I know and I recognize that he's
16 pretty much prepared, but --

17 MAYOR HUBBARD: Right, okay. All right. I
18 will follow up with the Treasurer to make sure that
19 they go out for the newspaper for the following --

20 MR. GAFFGA: I'll speak with him tomorrow
21 morning and try to figure out what's going on.

22 MAYOR HUBBARD: Yes, right, just so we can get
23 those out, because, before we do it and get them
24 back, it's going to be another year. So we discussed
25 that.

1 We also discussed the Baymen's Dock, moorings,
2 Railroad Dock and everything else, and we're going to
3 be working on setting up a new application for it
4 that outlines exactly what everybody has to have,
5 what they need to have. A few more questions have
6 come up this week with that that the Clerk asked me
7 about. So we're going to get that new application
8 together, and Audit Committee would review it first,
9 see that we're all happy with it, and it should
10 explain everything. And, hopefully, that all clears
11 up everything, everybody knows exactly insurance
12 requirements, everything, the amount of rent, all of
13 that, you know.

14 TRUSTEE PHILLIPS: Because at Audit, I know
15 that Trustee Roberts made reference to the code, but
16 we -- Local Law No. 1 added a few changes to the
17 insurances, and so -- and I happened to notice that
18 the majority of the boats at the Railroad Dock do not
19 have water pollution insurance.

20 TRUSTEE ROBERTS: Auto pollution insurance?

21 TRUSTEE PHILLIPS: Water.

22 TRUSTEE ROBERTS: Water pollution.

23 TRUSTEE PHILLIPS: There's only one boat that
24 has it. So I think when she's doing the update, I
25 think perhaps she needs to perhaps reach out to

1 everyone with a list of what needs to be --

2 MAYOR HUBBARD: Yeah. No, we will. And it's
3 also -- instead of everything being kept at the
4 Marina Office, it's going to be coming back to the
5 Clerk's Office, so everything is handy in Village
6 Hall, with the applications. The checks and
7 everything will be done in Village Hall, instead of
8 going --

9 TRUSTEE PHILLIPS: Right.

10 MAYOR HUBBARD: -- through the Marina Office,
11 with the change in staff and people not there, and
12 everything else. And a lot of times they're not
13 there during the winter when people are applying and
14 doing this stuff. So it will all be done in the
15 Clerk's Office with a master file for all that, and
16 we'll be pursuing that and staying on top of it.

17 TRUSTEE PHILLIPS: Right.

18 TRUSTEE ROBERTS: In the very short term, can
19 we just make sure that every boat on our docks has
20 the proper insurance, because there were a couple
21 that didn't have documentation.

22 MAYOR HUBBARD: Yes.

23 TRUSTEE PHILLIPS: Well, I also believe we have
24 long vented. The Village Attorney has to write a
25 letter to them.

1 MAYOR HUBBARD: That one, and the other boats
2 have not reapplied for the year, so they're not
3 tenants anymore from us.

4 TRUSTEE ROBERTS: Okay. If the boat shows up,
5 we have to write a letter, right?

6 TRUSTEE PHILLIPS: No, no. It was issued a
7 permit. It was issued a permit.

8 TRUSTEE ROBERTS: Oh, yeah, you're right.

9 TRUSTEE PHILLIPS: If it was issued a permit,
10 it is required to have that coverage, so --

11 TRUSTEE ROBERTS: Even if they're not here.

12 TRUSTEE PHILLIPS: Right.

13 MAYOR HUBBARD: Unless he says, "I'm not coming
14 back."

15 TRUSTEE ROBERTS: Yeah, revoke the permit.

16 MAYOR HUBBARD: And revoke the permit. And he
17 doesn't have a permit, and then he has to reapply if
18 he does come back with the proper insurance, that's
19 all.

20 TRUSTEE ROBERTS: Sounds good.

21 MAYOR HUBBARD: I think that was --

22 MR. PROKOP: Can I just make a suggestion?

23 MAYOR HUBBARD: Yes.

24 MR. PROKOP: I think the letter should go out
25 fairly automatically from the Village. Can I get the

1 language to the Village and have it come from the
2 Village?

3 MAYOR HUBBARD: Sure.

4 MR. PROKOP: Or do you want me -- I mean,
5 unless you want --

6 MAYOR HUBBARD: No. It should come --

7 MR. PROKOP: I might send like the second or
8 third letter.

9 MAYOR HUBBARD: No. The original letter should
10 come from the Village. I mean, work on the wording,
11 give to the Clerk. I'll sign it and send it out.

12 MR. PROKOP: Yeah. I mean, I don't mind
13 sending it, but, I mean, it should just go --

14 MAYOR HUBBARD: It should be coming from the
15 Village Board, yes, because we're in charge of that,
16 not just -- not putting it all on you.

17 MR. PROKOP: I mean, the second or third letter
18 will come from the Attorney.

19 MAYOR HUBBARD: If nothing happens from it,
20 then you'll take action and follow up, okay?

21 I believe that's all we had at the Audit
22 Committee. Is there anything else?

23 TRUSTEE ROBERTS: The fuel. There was like an
24 open question with the fuel.

25 MAYOR HUBBARD: Right, but I think Paul

1 answered it. That's -- it's not just diesel, it's
2 diesel and gasoline.

3 MR. PALLAS: And gasoline.

4 MAYOR HUBBARD: It's both, both tanks.

5 MR. PALLAS: Yes.

6 TRUSTEE ROBERTS: And then there was a question
7 about the cards and who has the cards. And are the
8 cards going to be by the vehicle or by the person?

9 MAYOR HUBBARD: Right. I think once we get the
10 system here and see how the system is actually going
11 to work, we're going to set that up. Go ahead

12 MR. PALLAS: I just don't know the answer to
13 that, Doug. I know there is a system, I just haven't
14 looked at the spec that carefully.

15 TRUSTEE ROBERTS: I think Robert said we had to
16 choose one or the other, and then it's -- that's a
17 problem for the fire -- if we choose by the person,
18 that's a problem for the Fire Department. I can't
19 remember, anyway, but we'll deal with it next month.

20 MAYOR HUBBARD: Yeah. And we'll have to see if
21 we can split it up, if the Fire Department can be
22 done by vehicle, you know.

23 TRUSTEE ROBERTS: That was it, yes.

24 MAYOR HUBBARD: Yes. Because you have multiple
25 drivers of different pumpers and ambulances. You

1 never know who's going to be in it. So if only guy
2 has the key card, it's going to be a problem with
3 them refueling.

4 MR. PALLAS: Okay.

5 MAYOR HUBBARD: We'll work that out once the
6 system -- once they're actually starting on it. Once
7 it's there, we'll find out what the software is and
8 see what we can do and we'll try to accommodate both.
9 I'll be meeting with the Chief to do that.

10 Okay. Code Committee, we had discussion. I
11 was there for three-quarters of the meeting. I had
12 to leave. I didn't see the tail end of the meeting,
13 but we discussed short-term rental permit law. I
14 know the draft came around. There was a lot of
15 discussion on it. Another proposal, Joe was going to
16 rewrite changes and stuff we discussed that day with
17 it, and that's about as far as that went. And that
18 was the only topic we brought up that day, okay?

19 TRUSTEE PHILLIPS: It was mostly -- by the time
20 we ended the conversation, the Code Committee itself
21 came to a general consensus that they wanted to take
22 the B&B code as currently, which will work into us
23 sending the other B&B code back to the Code Committee
24 to see if that is a vehicle that would be available
25 for short-term rental permitting. Or they wanted to

1 take a look at the current rental permit law and
2 change the exceptions that are in there, as far as
3 taking a discussion on reviewing the exemption for
4 the 29 days or less, or for the seasonal, or four
5 months or less.

6 They felt comfortable in the fact that what had
7 been presented to them for the first round for the
8 Village Attorney was just not going to work. That's
9 the general consensus.

10 MAYOR HUBBARD: Okay. All right. That's all
11 we have under Committees.

12 Discussion: The Lease Option Agreement from
13 Global Common. So we all have a copy. I believe
14 there's copies out there for the public. It's been
15 posted and all. At this point, I'll just ask if the
16 public wants to comment at all on the Global Common
17 lease.

18 MR. SWISKEY: I'm getting old.

19 MR. SALADINO: There's a surprise.

20 (Laughter)

21 MR. SWISKEY: William Swiskey, 184 Fifth
22 Street.

23 You really have to do this George, you know.
24 It's like five or \$700,000 a year into the Village
25 coffers. You could dedicate \$250,000 a year for the

1 next 20 years for road and sidewalk maintenance out
2 of that rent. I mean, the Village rate is
3 approximately one million dollars by taxes, all
4 right? So what you're looking at -- and then it has
5 other monies comes in for rent. So what you're
6 looking at here is like, God, 50 to 60% increase in
7 money that you don't have to tax for.

8 It has so many benefits, the not to do it would
9 be just silly. In other words, it's like -- it's
10 like the Hawkeye plant. I can tell you from
11 experience that, oh, it's going to make noise, it's
12 going to make -- you ride by there, you don't even
13 know that there's a power plant there, unless you
14 really sit -- and it's been running pretty steady
15 this summer. Unless you look at the heat plume
16 coming out, that's the only indication you got --
17 it's rolling, besides the tanker trucks bringing fuel
18 in. So I would urge the Board, it's a no-brainer.

19 MAYOR HUBBARD: Thank you. Any other comments
20 on the Global Common?

21 MR. SALADINO: Yeah. John Saladino, Sixth
22 Street. Has the Board -- I'm in favor of this
23 project, I have been from the start. I think you all
24 know that. So I would ask you, what am I missing?
25 What's the negative stuff? Obviously, nobody here

1 wants to say what they don't like. What do you guys
2 know? What do you know about the negative stuff?
3 Are you willing to share with us what the complaints
4 on the other side of the coin are?

5 MAYOR HUBBARD: Really, John, I haven't
6 received any complaints from other people. People
7 were concerned about the --

8 MR. SALADINO: With concerns, not complaints.

9 MAYOR HUBBARD: Concerns. I really -- I
10 haven't had any. Everything's been pretty positive
11 on it. Some people were concerned about the
12 environment and all and the effects of the
13 environment. But the new standards that are in place
14 at power plants are so clean compared to what they
15 were 20, even 10 years ago, that it's a really clean
16 plant. And the EPA wouldn't allow them to build it
17 if it was going to be a gross polluter. And so,
18 really, I've heard no negative complaints or comments
19 from anybody, I haven't myself.

20 TRUSTEE ROBERTS: (Raised hand).

21 MR. SALADINO: Go ahead, you don't have to
22 raise your hand.

23 TRUSTEE ROBERTS: Okay. Well, you have the
24 podium. I'm asking if I can share.

25 (Laughter)

1 I have heard -- yeah, I have heard concerns
2 about just building another power plant in town in
3 general, and we don't want to become a power plant
4 factory for people. And what I've said is we're not
5 building a power plant right now, we're signing an
6 option agreement to build one if this guy gets his
7 grant, gets his RFP. And then we're going to do an
8 Environmental Impact Study. And I tried to negotiate
9 it pretty strenuously to the Board that we should
10 have -- or asked George to negotiate that we get to
11 choose who does the impact study and they pay for it,
12 so we're protected.

13 MR. SALADINO: Yeah, okay. No, but that sounds
14 reasonable. The only thing that I find
15 semi-unreasonable is what's the downside to having
16 the second -- well, actually, it would be the third
17 now.

18 MAYOR HUBBARD: Third.

19 TRUSTEE MARTILOTTA: Third.

20 MR. SALADINO: Well, the first one since like
21 1898. Does that actually count?

22 MAYOR HUBBARD: 1887.

23 TRUSTEE PHILLIPS: 1887.

24 MR. SALADINO: But what's the downside to
25 having three of them, especially if you don't know

1 it's there? I mean, you said do we want to be known
2 as having three power plants. Is that something
3 that's important to us, that we're known -- I mean,
4 is that detrimental to the reputation of the Village?

5 TRUSTEE PHILLIPS: No, but the Hawkeye lease at
6 some point does run out. What year did he say the
7 Hawkeye lease ends?

8 MAYOR HUBBARD: The PPA runs out in 2018.

9 TRUSTEE PHILLIPS: 2018, the PPA with Global --
10 Hawkeye's PPA runs out in 2018 -- I mean -- you know
11 what I'm saying. Anyway, they could very well say
12 they don't want to do the plant anymore. They may
13 dismantle it and move on, so we may not get that
14 income. So to create the second one coming in -- and
15 it is an option. It's not an actual lease, it's --
16 you know, it's an option, which has confused a lot of
17 people. That's the only questions I've had is the
18 difference between the options and the lease. But I
19 think we're looking towards the future of generating
20 another form of income if Hawkeye should decide not
21 to re-up in that time period.

22 MR. SALADINO: You're kind of making my case.

23 (Laughter)

24 But unless there's -- you guys know, I'm a
25 two-sides-of-the-story guy, and we only hear the good

1 stuff here, because maybe the people that are against
2 it don't want to come and speak. But, you know, I
3 think you -- if there are people out there, maybe you
4 should put it on the website and solicit those
5 comments, so we can see what -- you know, because we
6 don't see everything, you know.

7 MAYOR HUBBARD: Yeah. I mean, we would have to
8 have public hearings. It's been in the newspaper.
9 We've discussed it. It's been on the website for a
10 couple of weeks. I believe it's been a couple of
11 weeks now. So, I mean, you know --

12 MR. SALADINO: Well, you know as well as I do
13 that people are more inclined to voice their opinion,
14 not anonymously, but via email or through a website,
15 as opposed to stand up here. You know, not everybody
16 is like some of us who don't have a problem standing
17 up here.

18 MAYOR HUBBARD: Okay.

19 MR. WINKLER: Nothing else better to do.

20 MR. SALADINO: Thank you.

21 MAYOR HUBBARD: Thank you. Mr. Corwin was
22 standing up. Sorry.

23 MR. CORWIN: I couldn't understand a word that
24 that woman said. Maybe you guys did, but that's
25 besides the point.

1 I looked at the overall timetable for the
2 project, which is in Section 2.9, and nowhere does it
3 mention even looking into this question, let alone
4 executing the steps that need to be taken in order to
5 make this a legally permissible project.

6 The other dimension of this is, and I said it
7 at the time a month ago, with respect to the previous
8 project, with the now Hawkeye project, I said that I
9 would bet money, marbles or chalk that no act of the
10 Legislature was obtained in that situation, and,
11 indeed, that is the case.

12 So you need to be in contact with the State
13 Government, specifically the Attorney General and the
14 Parks Commission, with regard to getting legislation
15 underway, because it's not something you're going to
16 get in 30 days.

17 Another dimension of it, and I know it appears
18 to have been addressed, but there was concern
19 expressed some time ago about the fact that the
20 Hawkeye, who succeeded the Global Common as the owner
21 of the existing project, proceeded to seek tax
22 certiorari to reduce the tax assessment on that
23 project, and, frankly I don't know the outcome of it,
24 or whether it has even been completed. But at the
25 time, at the public meeting a couple of months ago,

1 Mr. Foxen said that he would agree that he'd be
2 willing to include language that they won't challenge
3 the assessment. Well, I read the agreement pretty
4 carefully, and if I look at Section -- bear with me
5 please. If I look at Section 5.2, Global Common has
6 agreed not to challenge the assessment on that
7 property for a period of only five years.

8 Now, Section 5.3 appears to be an attempt at
9 some kind of a savings clause that says that even if
10 Global Common gets a reduction in the taxes, they
11 still have to pay the base tax amount. But my
12 question is this: Has the Hawkeye transfer resulted
13 in a tax cert that's going to cost the Village money?
14 I don't read in this contract, this agreement.
15 Granted, it's an option, but you know it's going to
16 morph into a lease on essentially the same term. It
17 states that that's the intent of the fact. But you
18 know that there is nothing in there that I can read
19 that says that a Hawkeye successor to the proposed
20 plant is not going to be able to do the same thing.

21 So I think you need some more adequate
22 protection on the downside of a tax cert situation,
23 and hold Global Common's feet to the fire on what
24 they originally promised, and that is no challenge to
25 the tax assessment, period. Thank you.

1 MR. PROKOP: So the language in the -- the
2 language in the agreement or the understanding is
3 that there will not be a challenge for five years
4 after the plant is completed, and the assessment is
5 on the completed plant. And then after that, if
6 there's any reduction refund due, it will be pay --
7 it would be payable over five years. However, any
8 reduction in taxes is replaced -- any reduction in
9 taxes that could occur in the future is replaced by a
10 PILOT payment, so that the total, the total payment
11 in any year of combined taxes and PILOT will not be
12 less than the prior year's taxes. So that,
13 basically, the tax -- the payment that we will
14 receive will not go down.

15 MAYOR HUBBARD: Okay.

16 TRUSTEE PHILLIPS: This for the Village?

17 MR. PROKOP: For the Village, not the --

18 TRUSTEE PHILLIPS: Village of Greenport taxes.

19 TRUSTEE ROBERTS: Right.

20 MR. PROKOP: Not for the Town, for the Village.

21 MAYOR HUBBARD: Right. So could the wording on
22 that just say and/or successors?

23 MR. PROKOP: Successors and assigns, yes.

24 TRUSTEE PHILLIPS: Would that be in the lease?
25 That's in the lease?

1 MR. PROKOP: That would in the lease.

2 MAYOR HUBBARD: That would be in the lease,
3 right.

4 TRUSTEE PHILLIPS: Right.

5 MR. PROKOP: Yes.

6 MAYOR HUBBARD: Okay.

7 TRUSTEE ROBERTS: I know after it was said at
8 the podium, I asked the question about the parkland;
9 can you speak to that?

10 MR. PROKOP: We don't believe it's parkland.
11 We looked at the zoning. We don't believe it's
12 parkland. We looked at the map. It's exactly where
13 the -- a prior non-park use was for many years and we
14 don't believe it's parkland.

15 TRUSTEE ROBERTS: And the sewer plant and
16 Hawkeye would have the same problem if it were,
17 right?

18 MR. SWISKEY: Hawkeye is in the sewer plant,
19 that's also a plant property.

20 MR. PROKOP: I didn't analyze those properties,
21 but we analyzed this property.

22 MAYOR HUBBARD: Okay. Anybody? John, did you
23 want to say something?

24 MR. WINKLER: John Winkler, 175 Fifth.

25 I know this proposal is based on them getting

1 approval to get lines across to Shelter Island, and
2 I'm seeing that they're proposing --

3 MR. PROKOP: It's based on a successful -- I
4 didn't mean to interrupt you.

5 MR. WINKLER: It's okay.

6 MR. PROKOP: I think it's based on a successful
7 RFP.

8 MR. WINKLER: Okay.

9 MR. PROKOP: I don't know if exactly that cable
10 is a condition, but it's based on a successful
11 selection of an RFP process.

12 MR. WINKLER: Which means what? Can you
13 explain that to me, what does that mean?

14 MR. PROKOP: There's an outstanding RFP that's
15 identified -- Request for Proposals by PSE&G
16 that's -- that they're going to apply for, submit a
17 proposal for. And then if they're selected as the
18 successor, that triggers the lease.

19 MR. WINKLER: Okay.

20 MR. PROKOP: Excuse me, not the successor. If
21 they're selected as the successful proposal, then
22 that triggers the lease obligation.

23 MR. WINKLER: Okay. One of the proposals is
24 going across Fifth Street to Shelter Island?

25 MAYOR HUBBARD: No, that's a different project.

1 MR. WINKLER: That's a different thing?

2 MAYOR HUBBARD: Yes.

3 MR. WINKLER: Okay. Where is that? How is
4 that -- where is that from, then? What part of the
5 -- what project is that, then, that it talks about?
6 I thought it had to do with them.

7 MAYOR HUBBARD: No.

8 MR. WINKLER: No? Because they weren't
9 successful in the other location, now they want to
10 move it to Fifth Street to do that proposal across to
11 Shelter Island?

12 MAYOR HUBBARD: That is the -- I'll discuss
13 that when we get into my report. That's a completely
14 separate project. It's PSE&G, but it's a different
15 project.

16 MR. WINKLER: Okay. So it's not connected with
17 this?

18 MAYOR HUBBARD: No. They'll probably end up
19 using if it ever goes through, but --

20 MR. WINKLER: Okay.

21 MAYOR HUBBARD: -- right now, they just want to
22 build the plant, and then it's up to them to use the
23 existing power lines or feed it around through
24 Riverhead, whatever. That's --

25 MR. WINKLER: I apologize for my confusion. I

1 thought --

2 MAYOR HUBBARD: That's fine, no problem.

3 MR. WINKLER: Thank you.

4 MAYOR HUBBARD: Okay. Is there any other --
5 anybody else from the public who wants to say
6 anything?

7 (No Response)

8 All right. Any Board discussion on it?

9 TRUSTEE PHILLIPS: No, we're done.

10 MAYOR HUBBARD: Okay.

11 TRUSTEE PHILLIPS: Let's just move on.

12 MAYOR HUBBARD: All right. At this point,
13 I'll -- I got paperwork here.

14 All right. I'm going to offer a resolution
15 approving the attached Option Agreement, dated August
16 12th, 2015, between the Village of Greenport and
17 Global Common, LLC for the lease of a specified
18 parcel of property owned by the Village of Greenport
19 for the purpose of developing a peaking electric
20 power plant, and authorizing Mayor George W. Hubbard,
21 Jr. to sign and execute the attached Option Agreement
22 between the Village of Greenport and Global Common,
23 LLC as stated in the Option Agreement. This Option
24 Agreement and the proposed lease are subject to
25 completion of a proper SEQRA review. I so move.

1 TRUSTEE PHILLIPS: Second.

2 MAYOR HUBBARD: All right. I'll ask the Clerk
3 to call the roll on the vote.

4 (Roll Call Vote by Clerk Pirillo)

5 TRUSTEE ROBERTS: Aye.

6 TRUSTEE MARTILOTTA: Aye.

7 TRUSTEE ROBINS: Aye.

8 TRUSTEE PHILLIPS: Aye.

9 MAYOR HUBBARD: Aye.

10 CLERK PIRILLO: Thank you.

11 MAYOR HUBBARD: All right. Thank you. We'll
12 forward that to Mr. Commons, and we'll sign it, and,
13 hopefully, he wins the RFP. If he doesn't, then it's
14 been a lot of work for nothing, but we'll see what
15 happens.

16 TRUSTEE PHILLIPS: And it's an opportunity.

17 MAYOR HUBBARD: Right.

18 TRUSTEE ROBERTS: And our negotiation increased
19 the revenue significantly to the Village, so --

20 MAYOR HUBBARD: Yes, it effects us with taxes
21 and everything else. A lot of -- a lot of work.

22 TRUSTEE MARTILOTTA: Thank you.

23 MR. PROKOP: There's a number -- there's a
24 number of opportunities of revenue that are very
25 strong, very opportunistic for the Village, it's not

1 just the lease.

2 MAYOR HUBBARD: Okay. All right. That's it.
3 All right. Report from Mayor and Trustees. We'll
4 start with Trustee Phillips.

5 TRUSTEE PHILLIPS: Oh, okay, thanks. I'll be
6 short. A couple of things.

7 First of all, I've been working with the
8 Clerk's Office, with Sylvia and Jeanmarie, in
9 reviewing the IQM2 system that we've already
10 purchased. And we have a lot of expanding
11 possibilities where we can actually get to the
12 Planning Board, the Zoning Board, the Historic Board
13 into the system to generate the agendas, to keep up
14 with the minutes, to have it accessible to the public
15 on the website, similar to what we're currently doing
16 with the Village Board at the moment.

17 What Jeanmarie and I are doing is we will be
18 going up to Southold to meet with -- with --

19 CLERK PIRILLO: Clerk Neville.

20 TRUSTEE PHILLIPS: Yeah, Clerk Neville --
21 sorry, it's been a long day -- and her Assistant,
22 Lloyd, to see how they're dealing with the system
23 currently. It also may have actual checks and
24 balances, which will assist with the new procedure,
25 with the permitting that's going on, where we're

1 exploring -- part of the problem, they have a task
2 module that will actually have the managers going in
3 and they're updating the projects. So from a
4 resolution, they're updating to give us, because we
5 have access to it, and see what's going on, okay?
6 That's the one thing.

7 The other thing that I've been working on is
8 with the Village Treasurer. A while ago, I had
9 mentioned that I was reviewing the financial
10 statements and discovered that our Community
11 Development funds that were for previous affording
12 housing projects are now starting to come in as
13 houses are building sold.

14 We, as a Village, were given a piece of
15 property at the end of Johnson Court, Webb Street,
16 that we are still the deed holder, the titleholder.
17 But the County had a restriction on it, that we were
18 supposed to turn that into an affordable house within
19 three years.

20 I happened to meet up with Legislator Krupski
21 and his Assistant, Cathy Stark, and started from one
22 end. I know that Attorney Prokop has started from
23 the other end to try to reestablish that, so that we
24 can actually move forward and try to do something
25 with that with the CDBG monies that's coming up in

1 February. But we do have money to -- if it's clear
2 title to us, to the Village, as the County hasn't
3 taken it back yet, be able to demolish it, so that
4 it's an unsafe building that is now gone, that
5 becomes a vacant lot. So that's some of the things
6 we've been working on.

7 I'm assuming that Jill Nikoloff is due in back
8 in her office next Monday and she'll be able to give
9 us better information as to what's going on.

10 I have a question about Clark's Beach. I was
11 hoping that perhaps in the next budget period we'd be
12 able to try and look into reopening that beach area
13 for Village residents. I don't know if it's
14 possible. I've had several people ask me about that,
15 to be able to go up on the Sound and swim at the
16 Sound or go down to the beach. I know it's been
17 gated up for a while, but I've seen a fair amount of
18 cars out there. So I'm not sure if somebody's
19 accidentally using it, or if the Dive Club is there or
20 what. But I've seen -- somebody is fishing. But I
21 see a lot of vehicles there over the weekend, so I
22 don't know if they're going around the fence, okay?

23 I also would like to be able to attend the
24 September Transportation Committee Meeting with our
25 representatives from the Village to discuss some type

1 of a solution to the North Ferry. I'm not sure if
2 that's something you were intending on doing or -- I
3 know that Bridg mentioned that he's going to
4 be showing up to that meeting trying to fix some of
5 his problems. Are you going --

6 MAYOR HUBBARD: I wasn't planning on going. I
7 hadn't heard anything about that.

8 TRUSTEE PHILLIPS: Okay. Well, I would like to
9 attend, because I'm pretty familiar with some of the
10 issues that go on down in that area as far as the
11 traffic, and the confusion, and the congestion. And
12 I would just like to participate, and if the Board
13 would approve that, you would approve it.

14 TRUSTEE ROBERTS: Is that a County committee?

15 TRUSTEE PHILLIPS: No, that's the Southold Town
16 Transportation.

17 TRUSTEE ROBERTS: Town Transportation. Yeah,
18 at least somebody go.

19 TRUSTEE PHILLIPS: I believe Derryl is the
20 representative, is he not?

21 MR. PALLAS: Derryl or I.

22 TRUSTEE PHILLIPS: Okay.

23 MR. PALLAS: Yes.

24 TRUSTEE PHILLIPS: I'd like to go along with
25 you when you go, okay?

1 MR. PALLAS: Okay.

2 TRUSTEE PHILLIPS: I also would like to -- we
3 have the Liaisons to the Town of Southold, and I know
4 that I spoke to you, that this was something that we
5 would like to -- I'd like to present an issue, that I
6 would like to be able work with the other Legislators
7 at budget time for the Town right now to try and
8 perhaps come up with some mutual agreement for Harbor
9 Master services, or for TCO, or whatever other topics
10 dealing for next year. I think they're in budget
11 mode right now. I know I had mentioned it to Chief
12 Flatley and he said this is the time to discuss it.
13 So those -- that's something that I would like the
14 Liaison to start the conversation and bring it back
15 to the Board, if it's okay. Okay?

16 The Halloween Parade, I've already mentioned
17 that one.

18 TRUSTEE ROBERTS: I'm sorry. Can I ask you a
19 question on the Town Liaison? If they -- if they
20 budget for a TCO, does the TCO report to the Mayor or
21 The Town Supervisor?

22 TRUSTEE PHILLIPS: That's something I have to
23 find out.

24 TRUSTEE ROBERTS: Yea.

25 TRUSTEE PHILLIPS: And that's part of the

1 questions. I also checked with the Assessor's
2 Office, because at one point, because we had our own
3 Police Department, the amount of tax dollars was a
4 different rate. We do as a Village pay 100% for
5 Southold Town Police Department, so I do believe that
6 we should perhaps get a little more 100% services
7 here.

8 TRUSTEE ROBERTS: Here-here.

9 TRUSTEE PHILLIPS: So that's one of the goals,
10 okay? So you, Jack and I are going to be --

11 TRUSTEE MARTILOTTA: I like it.

12 TRUSTEE PHILLIPS: -- moving forward with that.

13 MR. PROKOP: I missed it in my report, and I'm
14 sorry, you reminded me, but I wanted to say that I
15 get in my office a -- every time a parking ticket is
16 written by the Southold Town Police, I get a fax from
17 the Police of the ticket so I can keep track of it
18 for court. And it's -- in the last -- since the
19 Chief was at our hearing, was at our meeting and we
20 spoke to him, it's gone up dramatically.

21 MAYOR HUBBARD: Yes.

22 MR. PROKOP: A number of -- it has really gone up.

23 TRUSTEE ROBERTS: That's great.

24 MR. PROKOP: Really significantly.

25 TRUSTEE PHILLIPS: I think our communication

1 needs to -- another resolution, and I've been asking
2 this since I've been on the Board, and I'm now asking
3 for a resolution to start to review and renegotiation
4 for the management agreement with the Maritime
5 Museum. I would like a resolution voted up or down,
6 whatever. I've asked for it for many, many years. I
7 think it's time. We've put money into the building
8 in the last year. And in reviewing their nonprofit
9 status financial reports online, they are well --
10 well healed, okay? So I think it's time that we had
11 a discussion with them.

12 The other thing is I would like -- I spoke to
13 the Assessor's Office in the other conversation, and
14 he reminded me, Paul, that the building permits that
15 have been going on for the last year within the
16 Village, that some of them need to be sent to him so
17 that they could start the reassessment process. I
18 understand last year they all went in at the last
19 moment, and this year I am just giving you a reminder
20 that he really would like to get them so he can start
21 in September and October reviewing the properties in
22 the Village of Greenport. They need to be
23 reassessed. And since our tax base is built on a lot
24 of tax dollars, it would be nice to see some of that
25 revenue come in towards our budget, okay?

1 And then the other, the last thing I have is
2 this is an email that I sent out to everyone, and I
3 am -- seriously want to see a report dealing with our
4 light plant. The question of the engineer,
5 contractor and the previous Director of Utilities'
6 performance at the light plant has been a topic since
7 2007. I am requesting that perhaps an overall review
8 of the Board from the management staff dealing with
9 what is completed, needs to be finished, what has to
10 be started, the accounting to date, as well as legal
11 issues. I expect this type of report to present a
12 clear picture of the situation to us, as well as the
13 public.

14 I understand completely that past information
15 is needed to deal with the present situation to move
16 this project along to a future completion. I also
17 expect to see included at some point in our Board
18 discussion a plan for the Village management to
19 maintain this asset from neglect that previous
20 administrations, in reviewing their funding, will not
21 take place again. We could continue with the
22 item-by-item discussion for each one of us. In my
23 opinion, this type of overview will set a records
24 baseline on light on the plant upgrade that will be
25 helpful to the public and future Boards, and that's

1 what I'm asking for. And that's it.

2 MAYOR HUBBARD: Okay. Thank you. Trustee
3 Robins.

4 TRUSTEE ROBINS: Okay. I was going to talk a
5 little bit about the transformer testing, but Paul
6 pretty much covered most of what I was going to
7 discuss there, so I'll just go on to a couple of
8 things on Tall Ships.

9 I think everybody's seen the report now showing
10 the breakdown of the revenue versus the expenses,
11 that we did net approximately close to \$60,000 worth
12 of profit, so that's a good thing. I'm going to
13 basically just make a comment that I felt that the
14 event was a huge undertaking for such a small Village
15 as ours.

16 AUDIENCE MEMBER: We can't hear you.

17 TRUSTEE ROBINS: I think the event was a huge
18 undertaking for a small Village such as ours.
19 However, I think we did a fantastic job with it. My
20 thanks to the tireless efforts involved here and the
21 people who believed in this event.

22 TRUSTEE PHILLIPS: They can't hear you.

23 MR. CORWIN: Can't hear you, Julia, you got to
24 speak up.

25 TRUSTEE ROBINS: We were able to share -- yes?

1 We were able to share a unique experience to do
2 our -- and to our beautiful sailing vessels with
3 people from all over Long Island and beyond. You
4 know, whether or not we move forward with events like
5 this in the future, I do believe that we have a
6 history of doing this in the Village and that it was
7 important for us.

8 And I hope our residents feel a sense of pride
9 that our Village hosted this amazing event. It would
10 be my desire that we use the additional funds for our
11 parks and recreational facilities as a way of giving
12 back and saying thank you to Greenport.

13 Next thing I'd like to speak about is the
14 rental law. I've been talking about -- you know,
15 we've been talking about short-term rentals for a
16 year now. I haven't really weighed in on it, but I
17 do have a comment I'd like to make at this point on it.

18 I've been following the dilemma of short-term
19 rentals and Airbnb for about a year now. I've read
20 many articles, attended meetings, read letters, spoke
21 pro and con, and listened to residents express their
22 opinions. I feel that the issue is both volatile and
23 fast moving. Government does not move at anywhere
24 near the pace of internet commerce with its
25 constantly evolving business models. I think that we

1 need to be careful not to take a reflexive approach
2 to regulating this industry. My suggestion,
3 therefore, would be to take a modest approach and
4 amend our rental law in which we exempted seasonal
5 rentals of 90 days or less. By amending this, we
6 would be requiring that registration, inspection,
7 safety and occupancy regulations are required for all
8 rental types.

9 I just feel that that would be a prudent
10 approach, and not jumping in and trying to regulate
11 things that may very well have changed into another
12 format or something next year, and something that we
13 can deal with. It's something that was exempted. I
14 never thought when we did the rental law that we
15 should exempt any type of rentals, you know, that any
16 house that somebody's going to -- you know, going to
17 rent and have people living in should follow the
18 basic code, safety, fire prevention, egress, and
19 things like that. So I think that's a relatively
20 easy fix.

21 Just, oh, another item. I was invited by the
22 Southold Town Advisory Commission to speak on
23 behalf -- to speak to them on behalf of my experience
24 as both a realtor and a Village Trustee. I did not
25 accept because I thought I should run it by you

1 first. I would be going there just to -- they have
2 monthly meetings, I guess, and they asked if I would
3 be willing to come in and answer questions that they
4 had about housing. So, if nobody has any objections,
5 I would accept going to their meeting next month on
6 that.

7 MAYOR HUBBARD: Okay. Go right ahead.

8 TRUSTEE ROBINS: All right. Thank you. Last
9 thing I have is just a shout out on the park
10 renovations that have been recently completed in the
11 Village. I know that, George, you've spearheaded a
12 lot of these things. The -- over the summer, we
13 completed the fence and yard guard at the Third
14 Street Park, and just recently the basketball court
15 at Fifth Street Park. I've been down there watching
16 the boys play pick-up basketball and it's quite a
17 nice thing to see.

18 These projects were the result of over a year
19 of planning by the Village Board and staff. Even
20 though things, some good things do take time, it's
21 really, really -- it really feels good to go see the
22 children play in the park. I saw some boys playing
23 soccer the other day and they didn't have to worry
24 about their ball, you know, rolling out in the
25 street. I think the mesh on the inside of the

1 fencing creates a safety factor, but we still have
2 that nice rural character of the split rail. I'm
3 sure everybody's seen it already. The job is really
4 well done and a very inviting park right now. So
5 thank you to -- you know, to the Board and the staff
6 for getting that done.

7 I'm going to comment a little bit later on on a
8 few more things, but I'm good for now. Thank you
9 very much.

10 MAYOR HUBBARD: Okay, thank you. Trustee
11 Roberts.

12 TRUSTEE ROBERTS: Okay, thanks. So our report,
13 I mean, I think starting with the big issue for us
14 this month is the power plant and our concerns. And
15 we've talked about a bunch of it and, you know, we --
16 I think during the discussion earlier, there's
17 disagreement between that side of the table and this
18 side of the table about how critical the issue is
19 right now. And I think there's maybe disagreement
20 about whether the role of a Trustee is to ask
21 questions and try to get answers or sort of trust
22 everything that comes in. So I'm just here to tell
23 you that as long as we're on the Board together, I'm
24 going to keep asking questions and you can't silence me.

25 Now, I think, after saying all that, the

1 recommendations that Trustee Phillips made are really
2 -- the ones that we think are important, we're
3 interested in seeing this long-term plan, interested
4 in seeing the sort of history.

5 I'd like to -- I have been concerned just
6 because I've had members of this department reach out
7 to me and say they're really worried and really
8 concerned. So I'm not -- I'm concerned about just
9 sort of the overall morale, and so I want to make
10 sure we're kind of taking care of our staff, that
11 everyone's being heard.

12 So, as part of your report to us, which I'm
13 looking forward to reading, if we can talk about sort
14 of -- because I think the staffing is sort of a
15 general issue, and there's been talk of potentially
16 getting emergency help staff, either at Hawkeye, or
17 folks from the Town, or people from somewhere else.
18 I don't know this world and Mr. Pallas does. So,
19 if -- I know that if the hospital was short on
20 doctors, there's probably somewhere they could go to
21 find doctors on a short-term notice. I don't know if
22 that exists in the power plant world, but if we can
23 explore options for generating, if we need to, as
24 part of your report, but I think you're hearing from
25 both sides of the table that we'd like to hear it.

1 I think, you know, sort of what we learned in
2 investigating, I know that Jack was at the Army, what
3 I learned in investigating what happened that day
4 we've published here. It concerns me greatly that we
5 have gauges at the power plant that read different
6 things inside the plant and out at the substation.
7 It concerns me that we're not sure if we can put our
8 generators on or not. So I'm not sure whether the
9 alarms work, and I'm not sure whether we know that.
10 So I know all of this will be encompassed in a report
11 and I think we've said most of it all already. Do
12 you have anything to add?

13 TRUSTEE MARTILOTTA: Not to the power plant
14 specifically, but more in general. One of the things
15 that I -- that I find would help, I guess would be
16 the best way to put it, is, you know, I keep track of
17 emails, and as everybody does, and at times there is
18 a blistering amount. But one of the things that I've
19 been trying to do since I came on is come up with
20 what I would call -- when I'm in the Army, I call it
21 a tracker. Every event that's going on, who I
22 believe is responsible for it, when the data was
23 initiated, what actions were taken when, when
24 expected date of completion is, right? I mean, you
25 know what I'm saying?

1 TRUSTEE PHILLIPS: Right. You weren't here
2 when I said the IQM2 system, were you?

3 TRUSTEE MARTILOTTA: I just stepped out there
4 for a moment.

5 TRUSTEE PHILLIPS: Okay. That is --

6 TRUSTEE MARTILOTTA: Okay.

7 TRUSTEE PHILLIPS: That is -- to reiterate what
8 I said in the report, is that is --

9 TRUSTEE MARTILOTTA: I apologize.

10 TRUSTEE PHILLIPS: That's okay. That's
11 something that Jeanmarie and I discovered, that IQM2
12 system has some -- has some of those capabilities
13 that you're talking about, where a management staff
14 member puts a project on they have a task list that
15 you would be able, as a Trustee, to go in to see this
16 was approved, this was done.

17 TRUSTEE MARTILOTTA: Okay.

18 TRUSTEE PHILLIPS: The whole project. So
19 that's -- that was part of my report.

20 TRUSTEE ROBERTS: Does it create Gantt charts?

21 TRUSTEE MARTILOTTA: Well, I think it's kind of
22 the same idea, right?

23 TRUSTEE ROBERTS: Yeah.

24 TRUSTEE MARTILOTTA: Date initiated and the
25 movement forward. Because one of the things that, as

1 I look at this, and this was a question I had, I
2 spoke to the Mayor about it, I haven't been able to
3 get to you with -- because I'm the head coach again.

4 MAYOR HUBBARD: I heard.

5 TRUSTEE MARTILOTTA: So I'll get it for you
6 next week, I promise.

7 MAYOR HUBBARD: Okay.

8 TRUSTEE MARTILOTTA: There's like some sort of
9 a calendar for us to track going forward.

10 And if I may move off the power plant.

11 TRUSTEE ROBERTS: Do it, yeah.

12 TRUSTEE MARTILOTTA: Okay. Like looking
13 forward to the fall and into the winter. I remember
14 last winter, obviously, we all remember it was
15 brutal, you know, and we ran into some issues. We
16 couldn't get a tow truck company. We didn't know if
17 we wanted to clean people who didn't shovel their
18 sidewalks, you know, in a residential and commercial
19 area. It became something that -- you know, it was
20 very hard to address it at the time. But I feel like
21 maybe -- I feel, not maybe, I feel that we should
22 look at this now, looking forward four, five, six
23 months, this is something we could easily get online.
24 If we would like to, like it says in the code, if
25 Jack Martilotta doesn't shovel his sidewalk, you

1 know, there are ways the Village can do it, right?
2 It's clearly written in the code and we can put it on
3 the tax bill.

4 I don't know if this is something that we've
5 approached yet, and I can certainly write it up for
6 the next work session, but is that something we would
7 handle inhouse, or is that something we would be
8 looking to go and hire a -- I wouldn't even know who
9 would -- is it a landscaper with the snow, I don't
10 know. You know what I'm saying?

11 MR. PALLAS: Yeah, no, absolutely. I mean, I
12 don't know if we could possibly handle it inhouse --

13 TRUSTEE MARTILOTTA: Okay.

14 MR. PALLAS: -- during a snow event. It's
15 pretty much every available staff that we have --

16 TRUSTEE MARTILOTTA: Sure.

17 MR. PALLAS: -- we would need to do our own.
18 We would have to hire contractors --

19 TRUSTEE MARTILOTTA: Okay.

20 MR. PALLAS: -- to do that, you know. And
21 during those events, in my experience so far here,
22 it's very difficult to get -- particularly during
23 snow events, every available contractor is doing
24 private work.

25 TRUSTEE MARTILOTTA: Of course.

1 MR. PALLAS: You know, could we line up someone
2 in advance? Sure. If that's something the Board
3 wants to do, you know, we can put out an RFP and have
4 them on, you know, warm standby. You know, you'll
5 have to pay some kind of a dollar amount if we never
6 use them.

7 TRUSTEE MARTILOTTA: Of course, yeah. Of
8 course.

9 TRUSTEE ROBERTS: Yeah, put it on the tax bill.

10 MR. PALLAS: But if you never use them, if
11 everybody -- if we don't have -- you know, if it
12 snows and everybody's sidewalk is clear, you know,
13 then this person could have been doing other work.
14 So, you know, there is ways to craft the RFP, but
15 again, it's just certain -- something to think about.

16 MR. PROKOP: In order to put it on somebody's
17 tax bill, there has to be notice. So we do have a
18 nuisance law and we could shorten the notice term.
19 It would have to be -- I think that there's a due
20 process requirement that --

21 TRUSTEE MARTILOTTA: I thought we read that in
22 the code, that -- I could look it up. You know, and
23 this --

24 MR. PROKOP: Well, I'll look it up.

25 TRUSTEE MARTILOTTA: It doesn't necessarily

1 have to be this specific, that specific thing. But
2 as we look forward, right, and you were talking,
3 Trustee Phillips, about like what -- you know, our
4 role. I view that as my role, like where we -- I
5 don't know, dumb questions. Are the plows ready?
6 Are the salters in functioning capacity? You know,
7 have we ordered salt and sand? Things like that. As
8 we look forward, I think it would be incredibly
9 helpful to us as a Board, as me, personally, I do.
10 And I don't know if that would come in the form. I'm
11 more asking this of everybody at the table.

12 MAYOR HUBBARD: Yeah.

13 TRUSTEE MARTILOTTA: For me, I'm big on
14 planning. Would my trying to make a calendar that we
15 could follow? Would this be something we're better
16 off doing through the internal computer system where
17 we're just tracking projects.

18 TRUSTEE PHILLIPS: Well, I think, in all
19 honesty, and no disrespect, Paul, but your reports
20 are not as long, and, I mean, Jack's reports were
21 long. But there was a tracking on what was going on,
22 so that the Road Department would be giving us an
23 update as to, okay, this month we -- we're starting
24 to deal with the snow, the snow anticipation, you
25 know, we have to go for salt. Those are some of the

1 things that I'm not seeing in the reports anymore
2 that I used to see.

3 TRUSTEE MARTILOTTA: Okay. Used to, okay.

4 TRUSTEE PHILLIPS: And that's where I have to
5 give -- Paul's got a lot on his plate.

6 TRUSTEE MARTILOTTA: Of course.

7 TRUSTEE PHILLIPS: Okay?

8 TRUSTEE MARTILOTTA: Oh, no, this is not meant
9 to be --

10 TRUSTEE PHILLIPS: No, no. And I'm just making
11 a suggestion that the reports need to be a little
12 more revamped, a little more developed, especially in
13 dealing with the Road Department and the Sewer
14 Department, because those are the things that we do
15 need to hear about, okay, and the light plant.
16 That's why I asked for the report. The report will
17 give us the idea of where we are and where we need to
18 go. And that is what we need to get as Trustees.
19 And that's what I'm trying to say, is that, yes, we
20 need this in the reports, but we're not supposed to
21 be doing the day-to-day operations.

22 TRUSTEE MARTILOTTA: Oh, no, no. And I hope I
23 wasn't -- but what I'm saying, though, is, and this
24 is not meant to put anybody on the spot, Mr. Pallas,
25 this is certainly not my goal, but I feel that it's

1 almost reactionary as we sit here and things come up
2 month by month. And I would very much like us to
3 start pushing forward six months, simple things that
4 later in this report will come with the Carousel
5 doors. Well, quite frankly, it's going to be late
6 August. That ship may have sailed for this season.
7 But, if that's something that we start tracking out
8 now, thirteen -- to eight months, whenever, May,
9 April, May is. If that's something we put on now and
10 we actively track, then I think we have a greater
11 chance of success. And I'm not saying that your
12 department isn't doing that, but I think that if the
13 public could see that we're doing that, and that
14 we're moving forward and we're trying to accomplish
15 these tasks six months, eight months, twelve months
16 out, I think they would have more faith that we're
17 doing this, and we are. I'm sure Mr. Pallas is doing
18 all these things, but people would see that it's
19 happened.

20 And it would also, perhaps, by having some
21 public scrutiny on the fact, nobody's really thinking
22 about the Carousel doors when it's raining, when it's
23 snowing in January, that's a fact. But by having
24 some sort of chart, if it's the thing that goes in
25 the IQ --

1 MAYOR HUBBARD: M2.

2 TRUSTEE PHILLIPS: M2.

3 TRUSTEE MARTILOTTA: M2, great. If it's that,
4 that's fine. If it's an Excel spread sheet, that's
5 fine. If it's a piece of paper or a calendar, it
6 doesn't really matter. But, you know, when I look at
7 the report and it says, you know, we had 10 tickets
8 and six were resolved, yes, that is helpful, but in
9 the grander scope, where I envision us as Trustees, I
10 feel it makes it difficult for me to have a -- I'm
11 not really --

12 TRUSTEE PHILLIPS: No, no, I understand where
13 you're coming from.

14 TRUSTEE MARTILOTTA: Okay.

15 TRUSTEE PHILLIPS: Because, as I said --

16 TRUSTEE MARTILOTTA: As far as the big picture,
17 overall, where are we going to be in the next 18
18 months, it's tough for me to piece this all together,
19 perhaps as the junior person at this table.

20 TRUSTEE PHILLIPS: Because we also have a
21 capital budget that has a lot of the desires of the
22 departments --

23 TRUSTEE MARTILOTTA: Oh, sure

24 TRUSTEE PHILLIPS: -- that I don't think we
25 discuss enough. And I'm not sure if the Mayor's had

1 an opportunity to talk to the Treasurer and to Paul
2 about that stuff yet. But I --

3 MAYOR HUBBARD: The Treasurer has been asking
4 me to get together. And with his --

5 TRUSTEE PHILLIPS: Oh, okay.

6 MAYOR HUBBARD: I have time on Thursdays, he's
7 out with treatments on Thursday's and it just hasn't
8 worked out, but we will.

9 TRUSTEE PHILLIPS: But that's also a discussion
10 that takes place before the budget time for each
11 department is looking for and them dealing with it.

12 As I said, the communication and information
13 has been coming out, which is part of what I've been
14 talking to with the Village Clerk, and the Deputy
15 Clerk, is getting that information in, and that's
16 just the process. And if the IQM2, which we already
17 own, we already have the package, we're paying it,
18 can accomplish that, then that will alleviate a lot
19 of the frustrations on the part of the Trustees, on
20 the part of management, as well as the part of the
21 public.

22 TRUSTEE ROBERTS: Can we take a very simple,
23 easy project and just do a prototype, so --

24 TRUSTEE PHILLIPS: I haven't talked to the
25 company yet, okay? This was something that --

1 TRUSTEE ROBERTS: Yes.

2 TRUSTEE PHILLIPS: -- I just recently
3 discussed. And my plan is in the next month or the
4 next Board meeting is to come back with -- Jeanmarie
5 and I are going to come back with what the system can
6 do, if we have to buy another module or we have to
7 rent another module.

8 I've been reviewing their website for the last
9 two weeks, playing around with some of the stuff, and
10 I have discovered some things, which after talking to
11 the company, neither Jeanmarie nor I realized that we
12 already had that system, okay?

13 TRUSTEE ROBERTS: Okay.

14 TRUSTEE PHILLIPS: And then that would
15 encompass training on it. So, as I said, it's there,
16 we just need to take advantage of it. We've
17 already -- you know, we already have it.

18 MAYOR HUBBARD: Right. And some of the
19 discussions that I had with Trustee Martilotta,
20 talking about the calendar, we were going to start
21 off with just -- with a simple calendar. We'll move
22 into these other things, but a thing like, you
23 know -- when the ice rink came down, there was a
24 broken piece of pipe.

25 TRUSTEE MARTILOTTA: Yes.

1 MAYOR HUBBARD: And the other one got ordered.
2 Once we were putting it back together, "Oh, that
3 broke last year."

4 TRUSTEE PHILLIPS: Right.

5 MAYOR HUBBARD: So on the calendar, we're
6 looking to add that stuff.

7 This past year, we made the phone call for
8 Santa Clause. "Yeah, it's going to be taken care
9 of." The day of the tree lighting, Santa Clause
10 wasn't there, and the details --

11 TRUSTEE PHILLIPS: Right, I was there.

12 MAYOR HUBBARD: You know, it got dropped.

13 TRUSTEE PHILLIPS: Yeah.

14 MAYOR HUBBARD: So that's all part of the
15 overall calendar, doing it much more in advance, not
16 waiting until that weekend, or whatever. I think
17 that's the intention of where he's going with that.

18 TRUSTEE MARTILOTTA: That's what I'm trying to
19 get across. Thank you.

20 MAYOR HUBBARD: You know.

21 TRUSTEE MARTILOTTA: Thank you.

22 MAYOR HUBBARD: And where are we going to put
23 the sand this year? Are we going to put it someplace
24 else? Are we going to do the other things? So
25 that's all part of the calendar, that's he's going to

1 put down the stuff he has. There's a lot of stuff
2 that I have that we pass along to the Clerk, but the
3 master calendar, we've talked about that for years.

4 TRUSTEE PHILLIPS: Right.

5 MAYOR HUBBARD: It's never actually been,
6 "Where is the master calendar?" The same way, "Who's
7 off today?" "Well, we're not really sure, I think
8 there's somebody's off," for their employees. So
9 we're going to --

10 TRUSTEE PHILLIPS: Well, there's also been the
11 contracts. I have asked for years for a spread sheet
12 of the contracts and their due dates coming due,
13 because it's always, "Okay, uh-oh, we missed the
14 date," uh-oh, this. Those are some of the things.

15 MAYOR HUBBARD: Right. So --

16 TRUSTEE PHILLIPS: It's been talked about.
17 It's just -- it's now it's time to do it.

18 MAYOR HUBBARD: We're going to move forward
19 with it all, yes.

20 TRUSTEE MARTILOTTA: I'll start working on it.
21 Hopefully, we've got something to hand. I'm suddenly
22 the head football coach again, so this week
23 disappeared. But I will -- I will make sure I have
24 something for you guys going forward. I'll email it
25 in around week and start filling the dates.

1 MR. PROKOP: So the sidewalks have to be
2 cleared within 24 hours. If not, the Superintendent
3 of Highways or the Commissioner of Public Works can
4 order the sidewalk cleared, have the sidewalk
5 cleared.

6 TRUSTEE ROBERTS: Yeah, and put it literally on
7 there.

8 MR. PROKOP: But I would -- that hasn't been
9 the policy, so I would -- I think some kind of notice
10 would have to go out.

11 TRUSTEE MARTILOTTA: Well, I was just trying to
12 use that as an example, sir, as --

13 MAYOR HUBBARD: Yes.

14 TRUSTEE MARTILOTTA: You know, if that's
15 something we want to do, we would kind of have to
16 start doing it now.

17 MAYOR HUBBARD: Yes.

18 TRUSTEE MARTILOTTA: You know what I mean?

19 MAYOR HUBBARD: Okay.

20 TRUSTEE ROBERTS: The more we become a
21 second-home community, the more we've got people
22 pushing kids in strollers, and people pushing
23 disabled people in wheelchairs who have to go in the
24 street. And if we can notice to people, because I
25 think a lot of the second home people don't even

1 realize they're supposed to shovel the driveway here,
2 so they forget about us when they go to whatever
3 place they go to. So between Constant Contact and
4 sending some mail out, I think we can do something
5 good. Moving on?

6 TRUSTEE MARTILOTTA: No. That took way longer
7 than I thought.

8 TRUSTEE ROBERTS: Rental permits: Also have
9 two, two proposals for you. I'm going to start with
10 the kind of simpler one. I would like to ask the
11 Board's permission to, or blessing, to convene some
12 sort of casual conversations over coffee with Village
13 residents of all different stripes and all different
14 opinions on this. You all would be welcome to come,
15 too, but just sort of have roundtable conversations
16 with folks to gather more input.

17 I think we've had our public hearings and I
18 think we got some good in. So we've had -- we've had
19 meetings where you said, "If you want to talk about
20 short-term rentals, please come," and I don't think
21 we've gotten a ton of input at those. I think all of
22 us were talking and listening to people. The whole
23 kind of speak at the podium, it gets -- gets into a
24 little bit of -- you know, it gets sort of formal,
25 and that's okay for certain circumstances, but this

1 is a very -- I'm bringing this up, because I believe
2 this is one of the most important issues facing this
3 Board, because it has to do with the future of this
4 Village, it has to do with what this Village is going
5 to be in 5, 10, 20 years, and it has to do with the
6 very important issue of housing for the people, that
7 is affordable for the people who were born and raised
8 here.

9 And so I want to make sure that we protect
10 year-round housing. That's my main goal, year-round
11 rental housing. That's my main goal in all of this.
12 But that's my -- that's my angle on this.

13 TRUSTEE PHILLIPS: That actually was the whole
14 tone that was at the Code Committee, was that we were
15 to protect our community, to protect year-round
16 rentals, to work within making our communities
17 communities. And I, for some reason, get the feeling
18 you got a take that that meeting went a different
19 direction.

20 TRUSTEE ROBERTS: I did, but people have shared
21 this with me. I'm not trying to have that
22 conversation right now. What I'm trying to say, I'm
23 trying to come to the Board and say I am offering to
24 convene these sort of casual roundtable conversations
25 for the purpose of gathering information to feed into

1 the process. I can do that on my own and invite you
2 all, or I can do it as -- for one, you can join me,
3 and we can do it as Village Board members who are
4 just going out into the community and getting people
5 to talk to us about this issue. I don't believe
6 we're hearing everybody. So that's my proposal.

7 I'm considering something -- I've already sort
8 of put feelers out. People are really passionate
9 about this. So just sending a couple of emails out,
10 I've got 10 people, 11 people who said they want to
11 be on -- in this conversation. And I'm thinking
12 about Saturday mornings could be -- you know, buy
13 some coffee and get people together somewhere at the
14 beach, or Mitchell Park or something and talk.

15 So I can do it on my own. They can sort of
16 help me, you know, help fuel how I think about this
17 as one member of this Board, or I can do it on your
18 behalf, or one of you can join and do it, and we can
19 all do it on the Board's behalf.

20 MAYOR HUBBARD: Yeah. I mean, again, the
21 information is fine. I mean, are these people that
22 didn't come and speak to us before?

23 TRUSTEE ROBERTS: Right.

24 MAYOR HUBBARD: And was there a reason why they
25 didn't?

1 TRUSTEE ROBERTS: This is intimidating. These
2 meetings are long. And I don't know. No one's
3 physically told me why they did or did not come.
4 Some of them sent emails to people. Some of them --

5 MAYOR HUBBARD: Right.

6 TRUSTEE ROBERTS: I just think that the
7 conversations on -- right now, the conversation is
8 happening with the Code Committee, which has a couple
9 of elected people, as a bunch of people who are
10 appointed, and I worry that that committee is working
11 toward their -- their agendas, and I just think we
12 should -- my second proposal to you all is I think
13 this is so important to the community, that the
14 Village Board should take this issue back, sort of
15 thank the Code Committee for the work so far, take
16 the draft that they've got. And I think we should
17 take it on and potentially schedule a work session
18 just focused on this issue, or maybe take a
19 significant portion of next month's work session and
20 focus on the issue. And I think we need to sit
21 around the table and talk with the public watching,
22 and then potentially taking comment. And I would
23 like to see this Board write the draft of the law
24 based on input.

25 MAYOR HUBBARD: Okay. Well, there's three

1 members of the Village Board are on the Code
2 Committee.

3 TRUSTEE ROBERTS: Right.

4 MAYOR HUBBARD: Right. Well, I mean, you've
5 had comment that said it wasn't, the Village Board
6 isn't represented. There's three members that are on
7 there now.

8 TRUSTEE ROBERTS: Right.

9 MAYOR HUBBARD: Along with the Chairman of the
10 Zoning Board, Planning Board, Historic Preservation.

11 TRUSTEE ROBERTS: Right.

12 MAYOR HUBBARD: So they'll do that, having all
13 the questions, the housing. They're involved in this
14 stuff each month with stuff, so they know what's
15 going on, when someone's asking to change the B&B law
16 and that stuff. That's why those people are on that
17 Code Committee, because that's what they do, and
18 that's why they were working on this.

19 TRUSTEE ROBERTS: Right. I'm not proposing to
20 take their input out. I'm proposing that this should
21 be Village Board driven, because this particular
22 issue is so important.

23 MAYOR HUBBARD: It will be. Before -- they're
24 going to give us a draft, and then the Village Board
25 will take it up to discuss it, have a public hearing

1 on it and vote on it.

2 TRUSTEE ROBERTS: And if that draft is so -- if
3 it's so far out of line with what the two trustees
4 who were not on the Board want, then the three of you
5 either just --

6 TRUSTEE PHILLIPS: Wait, wait, wait, wait,
7 wait, wait.

8 MAYOR HUBBARD: No, that's --

9 TRUSTEE PHILLIPS: Wait, hold on a second.
10 Okay. We all participate in that and they all vote
11 on the piece of legislation. That doesn't mean that
12 when I or Jack come back here, if we do not -- after
13 discussion with the other Board Members and see the
14 other side, we have the right to say no, okay? We
15 don't have to automatically vote for it, okay?

16 TRUSTEE ROBERTS: Right.

17 TRUSTEE PHILLIPS: That's where -- that's where
18 we're doing all the grunt work, and then it's coming
19 back here to be the checks and balances for the other
20 two Trustees to see that we have taken something to
21 be fair to everyone, okay?

22 TRUSTEE ROBERTS: Right.

23 TRUSTEE PHILLIPS: So part of this is, is I'm
24 not quite sure where you're headed with it. The
25 conversations that were at the last Code Committee,

1 the group themselves were very encouraged with the
2 fact that they put away three-quarters of the ideas
3 that had been bounced to them in public hearings.
4 They're all talking to the community. I'm getting
5 emails and I get a lot of conversation with the
6 Airbnb and the short-terms and changing of the bed
7 and breakfast, we all are, okay? But the checks and
8 balances are the Code Committee discusses it.

9 Those three Chairpeople are the ones that are
10 dealing day to day with every application that comes
11 in. They're actually on the ground dealing with the
12 issues, okay? They have more of a vision of what's
13 going on in the Village than I believe we as a Board
14 do sometimes.

15 And to have that information and to have an
16 at-large member who is extremely vocal, and I
17 appreciate every comment that comes out of her mouth,
18 because she is down to earth and a Greenporter that
19 understands where we need to be as a community, and I
20 agree with her completely. But when that document
21 gets back here, we as a Board, Jack and I can turn
22 around and say -- Jack may agree with it, I may not
23 agree with it, okay?

24 TRUSTEE MARTILOTTA: Sure.

25 TRUSTEE PHILLIPS: That's the checks and

1 balances. And that to me is as important as sitting
2 here and discussing it and trying to take time away
3 from other issues that we as a Board have to do,
4 okay? There's a lot of discussion that goes on at
5 that meeting. You're free to attend it. You've come
6 to it.

7 TRUSTEE ROBERTS: I do sometimes, yup. But my
8 proposal is that -- so, if the Code Committee brings
9 us this law and it is not -- and it's one that we
10 don't like, then the process is that we send it -- we
11 vote it down, we send it back to them. So now we've
12 lost another 30 to 45 days, depending on where it is
13 in the month. And I think we could have a work
14 session here, five of us, bring those people from the
15 Code Committee, have them join the conversation. We
16 could write this law, have it be something that we
17 all think is the right thing. Based on everything
18 we're hearing, have a draft that we like, get it and
19 send it out for a public hearing and be done with
20 this in a couple of months.

21 What I worry about -- so I'm making a
22 procedural suggestion more than anything. I'm not --
23 it's not that the Code Committee can't do great work,
24 they certainly can. I just think on this issue,
25 which is so complex, I'm proposing that we take over

1 the work of drafting it and carve out the time. We
2 have it -- we can have a draft together by the
3 October regular meeting for public hearing. We
4 could -- then, if we like it, then we could vote on
5 it, and we could have this thing figured out before
6 the Christmas holiday.

7 TRUSTEE PHILLIPS: And it would be so much
8 better than the Town of Southold. Come on, everybody
9 is grappling with this. This is not just an issue
10 that is just within the Village. We have to also
11 understand that whatever we do is going to affect the
12 Town of Southold. The Town of Southold, whatever
13 they do, is going to affect us.

14 I think that -- I would like it settled, too.
15 I've heard the complaints and I've experienced some
16 of the issues, okay? But we also have a
17 responsibility to make a fair -- a fair set of
18 regulations for the community, okay? I understand
19 where you're coming from, okay?

20 MAYOR HUBBARD: Okay. Well, I mean, it doesn't
21 have to -- if the Code Committee sends it to us, we
22 don't have to send it back to the Code Committee.

23 TRUSTEE PHILLIPS: Send it back to the Code
24 Committee.

25 MAYOR HUBBARD: We could just say, "All right,

1 thank you, we're going to take over from it." You
2 know, the process has been going -- that's the way
3 it's been done in the past. They're close to an
4 agreement. You know, the draft law that's being done
5 is being written by the Village Attorney, he's going
6 to be sitting here with us also, if we're doing it or
7 they're doing. So the draft that's there, when they
8 come up with a final draft, it will come to us, we'll
9 review it, and then if we want to change it, modify
10 it, we don't have to send it back to the Code
11 Committee. There's no law, no -- nothing binding
12 that says we have to.

13 TRUSTEE ROBERTS: Right.

14 MAYOR HUBBARD: We could just take it up from
15 that point.

16 MR. PROKOP: That's the point we took.

17 TRUSTEE ROBERTS: That's what I'm here to ask,
18 so --

19 MAYOR HUBBARD: Right.

20 MR. PROKOP: That's the point we took.

21 MAYOR HUBBARD: So let's -- right. So let's
22 let them finish get the law. They're close with what
23 they have. Let them have -- finish what they've
24 done, send it to us, and then we'll take it up at
25 that point.

1 TRUSTEE ROBERTS: Can we discuss it in
2 September? Will we have it by then?

3 MR. PROKOP: No, it's up to the Code Committee.
4 They'll have a working copy at their September
5 meeting.

6 TRUSTEE ROBERTS: Okay. So --

7 MAYOR HUBBARD: We'll have the copy. I'll
8 mention it to the Code Committee that the Village
9 Board would want that, you know, you want to see it,
10 and we'll see if they're ready to put the draft out
11 and see what happens.

12 I mean, this is going on in our meeting. I'm
13 not saying that we're in the same boat as Southold,
14 but Southold has had a draft six different times --

15 TRUSTEE ROBERTS: Right.

16 MAYOR HUBBARD: -- and pulled it back each time
17 because of public comment. We've asked for public
18 comment, we've gotten all that. We have a folder
19 with all the public comment that we've gotten, and
20 they're close to having something that's ready to
21 come to the Village Board and to the public, and
22 another month to let them go do that. I think, we'll
23 tell them that we want to get it more sooner than
24 later.

25 TRUSTEE PHILLIPS: We started on the subject of

1 reaching out to the community about short-term
2 rentals long before the Town of Southold did. I
3 mean, we asked for three months straight for
4 comments, so we've all been getting them. So I
5 think, at this point, let's just finish the process
6 and move it forward.

7 As I said, you will have plenty of opportunity
8 to have it, but we all will. As I said, Jack's
9 agreeing, we may get here and just say, "Nah, we
10 didn't particularly like that, we don't think it's in
11 the best interest."

12 TRUSTEE MARTILOTTA: That's definitely a
13 possibility.

14 MAYOR HUBBARD: Right.

15 TRUSTEE ROBERTS: I hope the -- I know that
16 Michelle Schott was saying, "Please make sure it's an
17 enforceable law," so I hope you're taking that to
18 heart. I would back that up 100%.

19 TRUSTEE PHILLIPS: That's with every --

20 MAYOR HUBBARD: Right. And the 30 days that
21 was quoted in the paper, 30 days was for
22 non-owner-occupied, it was not owner-occupied. That
23 was not specified in there. That's what they were
24 talking about.

25 TRUSTEE ROBERTS: Right, but --

1 MAYOR HUBBARD: Okay. Well, I mean, it just --
2 it makes a big difference. It makes a difference in
3 it. The paper just said a 30-day minimum, a 29-day
4 minimum. That was only for non-owner-occupied.

5 TRUSTEE ROBERTS: Yeah.

6 MAYOR HUBBARD: Okay. Well, it didn't say
7 that, so when people look at that, they think we're
8 doing it for everybody and that's not the intention.

9 TRUSTEE ROBERTS: True, okay.

10 MAYOR HUBBARD: Okay.

11 TRUSTEE ROBERTS: Thank you. We should
12 probably move on. This goes back to what Jack was
13 just talking about. It's -- I think the ship's
14 probably sailed for the summer, but I feel that we
15 spend a lot of time at these meetings going over kind
16 of small stuff in the parks. I feel like we're
17 missing some of the stuff. And, you know, I'm at
18 Monday night dances, and I'm going, "Wow, it's pretty
19 dark over here." You know, little stuff that comes
20 in to me, I think people -- I can keep making these
21 lists and bringing them to you, but at some point, I
22 think we need to ask the staff to put some procedures
23 in place where they're consistently reviewing the
24 light bulbs in the -- I mean, Mitchell Park is an
25 amazing place, and for half the light bulbs in the

1 boardwalk to be out for weeks on end is just
2 unacceptable. So if you can talk with the staff, and
3 if we -- you know, if we need to get different -- if
4 we need to get somebody whose job it is to sort of
5 maintain and look out for the stuff. It just kills
6 me when I go down to the beach and I don't see a
7 lifeguard.

8 So then I'm going to interject a fun one that's
9 not in the written part of the report. I would like
10 to ask, similar to Trustee Phillips' Halloween idea,
11 mine is a little further out in the future, but
12 there's a very easy thing to do in Mitchell Park that
13 can spread a little cheer and bring a little culture,
14 is to get a bunch of high school kids coming here and
15 singing on a spring weekend when maybe people
16 wouldn't be coming otherwise. So I was going to ask
17 you all if we could host an A Capella concert in the
18 park on May 7th, or the rain date on May 8th, and
19 this would require -- the budget and everything would
20 be TVD. At this point, I think I'm asking for
21 permission to host the event in the park. It would
22 be free, open to the public.

23 We could meet all of our park policies, and
24 once I have -- basically, I'm asking for a resolution
25 to put this on. Once I have the resolution, then I

1 can come back. Then I can go raise some money. And
2 I expect this will be revenue-neutral, if not,
3 revenue-positive for the Village. But help our BID
4 members make some money on a weekend that might be
5 slow otherwise. Bring people to Greenport, make it a
6 cultural destination.

7 So do you need anything else from me to put
8 that on the --

9 MAYOR HUBBARD: Do you have the --

10 CLERK PIRILLO: (Nodded yes.)

11 MAYOR HUBBARD: Just forward, you know, times
12 and stuff.

13 TRUSTEE ROBERTS: Yeah, I'll --

14 MAYOR HUBBARD: Anything that you wanted --

15 TRUSTEE ROBERTS: Sure.

16 MAYOR HUBBARD: -- just forward that to her.
17 That's fine.

18 TRUSTEE ROBERTS: Then, you know, we've been
19 through some of these, I believe, this list of
20 outstanding -- here, do you want to?

21 TRUSTEE MARTILOTTA: Sure, no problem. The
22 scanner, thank you very much, that was awesome.

23 I believe we started to talk about the lease
24 for the Seaport Museum.

25 TRUSTEE PHILLIPS: I'm asking for a resolution

1 that it starts.

2 TRUSTEE MARTILOTTA: Well, it hasn't -- I
3 apologize. I -- thank you.

4 The MTA site, we're looking for the -- what was
5 it, Doug?

6 TRUSTEE ROBERTS: So we have the opportunity to
7 take over as -- I say this every month. And so it
8 seems that we just need to find somebody who can
9 either write a credible proposal for us to give to
10 the MTA, or this Trustee is going to find some time
11 to write the best proposal he knows how to do, but
12 he's not a landscape architect or anything like that,
13 whatever you have to be to propose to the MTA.

14 MR. PROKOP: To take over what?

15 TRUSTEE ROBERTS: The MTA told us several
16 months ago, on my first month on this Board, that "If
17 you give us a plan for that site, we will, as long as
18 you" --

19 MR. PROKOP: What site?

20 TRUSTEE ROBERTS: The MTA site, the entire
21 site.

22 MR. PROKOP: I don't know what you're talking
23 about. What do you mean?

24 TRUSTEE MARTILOTTA: Over where the train
25 station is.

1 TRUSTEE ROBERTS: Yeah, from Wiggins Street
2 south to the --

3 MR. PROKOP: The property that's subject to the
4 lease now, or something else?

5 MAYOR HUBBARD: They had four leases down
6 there. He's talking about the four leases.

7 TRUSTEE ROBERTS: Right.

8 MAYOR HUBBARD: The dock, the baggage house,
9 the museum.

10 TRUSTEE ROBERTS: And the ferry dock. And so
11 the MTA said, "Give us a proposal and we would
12 consider giving the Village total tenancy of the
13 whole site."

14 MR. PROKOP: So you're not talking about the
15 property that's covered by the existing MTA lease,
16 are you?

17 TRUSTEE ROBERTS: I am.

18 MR. PROKOP: But they already have a -- oh,
19 okay.

20 TRUSTEE ROBERTS: They would make us -- you
21 know, they would make us potentially the tenant if we
22 give them a good proposal.

23 MR. PROKOP: That proposal is already done.
24 We're just trying to figure out the property that's
25 involved. There's a conflict in the property

1 description that the MTA provided to us that they --
2 it took me a year to convince them that there was
3 a -- that there was problem with the description of
4 the property. They finally agreed that there was a
5 problem, and they want us to propose the property
6 description. I have to walk the property with Derryl
7 and Paul to make sure that we're talking about the
8 same property and then it's done. We will be become
9 the direct tenant, not the MTA.

10 TRUSTEE ROBERTS: Including the ferry dock?

11 MR. PROKOP: I'm not sure. I'm not sure if it
12 includes the ferry dock, I have to confirm. No?

13 MR. PALLAS: No, I don't think so.

14 MR. PROKOP: Okay.

15 TRUSTEE ROBERTS: It could, is what these guys
16 with the MTA -- Paul was there at the meeting, so
17 correct me if you heard something different, but --

18 MR. PALLAS: No, that was -- you know, they did
19 say if we come up with, you know, a development plan,
20 if you will, for that site, that, you know, they
21 would -- they would entertain it. That's
22 basically -- you know, I mean, it's the MTA, so when
23 they say they'd entertain it, it takes a long time.
24 But it has to start somewhere, is what you're
25 suggesting.

1 TRUSTEE ROBERTS: Yeah. And what they said was
2 keep us -- keep our monthly rent coming in at the
3 same level, and give us 50% of any parking revenue
4 you collect. And so that's the whole idea that we
5 could potentially discuss. But, you know, we need
6 somebody who's -- there's a lot of revenue potential
7 at that site, not to mention the Jitney currently
8 uses that site and pays nobody anything, which the
9 MTA guys were not happy about, I'm certainly not
10 happy about it. They're tearing up the road, tearing
11 up the lot, and they should pay like -- I mean, if
12 the ferry company has to pay, then why can't they?

13 And if we have -- if we have total control over
14 the site, then we can talk to them about who's
15 paving, who's taking care of the craters. I look at
16 that -- I walk by it often, it's my way into town,
17 and pushing the stroller with my wife, and I look at
18 it and see opportunity and revenue that we're just
19 sort of leaving -- leaving aside, and I'd like to see
20 us get proactive on it.

21 MAYOR HUBBARD: Any follow-up on the lease
22 paperwork? I know we had that.

23 MR. PROKOP: Yes.

24 MAYOR HUBBARD: The main part we were
25 discussing was the Railroad Dock part of it, that one

1 lease that we had, the other ones. I know the Train
2 Museum -- the Train Museum was looking at taking that
3 over directly, taking Suffolk County and us out of
4 it, and then leasing directly from the MTA on their
5 part of it. It was a discussion we had a couple of
6 months ago.

7 TRUSTEE PHILLIPS: Right, Right. And I think
8 they still want the discussion.

9 MAYOR HUBBARD: Yes, because I believe there
10 was four different leases down there. None of them
11 said exactly which was what, so that's what we needed
12 to clarify.

13 MR. PROKOP: Okay.

14 MAYOR HUBBARD: I think we could work on that
15 and get some information back to us.

16 MR. PALLAS: I actually met with some
17 representatives today from MTA related to the
18 Railroad Museum.

19 MAYOR HUBBARD: Okay.

20 MR. PALLAS: I got some newer -- not newer, but
21 different maps that might be helpful in this process.

22 MR. PROKOP: Yeah, I just -- my suggestion
23 would be -- I think everybody has great ideas, but my
24 suggestion would be that we coordinate it, because it
25 sounds like three different people are talking to

1 three different -- three different people in the
2 Village are talking to three different people at the
3 MTA at the same time.

4 TRUSTEE ROBERTS: I'm only taking to you, I'm
5 not talking to anyone there.

6 MR. PROKOP: Oh, I didn't mean that --

7 TRUSTEE ROBERTS: Yeah.

8 MR. PROKOP: I meant that to get just the --
9 I'm in total agreement with you. Let's just work
10 together to move it along.

11 TRUSTEE ROBERTS: Right. That's what I'm doing
12 right now.

13 MR. PROKOP: Okay.

14 MR. PALLAS: Joe and I will work together on
15 this.

16 MR. PROKOP: So two different people are
17 talking to two different people.

18 (Laughter)

19 We'll work it out. Thanks.

20 TRUSTEE ROBERTS: Thank you. The last thing I
21 wanted to ask about, Town Liaisons. And, Mr. Mayor,
22 I know you were going to potentially talk to the
23 Supervisor. The CPF money, the 2% money, there's law
24 on the books. And I've spoken a little bit with
25 Assemblyman Palumbo about this, he was the cosponsor

1 of the legislation. The CPF money, that 2% tax that
2 everyone in this Village has to pay when they buy a
3 home goes into a pot that Southold Town controls. We
4 have no control over it. But this new legislation --
5 and we have -- we don't have very many places where
6 you can preserve open space. But this new law allows
7 for it to be spent on water, on clean water, you
8 know, water pollution abatement. We have the only
9 sewer in town.

10 We know that the Town is -- they would like to
11 have more homes, have access to it, more buildings
12 have access to it, and they've got the pot of money
13 in that CPF, which could be used to expand our sewer.
14 So I would really like to see a concerted effort from
15 our Liaisons and from the Mayor, working with the
16 Town, just to get a plan together on this money.
17 This water quality problem, it gets -- we hear more
18 about it each month. There's money out there, and I
19 think from the CPF money, it may be a very simple
20 process to get the check written to expand the sewer
21 that benefits all of us, including the Town.

22 TRUSTEE PHILLIPS: Okay, because I really need
23 to read the law. And that law was passed?

24 MAYOR HUBBARD: Yes.

25 TRUSTEE ROBERTS: Yes, I think that was passed.

1 MAYOR HUBBARD: It was passed two months ago.

2 TRUSTEE PHILLIPS: Okay.

3 MAYOR HUBBARD: I haven't gone through the
4 whole law.

5 TRUSTEE PHILLIPS: And it included just the --
6 I mean, it included just the municipalities that were
7 in the original law?

8 MAYOR HUBBARD: I don't have an answer to that.
9 I haven't --

10 TRUSTEE PHILLIPS: I think, Joe, that's one
11 question. I mean, we can talk until we're blue in
12 the face, but if -- the only village that I know that
13 was involved in the CPF funding was the Village of
14 East Hampton.

15 MR. PROKOP: Yeah. I think he's talking about
16 something else.

17 TRUSTEE PHILLIPS: Is talking about -- okay.
18 All right.

19 MR. PROKOP: But the 2% money was -- the 2% law
20 was renewed. I don't what the -- I don't know if
21 there was --

22 TRUSTEE ROBERTS: There's a new law.

23 MAYOR HUBBARD: Yeah.

24 TRUSTEE ROBERTS: There's new law.

25 MR. PROKOP: I'll take a look at it. There's a

1 clean water -- there's a number of different things
2 that we could be talking about.

3 TRUSTEE PHILLIPS: Okay.

4 TRUSTEE ROBERTS: I'll forward you the email
5 from --

6 MR. PROKOP: Please, thanks.

7 TRUSTEE ROBERTS: -- Tony Palumbo. And we
8 should look -- I mean, I think, as I understand it,
9 it requires asking the Town Supervisor and Town Board
10 to spend some of that money inside the Village of
11 Greenport, or, rather, on a Village of Greenport
12 asset, the sewer. And I think we'd all be willing
13 to -- whether it's creating a special district or
14 some sort of revenue sharing, I think we'd all be
15 willing to -- if it increased the sewer capacity, we
16 know, Brewer Yacht Yard would be finally happy with
17 us and others. Everyone wants a sewer. If we can
18 work on it as a team between the Town and the
19 Village, that would be great. I just -- I would
20 really ask you all to push this issue with the Town,
21 because they control the purse strings.

22 MAYOR HUBBARD: Okay.

23 TRUSTEE MARTILOTTA: Good.

24 TRUSTEE ROBERTS: Thank you.

25 TRUSTEE MARTILOTTA: Thank you.

1 MAYOR HUBBARD: All right. Thank you. Okay.
2 I don't have a whole lot. Just John's in the back,
3 if you want to listen.

4 MR. WINKLER: Okay. Excuse me.

5 MAYOR HUBBARD: Just to let you know, I was
6 approached by three members from PSE&G about running
7 a cable, possibly running a cable to Shelter Island.
8 They talked to us about using possibly the Fifth
9 Street -- end of Fifth Street, where the Verizon
10 cable goes across and going right next to that,
11 connecting to Shelter Island. It's in the very early
12 stages.

13 I sent out a letter to the Village Board
14 members with a list of proposals that Mr. Pallas came
15 up with, the Village Attorney and myself, with some
16 early, not demands, requests for payment, rent,
17 paving roads, easements, whatever. It was a list
18 that we sent to them. They had a couple of questions
19 on what we wanted for drainage at the end of the
20 road. So Mr. Pallas was working with the Town
21 engineers to come up with a plan. So, hopefully,
22 we'll get a plan that will apply to all road ends
23 when we go to do it, but their engineers wanted to
24 see what we wanted. So, basically, it's like a
25 series of two-foot rings, or closer to salt water,

1 series of three two-foot rings connected together to
2 make a leaching system at the end of the road. It's
3 kind of a -- because you can't dig down to put a
4 12-foot ring in. So two-foot rings connected
5 together, put in six or eight, depending on the width
6 of the road ends. But that's also something, once we
7 get the design, we want to try to use that for the
8 end of Flint, Clark and Brown, where we paved and we
9 didn't put the road ends, to put something down there
10 to retain the water. So it's more a part of the
11 overall process of our MS4 plan. So he's working on
12 that to get that back to Vinny from PSE&G.

13 They haven't said no to our demands, so it was
14 a start. We'll see what happens, you know.

15 TRUSTEE MARTILOTTA: Sure.

16 MAYOR HUBBARD: They still have a lot of work
17 to go with it and everything else. But it was just,
18 you know, we threw the pie in the sky and said,
19 "Here, if you give us this, maybe we'll let you do
20 it," you know.

21 So that's where it's at, John, you know. So
22 they had to do something with Shelter Island.
23 Shelter Island themselves said no to a power plant.
24 They don't want one on Shelter Island, so they're
25 kind of stuck. You know, they tried the other

1 project off of Bay Shore Road, which was a disaster.
2 They said they have a new company that's high and
3 above the other company. Who knows. That's what
4 PSE&G is saying. LIPA was in charge before, now they
5 are.

6 So we're just entertaining trying to see if
7 they'll give us a boatload of money to use our
8 property and we'll see what happens. But we're going
9 to go through the whole process before we get any
10 closer. That's a separate project that's in the
11 works.

12 I had discussions with Paul this week with
13 the -- our pump stations and the distribution system
14 and the sewer system. We had the money that came in
15 from Peconic Landing. We have money in the bank for
16 doing stuff. We discussed -- Ray is going out and
17 getting prices on backup generators for three of
18 them. That's the easiest fix and something we can
19 get in compliance. When the power is out, we don't
20 have to hire somebody to pump the stuff out and it
21 keeps everything working. They're going to get back
22 to us. We should have proposals on that for next
23 month.

24 The Central Station needs the major amount of
25 work. These can basically be completely redone.

1 That's going to be a bigger project, but we're going
2 to start with the other stuff and get a lot of the
3 smaller things done.

4 We also do have another check coming from
5 Peconic Landing in March. So we're trying to get
6 this stuff proposed and ready, so when we get the
7 check, we can just go and do the work, and we have
8 the money to pay for it without bonding or borrowing.

9 TRUSTEE MARTILOTTA: Sure.

10 MAYOR HUBBARD: So that's the plan that they're
11 working on.

12 Roads, I know I told you I'd have a list for
13 you. We're working on Main Street with people from
14 Ken LaValle's Office. I hopefully will have an
15 answer with them. They have for a couple of weeks.

16 The roads that I would -- that we're going to
17 work on getting prices for to try to do in October.
18 If you come down Fourth Avenue, start at Fourth
19 Avenue from Front Street, coming around the back of
20 the firehouse around the corner to Third Street, that
21 road's in really bad shape. South Street from Fourth
22 Avenue down to First Street. The block, I'm not
23 forgetting the block. It seems like we always do,
24 but the block going between Fourth and Fifth Avenue
25 needs more than just paving.

1 These roads can be just -- we could granite --
2 do the grinding, pave them and get them done. We
3 need to have drainage and engineering, somebody to
4 look at South Street between Fourth and Fifth. So
5 we're not ignoring the people over there, just so
6 everybody knows, but that's not one we can just pave.
7 We need to do drains and curb work on that one. So
8 that one's not included right now, but we're going to
9 try to get that stuff done during the winter, so in
10 the spring, we'll try to pave that road.

11 TRUSTEE MARTILOTTA: Sure.

12 MAYOR HUBBARD: With Central Avenue, we did
13 from main to Carpenter. The rest of the way down
14 Central Avenue is in terrible shape. So I want to
15 just grind Central Avenue from Carpenter to the end,
16 to the condos, and then come back up Bay and do Bay
17 up to Main Street. We're going to get prices
18 together on all this.

19 That's basically the plan of what we have.
20 Carpenter Street I want to do, but there's one block
21 between Bay and Central, that the curb is only
22 existing for about 60 feet and then there is no curb.
23 And then the sidewalk is the same height as the road,
24 so we need to see what -- we did the west side of the
25 road. The south side of the road between Bay and

1 Central has -- something has to be done there.
2 Basically, it's going to be putting in curbing and
3 sidewalks along the whole block. But, again, we need
4 to get heights on on that, so we don't start flooding
5 somebody else. Plus, it will be higher than the
6 people's property right there when we go and redo it.
7 So I want to have an engineer look at that block to
8 do that properly, because I wanted to do Carpenter up
9 to park, but we're not ready for that, so we're not
10 going to do that. We'll do the cement sidewalk work
11 in the Spring, and then try to pave that in the
12 Spring.

13 So that basically will put us -- I think rough
14 estimates, that will put us around what we spent in
15 the Spring, same thing in the Fall, if anybody has
16 anything else -- but it kind of connects roads that
17 we've already done, you know.

18 TRUSTEE MARTILOTTA: Yeah, sure.

19 MAYOR HUBBARD: So that's the short list of
20 what we want to try to do for the Fall. Paul will
21 put together -- he's got the list. He'll put
22 together numbers for that and we'll have a price for
23 that, and try to get on Corazzini's list.

24 TRUSTEE MARTILOTTA: Yes, sir.

25 MAYOR HUBBARD: Okay? Up at the skate park,

1 there was some damage on some of the cement ramps.
2 Our Highway guys, along with Kip and Whitey were up
3 there. They repaired all the damage to it, plus they
4 painted all the cement. It looks really sharp. And
5 it wasn't painted. Last time we did a bunch of
6 patches, but they painted it with a dark gray, all
7 the ramps and everything else. With the new
8 blacktop, it looks really nice. We're ready to go
9 for the Skate Park Festival.

10 I want to thank Peconic Landing; donated
11 hotdogs and rolls. My business donated hamburgers
12 and rolls and Gatorade. I guess a couple of other
13 people that are donating water and stuff, so we're
14 ready to go with food.

15 TRUSTEE PHILLIPS: And ice.

16 MAYOR HUBBARD: Oh, yes. Mary Bess is taking
17 care of a tent and ice. So everybody -- you know,
18 the kids got I think six bands coming. They made up
19 some new posters. They're really psyched on it.
20 Andrew Semon is going around town getting donations
21 to do a raffle. And we're going to use the new
22 picnic tables that they raised money for last year,
23 we're going to use them. Going to take a picture of
24 us sitting around them, you know. So the kids could
25 sit on that and we'll just take a picture of what

1 happened with the proceeds from last year.

2 Looking at the Tall Ship report, I don't know
3 if anybody noticed, but I want to say thank you to
4 the Village Attorney, Joe Prokop, for the work he did
5 on that. He did not charge us for his services for
6 the Tall Ship, working on the contracts and
7 everything else. I want to just say thank you, Joe,
8 very much for that towards the overall cost.

9 MR. PROKOP: I brought my family to the event,
10 and coming out, it was, you know, "Do we have to go?"
11 And I have to say that, unanimously, it was one of
12 the most amazing things we've ever seen. Thank you
13 very much to the Village, it was amazing.

14 MAYOR HUBBARD: Okay.

15 MR. PROKOP: Thank you.

16 MAYOR HUBBARD: Thank you.

17 MR. PROKOP: I know it was -- I can say from
18 someone -- although I work here, I'm an outsider and
19 I don't live here, but -- and I can say as an
20 outsider that -- to thank you for doing that for
21 people that aren't Greenporters that got to come. It
22 was really amazing. Thank you very much.

23 MAYOR HUBBARD: One other thing on the Tall
24 Ships, this is -- I found it very comical. I had a
25 customer of mine who was over in France when the Tall

1 MAYOR HUBBARD: Yeah, it is. I just was
2 totally shocked.

3 And that's all I had. I think we covered
4 everything. I'll open it up, if anybody from the
5 public wants to address the Board. Chatty has been
6 waiting, so.

7 MS. ALLEN: I'm Chatty Allen, Fifth Avenue.
8 Jack, you're right on, especially about the winter.
9 We need to start planning now.

10 TRUSTEE MARTILOTTA: Oh, our website, yeah.

11 MS. ALLEN: No. I love your idea of planning
12 things in advance, you know, so things don't pop up
13 and you're surprised by them. Spot on on that.

14 I have a question, though. Isn't it a law for
15 snow removal, that if you do not shovel your
16 sidewalk, you get fined? Am I not correct in that?

17 MR. PROKOP: Yes, and every year we -- every
18 year theres a number of people that are prosecuted
19 for that, yes.

20 MS. ALLEN: Okay, no, because Jack was saying
21 about having, you know, Village employees doing work
22 for the ones that aren't done. I can see downtown,
23 because perhaps some of the people can't get to the
24 businesses. And let's face it, last year we got
25 socked big time, and it was just snow on top of snow

1 on top of ice, and then snow on top of -- and it was
2 hard to try and keep track of.

3 Someone did mention, for the lighter snow, I'm
4 sure the Road Department -- this is going to sound
5 crazy, but it does work -- has leaf blowers. And
6 when the snow is not wet and heavy, you literally can
7 take a heavy duty leaf blower and blow the snow off
8 the sidewalk instead of shoveling. It's a lot less
9 time, you know, and -- but you really need to start
10 thinking, because Farmers' Almanac said we're going
11 to get hit like last year. It's going to be a lot of
12 snow and bitter cold. If that's true and we have
13 another winter, have it in place ahead of time. I
14 know they truck it out and they put it up at Moore's
15 Lane. To make sure the down -- especially the
16 downtown area is completely -- you know, the snow is
17 completely gone.

18 I mean, there was times where you'd go to park
19 down there, and, oh, the passengers can't get out
20 because the snow is covering the curb, you know? And
21 like I said, I know we got hit, it was hard for
22 everybody. You know, I was out every single day
23 keeping a path just to my car in my parking lot.

24 But that's what I said, you know, when Jack
25 brought up planning now. And just like I had said

1 one other time, for next summer, getting these TCOs
2 and lifeguards in place. Start recruiting now so
3 that they can get certified for life guarding,
4 because I know everywhere is having a hard time with
5 lifeguards. You go to the school and say, "Hey,
6 look, next summer we need" -- you know, "You're
7 guaranteed a job all summer long," you know, and
8 start doing things ahead of time, you know, and just
9 -- you know, not wait until the last minute, you
10 know, which happens sometimes.

11 And like Mary Bess said, you know, if you have
12 it, you know, in place and say, "All right. Well,
13 next month, we have to have this done by next month,"
14 you know. So I just think that's a great idea that
15 you came up with.

16 And I think now you should send out notices to
17 every single resident saying, "Look, if you do not
18 shovel your sidewalk, you will be fined. If you do
19 not remove your car off the road, it will be towed,"
20 and set somebody up now for that. Because, as a
21 school bus driver, going down these side roads is
22 tough enough. And when you have some houses, five
23 cars in a row, and they've been snowed around, now
24 you've got this much room (indicating) and you're
25 trying to maneuver. You know, it's a safety hazard.

1 But if you put those notices out and let people know
2 ahead of time, and like with children, when you tell
3 them, "If you don't do this, this is going to
4 happen," you got to start getting -- you know, get
5 someone lined up now to get these cars out. Thank
6 you.

7 MAYOR HUBBARD: Thank you. Anybody else?
8 Bill.

9 MR. SWISKEY: Before I get into this -- William
10 Swiskey, 184 Fifth Street -- I have several
11 questions. Does anybody know what the Maritime
12 Museum pays us in rent? They're supposed to paying
13 us eight grand here. Have we collected that in the
14 last 10 years?

15 TRUSTEE PHILLIPS: No.

16 MAYOR HUBBARD: No.

17 TRUSTEE PHILLIPS: No.

18 MR. SWISKEY: That's really fine. And this
19 woman comes here and she wants to set up a tent in
20 the only park that's for the public at the end of the
21 Fifth Street. This was a big campaign issue. You
22 can't let this woman do it. If they can't have that
23 facility for the festival, that's too bad. They can
24 set up on Moore's Lane. But you're going to give
25 Fifth Street Park away to somebody that you're giving

1 a -- I could give you \$12,000 a month rent for that
2 building. Somebody could put a restaurant in, and
3 you know that, Julia, and we're giving it away for
4 nothing? And then she's got nerve, she wants to go
5 down into the last residential neighborhood that they
6 have to invade? Well, I can tell you about that.
7 I'm going to raise all kinds of hell if you allow
8 that to happen.

9 I don't see how Jack or the three of you that
10 were running last time could even consider allowing
11 that. The answer is no. And if you can't find a
12 place for it, because it can't be in Mitchell Park,
13 because that became an issue, well then you just
14 don't have it.

15 I don't owe these merchants anything. Most of
16 the public doesn't owe these merchants anything. You
17 people act like we owe them. We don't owe them.
18 They owe us \$8,000, probably for the last 20 years.
19 That's \$160,000. Are we going to move to collect it?
20 Because that's what you do with a bad tenant, you
21 either pay up or you get an eviction notice. Now are
22 you going to collect that money or not? I'm asking
23 each one of you, because you have a right legally to
24 collect it.

25 TRUSTEE ROBINS: I haven't seen a lease

1 agreement that says they pay \$8,000 a month. The
2 only lease agreement I ever saw that we have with the
3 Museum says that they pay us one \$1 a year or \$1 a
4 month.

5 TRUSTEE PHILLIPS: They were originally
6 supposed to pay us back for the construction of the
7 roof and the refurbishing of the Maritime Museum,
8 which is part of what Bill is talking about.

9 MR. SWISKEY: Yeah.

10 TRUSTEE PHILLIPS: It wasn't -- it wasn't a
11 rent amount. It was reimbursing us for the original
12 changeover from the plan that was to be a police
13 station and it was changed over to be the Maritime
14 Museum. That money, I can't find it. They did start
15 paying at some point, but then it ended.

16 MR. SWISKEY: But this is ridiculous to give
17 away free property like that. I mean, that's a
18 Village asset.

19 TRUSTEE PHILLIPS: Bill, I'm not disagreeing
20 with you.

21 MR. SWISKEY: You're giving it to a certain
22 group that isn't even -- this -- the money goes to
23 support Bug Light. I can't see Bug Light from where
24 I live.

25 (Applause)

1 TRUSTEE PHILLIPS: Bill, I'm not disagreeing.
2 That's why I asked for the lease agreement to be
3 renewed.

4 MR. SWISKEY: Maybe the Village should approach
5 them and say, "Hey, we're going to negotiate a new
6 lease, and it's going to be at least 5 to 8,000 --
7 even \$5,000 a month, 60 grand a year. If you don't
8 like it, get out, and we'll lease to -- and to
9 come -- and for her to come here, and she was acting
10 like we owed her to give her Fifth Street Park. I
11 don't think so. That really grawled (phonetic) me.

12 I will make a personal issue about that if
13 any -- if you even consider it. So just put it
14 out of your -- maybe put it over there in the MTA
15 parking lot. If you don't like that situation, then
16 don't have a tent. And it can't go in Mitchell Park
17 either, because that was decide by the public.

18 So I think that's a dead issue. If you even
19 bring it up, I'm going to raise hell, and I promise
20 you that.

21 The next issue, Paul, this building has a roof
22 but no sides for the sludge, right?

23 MR. PALLAS: That's my understanding, yes.

24 MR. SWISKEY: Have you seen one of these plants
25 in operation anyplace? Do you know what it --

1 MR. PALLAS: I have not, Bill, no.

2 MR. SWISKEY: Well, that would be the first
3 thing I would ask anybody, telling you from
4 experience, "Go and show me one." And that we're
5 producing more sludge is not a surprise. If anybody
6 that read the original plan that we put together way
7 back in 2000 -- I forget when it was, just before I
8 retired -- we knew we were going to produce more
9 sludge.

10 And sludge drying beds don't really work. We
11 had those. Remember the hothouse, everything else?
12 You just have a sludge problem and it's just going to
13 cost you that much to get rid of the sludge. It's
14 the easiest way. You don't have the -- and dry
15 sludge is not inert, believe it or not. It contains
16 heavy metals, it contains things like arsenic. So I
17 really think you better look into this before you
18 just move with this.

19 In other words, it's like pay the extra money
20 and have it hauled away. Guess what, after that,
21 it's not your problem. You build this sludge drying
22 bed, I guarantee you, it's going to be -- you got to
23 pump the water from that back up the hill. It
24 recontaminates. Basically, it's a strong -- it
25 recontaminates the effluent that you're putting

1 through the system. So there's a lot to be
2 considered here. So, before you even think about it,
3 you know, find somebody that's -- and ask this guy,
4 "Where are the" -- "Where are the three closest
5 plants that this process is?" That's the first thing
6 you ask, "Oh, we want to go visit each one."

7 You know, it's -- to hire an engineer before
8 you even have the basics, I wouldn't do that. Where
9 are three plants that this process is? Send a couple
10 of representatives to look. Ask people, "How does it
11 work," you know, and then maybe spend engineering
12 money. I mean, it's that -- I don't know. It
13 boggles my mind a little bit when I hear these things
14 and I -- oh, boy.

15 Anyway, the last -- well, one of the things is
16 didn't we just spend probably half a million dollars
17 rebuilding those engines at the power plant? I can
18 remember the Nyce administration, "No, we're sending
19 the heads out." We pulled the pistons out, new
20 liners, I mean, fuel pumps. Those engines, for the
21 money we spent on them, should be in 100% shape. You
22 should be able there, you know, do the adjustments on
23 the governor, open the fuel, open the amp and pull
24 the start, and that engine should start in about
25 three cranks.

1 That explanation that Paul gave to you, I can
2 tell you from personal experience, if I gave that
3 explanation to Dave Kapell and the previous Village
4 Board, before David Nyce, he would have fired me on
5 site. That really -- there used to be a procedure in
6 the light plant that was tacked, it was right there
7 in the office. It said what to do when you had a
8 cable failure. First thing you did is you call
9 PSE&G. But they're going to tell you, "Well, we have
10 a trip on the" -- they're not sure if it's our cable,
11 because they're not going to say it's their cable.
12 That would be -- nobody's going to say that. So you
13 have a trip. So the first thing you do is, all
14 right, you send somebody up and you open the switch
15 and the tie point. You tell them reenergize the
16 cable. If the cable goes in, guess who's problem it
17 is? That takes all of about 20 minutes, you know
18 what I mean? So I was just boggled by what went on
19 there.

20 And we don't know if the engines will run?
21 What did we pay all that money for? We're still
22 having a governor problem with No. 4? No. 4 never
23 had a governor problem. That was a misdiagnosis. I
24 can tell that right off the bat. I mean, if it's --
25 it's a fuel problem, it's not a governor problem.

1 It's -- you know, you want some advice? Bond
2 for a couple of million dollars, buy an eight
3 megawatt unit in a can. That's something that comes
4 prefab. You drop it on your site, you hook it to
5 your thing and it's a push-button start. Because
6 what's going on here, from what I hear, and I've been
7 asking this for the last six years, and this Board
8 was going along with David Nyce that everything was
9 fantastic when it wasn't.

10 I mean, are we suing anybody? I mean, the
11 transformer comes with the wrong caps, the
12 transformer to parallel with the existing one.
13 Because you're going to have to take it out and send
14 it either to the manufacturer or somebody who can
15 rebuild it, and reconfigure the whole primary winding
16 in the damn thing. And that ain't going to be cheap.
17 And, in the meantime, since you can't run your plant,
18 you're also going to have to rent a transformer, so
19 you have a backup.

20 I mean, this is -- you know, I listened to this
21 and it boggles my mind. Like I said, some people
22 need to be taken to task around here, because this
23 has just turned into a simple joke. And it really
24 isn't a joke, because it could get serious this
25 winter.

1 Do we have anybody that knows how to
2 black-start that plant? You know what that is, don't
3 you?

4 MR. PALLAS: Yeah, of course I do.

5 MR. SWISKEY: Do we?

6 MR. PALLAS: Yeah, I believe -- I believe Doug
7 could do that.

8 MR. SWISKEY: You believe Doug could do that.
9 Can he parallel more than one engine on a line at a
10 time?

11 MR. PALLAS: Again, I believe they can.

12 MR. SWISKEY: Well, then, you should set up a
13 demonstration for Trustee Roberts here and show him.
14 Would that be the thing to do?

15 MR. PALLAS: It would be difficult to do.

16 MR. SWISKEY: I mean, I believe there's not "I
17 can't," so I'm calling your bluff on it. Set it up
18 for Trustee Roberts. I won't go, he can go. It
19 either gets done or it doesn't. I mean, now, when
20 the rubber is hitting the road. I mean, it's for
21 real, you know, with that kind of thing.

22 But, anyway, like I said, what does this Board
23 intend to do about it? I mean, we have numerous
24 mistakes, and Mary Bess here now wants a study from
25 six years what went wrong? It's on the record, it's

1 going everywhere. I mean, it's -- and I was -- I sat
2 here, and these gentlemen said, "Oh, it's perfect,
3 Bill, you don't know what the hell you're talking
4 about." Well, it's -- the only previous
5 administration you can blame, Mary Bess, is one you
6 sat on for six years and you never questioned those
7 people.

8 TRUSTEE PHILLIPS: And you know what, that's
9 your -- that's where you're wrong, because you and a
10 few other people completely yelled at me when I
11 yelled at Jack Naylor over everything, so let's not
12 go there on that one, please.

13 MR. SWISKEY: What's yelling at Jack Naylor got
14 to do with the Mayor lying to the people that
15 wanted the hearing?

16 TRUSTEE PHILLIPS: That Jack Naylor -- excuse
17 me, but you do know that there were issues dealing
18 with the previous Director of Utilities when he got
19 involved with the light plant. You know that very
20 well.

21 MR. SWISKEY: No, Mary Bess, don't try to --
22 why don't you just put it on Dave Kapell and me. No.
23 Jack Naylor has been gone how long?

24 TRUSTEE PHILLIPS: Jack Naylor started with
25 that process. And, Bill, you also know that the

1 finances that were dealing back then, you were the
2 famous one that said, "I had to put it back together
3 with spits and a Band Aid."

4 MR. SWISKEY: And it worked. Before you spent
5 three-and-a-half millions dollars and now it don't
6 work.

7 TRUSTEE PHILLIPS: Well, I don't know. I heard
8 engines run, so what can I say?

9 MR. SWISKEY: Well, then make Trustee Roberts
10 happy. Run the engines for him next week, set up a
11 date.

12 TRUSTEE PHILLIPS: Trustee Roberts was there
13 when the engines were running, the same time I was.

14 MR. SWISKEY: No. They were running one at a
15 time for a DMNC test. It's a lot different than
16 generating. You run for one hour.

17 TRUSTEE ROBERTS: Going online is.

18 MR. SWISKEY: Yeah, yeah. It's a lot -- it's a
19 lot different, Mary Bess, believe me. It's a lot
20 different. And I think the people in the Village
21 deserve an explanation, because -- I don't know. I'm
22 just disgusted.

23 MAYOR HUBBARD: Okay. Anybody else want to
24 speak?

25 MR. WINKLER: Mary Bess, in all honesty, we

1 had --

2 MAYOR HUBBARD: John, just your name for the --

3 MR. WINKLER: John Winkler, 175 Fifth Street.

4 We've had two reports, one from A & F and I think
5 from B & G, telling us all the problems that our --
6 and we paid over \$100,000 for these reports. We know
7 what the problems are at the plant, okay? The
8 reports are there. George has read them, the Board
9 members have read them. They all know what the
10 problems with the plant is, okay?

11 This has been going for two years, okay? It's
12 time that Paul takes ownership of this plant. I know
13 we're probably in litigation with the contractors,
14 the engineer, all that stuff. But if you got your
15 roof fixed by a contractor, okay, and then it started
16 leaking, okay, and you call him and he says, "No, I'm
17 not coming back and fix it," you go get it fixed.
18 You wouldn't let just the rain keep coming in, would
19 you? You'd get it fixed.

20 This transformer has been wrong for two years.
21 The tap has been wrong. We cannot parallel the
22 transformers to feed the Village, okay? We cannot.
23 It still hasn't been fixed. I don't know what we're
24 waiting for. If we had parallel transformers -- I'm
25 an electrician for 30 years, okay? If we had the

1 transformers parallel, feeding half the Village, each
2 one feeding half the Village, then you have trouble
3 with one transformer, you could turn that one off,
4 not have to start the generator, change the load over
5 to the other transformer, just like we do now. But
6 now we've have to shut down the Village in order to
7 do that, because the voltages are two different
8 voltages on the transformers. That's why you can't
9 make the changeover, okay?

10 These taps have to be fixed. If they can't be
11 physically done -- well, now we got No. 1 down,
12 right? So either we change No. 1 to match No. 2,
13 okay? At some point, we're going to have to shut off
14 the Village to get back on to No. 1. And we're going
15 to wait until we have a problem to do that with
16 No. 2?

17 We have to be proactive in this. If we -- if
18 you're going to have to shut it down to get it on
19 No. 1 to fix No. 2, let the public know, "Hey, we're
20 doing this, we have to do this, we have to shut the
21 Village down for a little while to transfer it back
22 over to No. 1, or run the generators while you're
23 doing that, okay?

24 Disconnect PSE&G from the system, run your
25 generators, feed the Village off the generators,

1 which they're supposed to do, be able to do, okay,
2 and fix the transformer. It's as simple as that.
3 Waiting for litigation for suing people, we're
4 going -- if this Transformer No. 2 goes out, now we
5 got to go back to No. 1. You're risking -- you're
6 risking something that you don't need to do. Fix the
7 problem. The report is there already.

8 We spent 50 grand to A & F. And the report for
9 the last outage, where is that? We're supposed to
10 get a report from A & F. What happened with that? I
11 haven't seen a report. I've asked Trustees for one.
12 You know, I've asked Paul for one; no answer, no
13 response. Where is the report from A & F from the
14 last outage? Is there a report? Where is it? What
15 happened to it?

16 MAYOR HUBBARD: We just got it.

17 TRUSTEE PHILLIPS: We just got it.

18 MR. PALLAS: I just sent it out to the
19 Trustees. There was a report on the testing of the
20 transformer. That report was sent to the Trustees.

21 MR. WINKLER: Not on what happened?

22 TRUSTEE PHILLIPS: Sorry?

23 MR. WINKLER: Not on what happened?

24 MR. PALLAS: The cable, there was a cable
25 termination that failed.

1 MR. WINKLER: Okay.

2 MR. PALLAS: Unrelated to the transformer.

3 MR. WINKLER: Okay. So why was A & F brought
4 in?

5 MR. PALLAS: Because we originally thought it
6 was the transformer, so we asked them to test it,
7 which had to be tested anyway.

8 MR. WINKLER: All right. But the point -- the
9 point is we have to fix these problems. You can't
10 wait to sue somebody while these problems are going on.

11 TRUSTEE PHILLIPS: I don't think we are, are we?

12 MR. WINKLER: It doesn't work that way.

13 TRUSTEE PHILLIPS: Didn't we pass a resolution
14 to move forward?

15 TRUSTEE ROBINS: We decided that over a month
16 ago --

17 MAYOR HUBBARD: Yes.

18 TRUSTEE ROBINS: -- that we were moving forward
19 with the repairs that were recommended by A & F.
20 We're not waiting for litigation to do that, we
21 are moving forward.

22 TRUSTEE PHILLIPS: We already started.

23 MR. WINKLER: Where are we in the process?

24 TRUSTEE ROBINS: We put it in the works. I
25 think, what, we had a --

1 MR. PALLAS: I'm meeting with the engineers
2 next week to develop a schedule on that very issue,
3 on the design portion of that.

4 MR. WINKLER: And what has to happen for that
5 transformer to be made right again?

6 MR. PALLAS: Which transformer?

7 MR. WINKLER: The No. 2 transformer, to get the
8 voltage correct.

9 MR. PALLAS: I have to stand with the engineer.
10 They believe that there's a way to do it without
11 having to rewind it. We have --

12 MR. WINKLER: My experience, there's a 5% up
13 and down.

14 MR. PALLAS: We have that.

15 MR. WINKLER: I don't know if that's on the
16 primary side, maybe the secondary side.

17 MR. PALLAS: On this transformer, as on
18 Transformer 1, there was tap settings on both the
19 primary and the secondary side. We believe we can
20 get close enough on the primary tap setting to
21 mitigate any problems, but they have to study that.
22 That's part of what they're going to be doing.

23 MR. WINKLER: Okay. So, you know, for me, I
24 just want to get it done. I mean, two years, two
25 years we've had this transformer with this problem

1 and nothing's happened, nothing.

2 MAYOR HUBBARD: Okay. We did have a discussion
3 in Executive Session, I believe it was last month,
4 and we -- the Board came to a consensus and said we
5 don't want to wait anymore either. And we said,
6 "Let's just get the problem fixed," and that's when
7 Paul was directed to contact the engineer to let us
8 know what needs to be done to fix it. So we said the
9 same exact thing yesterday and that we said last
10 month, enough is enough, we're not waiting anymore.
11 And Paul was directed to get the solution in hand so
12 he'd take care of it. In the meantime, we have a
13 list of stuff that Joe has sent out, waiting for
14 responses back. We're supposed to have a response by
15 the 24th on possible litigation, and we'll see what
16 the response back is from a past engineer.

17 MR. WINKLER: Again, I just don't understand
18 why it's taken two years to do.

19 MAYOR HUBBARD: Well, yeah.

20 MR. WINKLER: I really don't. It doesn't make
21 any sense, all of this. And not that --

22 MAYOR HUBBARD: We all know there's a problem,
23 we all want to fix it.

24 MR. WINKLER: And not that any -- nobody's been
25 saying this for the two years. When the first test

1 was done by E & J, whatever, I questioned it, because
2 half the equipment wasn't in place to do the test. I
3 think your statement was, "Oh, it was a little bit
4 premature." Fifty thousand dollars, it's a little
5 premature. I mean, it just keeps piling on, the same
6 problems all the time, and nothing ever gets fixed.

7 So, please, if this is moving forward, I'm
8 happy about that, and I'm glad you're doing it, but
9 it can't go on. This plant is costing us a fortune,
10 and every time it breaks down, it costs us a fortune
11 again, so we got to stop it. Thank you.

12 MAYOR HUBBARD: Thank you.

13 MR. WINKLER: Oh, and one other thing. I'm
14 sorry. The short-term rentals, I'm one of the people
15 that do short-term rentals in the Village. I own a
16 two-family home that I rent out on VRBO. And I'm a
17 homeowner that lives in the home, and I don't know if
18 I'm going to be affected by this. But it seems to
19 me, you know, looking at it from my perspective, I
20 bought a two-family house in Greenport to supplement
21 my retirement, and with that, I'm taking the privacy
22 issue that I've got to deal with, having people in my
23 house all the time, but that's something that I
24 choose to do. I didn't have to get a permit. I'm in
25 an R-2 rated area. Basically, it is a business. I'm

1 renting to somebody. I have to claim the money I
2 make with the Federal Government as income. So,
3 basically, it's a business. Any R-2 house, anybody
4 who lives in a house and renting their apartment out,
5 it's a business for them, okay? They're making
6 money, it's a business.

7 I just feel like there's more problems with
8 year-round rentals. If you look at this Village, all
9 the Code Committee, the code reports that you read
10 here, it's not the vacation rentals that are getting
11 points, it's the single-family homes that are rented
12 by the year, okay? My feeling is I have clients come
13 in for weekend or week and they're gone. If they're
14 a problem, they're gone. The year-round, they're
15 there, they're there forever, okay?

16 And some -- some people that debate it's --
17 okay, you're ruining it, we don't know our neighbors.
18 We have a lot of homes in this Village that are
19 rented by people that are -- it's overcrowded. The
20 people can't even relate to the culture of the people
21 that are living there, okay? And not that they don't
22 have a right to live there, they do. But to say that
23 you're affecting that, this affects the neighborhood
24 and the -- we don't know who's walking down the
25 street, I mean, that's not even an issue, okay?

1 I just -- I just feel that the vacation rentals
2 is a boon for this village, it helps the merchants,
3 and I just hope you're very careful. Again, I really
4 don't -- hopefully, I won't have to worry about this
5 in my situation, but I just hope you keep that in
6 consideration what this vacation rental has done, and
7 the short-term rentals have done for this Village as
8 far as the BID, and business, and for the upkeep of
9 the home that are in this Village.

10 I know it does price people out. People are --
11 the prices of homes are going up, and it affects us,
12 but people invest in houses. I don't know if you --
13 you bought your house and you didn't say, "Gee, I
14 hope" -- "I hope it goes down," the value. I think
15 you all -- we all want to increase the values of our
16 homes, so if this is doing that, yeah. It also could
17 all fade away, okay?

18 Right now, Greenport's a hot place to be.
19 Everybody from Manhattan, Brooklyn, Europe, I mean,
20 it's unbelievable the clientele that comes through my
21 home. So I don't really think it's that bad thing.

22 And I think the rules of what we have
23 already -- already address the issues that people are
24 complaining about, nuisance, noise, too many people.
25 We have laws on the books already that would control

1 this. So to go out and change the code, you just did
2 this rental thing two years ago and you excluded
3 short-terms, okay, or under the 30 days, or whatever.
4 But I think we have already in the laws that we have
5 now. Can't control this short-term rental problem,
6 that it is -- there is overcrowding, there's a lot of
7 kids having a party. But I don't see any -- I don't
8 see any complaints in the code enforcement section.
9 Single family houses that are long-term, yeah, I see
10 mattresses, cars, abandoned, you know. I mean, think
11 about that, I really wish you would.

12 MAYOR HUBBARD: Okay. Thank you.

13 MR. WINKLER: Thank you.

14 MR. SALADINO: John Saladino, Sixth Street.

15 Before I say anything, Trustee Robins had said
16 we took care of that last month, we voted on that. I
17 don't remember hearing that. Now you say you took
18 care of it in Executive Session. Is that true about
19 hire -- about fixing --

20 MAYOR HUBBARD: We discussed it and Paul was
21 going to come with a game plan of --

22 MR. SALADINO: So perhaps you have a little
23 patience with us, that we didn't know that happened.

24 MAYOR HUBBARD: Yeah.

25 MR. SALADINO: You knows, John didn't hear it,

1 I didn't hear it, since we're not invited to
2 Executive Session.

3 MAYOR HUBBARD: So we just started talking
4 about it, John. I forgot. I thought it was in
5 regular session. It was Executive Session we talked
6 about it, so.

7 MR. SALADINO: The other thing is I just wanted
8 to clarify my statement about the Global Common. I'm
9 still in favor of the -- I'm in favor of any project
10 that's permitted.

11 MAYOR HUBBARD: Okay.

12 MR. SALADINO: If parkland, if it is, in fact,
13 parkland, you know, I don't want to be accused of
14 being a hypocrite, then you shouldn't do did.

15 I have one question about the -- I got a couple
16 of questions, but I got one question about the Code
17 Enforcement report. He issued a summons on 6/18 for
18 a mooring at the end of Brown Street, and for a boat
19 that was moored at the end of Brown Street. And I
20 think that's okay if the guy didn't have a permit.
21 But the explanation was on 6/25, you got an
22 explanation from the owner that he was thinking about
23 getting a permit, a road end permit, but he disputes
24 the fee. He doesn't think he should have to pay a
25 fee that's mandated by the code. So that was on June

1 25th. I was wondering if there any -- I mean, what
2 are we running here, a flea market?

3 (Laughter)

4 I was wondering if there was any resolution.

5 MR. SWISKEY: Is the boat still there?

6 MR. SALADINO: I don't know if that particular
7 boat is there or -- there are a few boats there. I
8 don't know if this particular one belongs to the guy
9 that got the summons, whoever got the summons.

10 MR. PROKOP: I haven't had it in court. I'm
11 not sure.

12 MAYOR HUBBARD: Yeah. I don't know, John.

13 MR. SALADINO: Can we dispute that? I mean,
14 can I say, "No, it's too much, I don't want to pay"?

15 (Laughter)

16 Is that how we're running things now?

17 MAYOR HUBBARD: No, it's not supposed to be.

18 MR. SALADINO: And the other thing, as long as
19 we're bringing up -- and I'm sure you guys will
20 handle that.

21 MAYOR HUBBARD: Yes.

22 MR. SALADINO: The other thing I want to bring
23 up about boats, there's a mooring at the Visitors'
24 Dock. Being on the CAC, and remembering when there
25 was a Harbor Master, and listen, I want to -- Mary

1 Bess, I want to echo your concerns, I think we should
2 have a Harbor Master. I think we should budget for
3 it. I think it's ridiculous to live in a seaside
4 village that doesn't have a Harbor Master. A Harbor
5 Manager, I don't even know what that means. I think
6 he's busy enough running the Marina, as opposed to
7 trying to run the harbor. But somebody dropped --
8 well, I kind of know who dropped it. Somebody
9 dropped a mooring there. We used to have a process
10 for that stuff. Do we still have that?

11 TRUSTEE PHILLIPS: I don't know. I was going
12 to -- I forgot to ask, John. I'm glad you brought
13 that up, because I noticed it when I went down to
14 drop Mark off. And I just was like, "Where did that
15 come from?"

16 MR. SALADINO: We know whose house it's behind.
17 You know, I don't want to say it's their mooring, but
18 we sometimes --

19 MR. PROKOP: Is there a boat attached?

20 TRUSTEE PHILLIPS: Yeah, there's a boat
21 attached to it.

22 MR. PROKOP: So can we get the number of the
23 boat?

24 TRUSTEE PHILLIPS: It's a sailboat. I don't
25 know who owns it.

1 MR. PALLAS: We are actually in the process. I
2 haven't brought it to anybody's attention, yet, but
3 we're in the process of investigating that. There's
4 some issue with property rights, and rights under the
5 water, and deeds and things like that. We are
6 actively investigating it.

7 MR. SALADINO: Well, I know other people that
8 have underwater rights. They still have to go
9 through the process with the Village if they want to
10 put a dock in, or if they want a mooring in, because
11 -- if we're going to -- I'd kind of like to have a
12 mooring over there, too. I pay six grand for my
13 slip, I'd like to have a free mooring. But -- so and
14 that was always -- that was always the Harbor Master
15 that took care of that.

16 MAYOR HUBBARD: Yes.

17 MR. SALADINO: You know, it was always --

18 TRUSTEE PHILLIPS: But that was always open
19 water there, too, so I don't know where that boat
20 came from.

21 MAYOR HUBBARD: I saw that. I don't know.
22 Well, Paul will get an answer for us and find out. I
23 don't know.

24 MR. SALADINO: And I was going to ask you about
25 the North Ferry, but you kind of answered that.

1 We're collecting rent, we don't have a contract?

2 Good deal, right?

3 MAYOR HUBBARD: Yeah.

4 MR. SALADINO: I was just going to -- I was
5 going to say something about the shipyard, but since
6 there's no consensus from the CAC for you guys to
7 read, if it's okay, I'll wait until the
8 public hearing.

9 MAYOR HUBBARD: We'll have the public hearing
10 next week, yes.

11 MR. SALADINO: I'm sure I might have something
12 to say about that as a citizen.

13 And, also, to bring up the CAC, full
14 disclosure, I'm a member of the CAC, but this has
15 nothing to do with the shipyard. There's been two
16 occasions now that the CAC has gone through a
17 property that required a building permit also, and
18 they didn't have a wetlands permit, but they had a
19 building permit. Perhaps -- you talked about the
20 various Boards communicating with each other and
21 stuff. It would just seem logical that when who's
22 ever there, when the Building Department shows up at
23 a site to see about a building permit, or gets an
24 application for a building permit, and it's six feet
25 from the water, that the Building Inspector ask, "You

1 guys got a wetlands permit?" You know, that might
2 solve a lot of -- a lot of problems that we've had
3 the last two applications.

4 So I don't know if it's outside of her purview
5 to ask that question, or somebody forgets to ask that
6 question, but it would just seem easier. Like you
7 said, before it gets to the ZBA, let's get it to the
8 HPC, and this seems like it would fit into that.

9 MAYOR HUBBARD: That's the intention, that's
10 where we're going to go with it.

11 MR. SALADINO: It would fit into that -- what
12 do you call it?

13 And the last thing I would ask is, and I
14 brought it up before, about Village Board meetings on
15 Channel 22.

16 MR. SWISKEY: Cry baby.

17 MR. SALADINO: The last -- I haven't even said
18 the funny stuff yet.

19 (Laughter)

20 The Village Board meetings on Channel 22, the
21 last Village Board meeting, it was advertised to air
22 and for eight days it didn't. It was on the Southold
23 Town schedule, their website, to air at a particular
24 time and it didn't. I inquired with my Trustee, I
25 inquired with the Supervisor, and I was told that,

1 "No, it's on." And then he decided, "No, it wasn't
2 on." And then the response from the Clerk was --
3 then they did air it, and they aired it at two
4 different times, 9:30 in the morning and 9:30 at
5 night. And then they aired -- the time they did air
6 it, they aired it without sound, so it was like a
7 silent movie.

8 (Laughter)

9 Then the explanation from the Clerk was that
10 they did everything right, it was our videographer
11 that did it wrong.

12 (Laughter)

13 You know, it sounds like a joke, and if it
14 wasn't serious, it would be a joke.

15 Sylvia and I had a conversation today about
16 minutes and how it -- I'm here. George, you know
17 that I'm here, I see what's going on, I listen. I
18 don't need a television or the minutes to know. But
19 there's people out there, that this is how they stay
20 in touch. This is how they keep abreast of what's
21 going on in their Village. It's an important thing.
22 If it's our fault, maybe we should see about it. If
23 it's their fault -- I know their I.T. guy is not
24 sympathetic to our cause. I'm not really sure why.
25 It's happened, in my experience, six or seven times

1 before.

2 I have an email chain with the Supervisor, at
3 least seven or eight emails between him and I, about
4 seven different occasions that it's happened. He
5 promised to get involved and it's happened again.
6 For the people that take an interest in what's going
7 on in the Village, it's an important thing, and they
8 should be able to follow along, I mean, you know, to
9 see what -- to be able to follow along. That's all
10 I'm saying. Thank you.

11 MAYOR HUBBARD: Thank you.

12 MR. SALADINO: And again, with the Harbor
13 Master, spend some money on the Harbor Master.

14 MR. SWISKEY: I'll second that.

15 MR. TASKER: One more brief matter, and it does
16 relate to the ferry, incidentally. I notice there's
17 a resolution that was -- that's calling for closing
18 Sixth Street on the 29th of August between noon and
19 4 p.m. And that's exactly the location where you're
20 trying to force the ferry traffic to go. So I don't
21 see how that's quite a compatible situation with the
22 problem that exists already with the ferry traffic.
23 Add to that the fact that, as reported by Julie
24 Lane -- nice to see you back again -- in the Southold
25 -- rather, the Shelter Island paper this afternoon,

1 the head of the Ferry Department stuck his thumb up
2 in our eye and said he's going to do nothing about
3 regulating or enforcing the ferry line entry until
4 after September. So what would the Village's
5 response be to that?

6 MAYOR HUBBARD: I haven't seen the article, so
7 I have no idea what you're talking about.

8 MR. TASKER: So I'll wait for your answer next
9 week, George.

10 MAYOR HUBBARD: Okay, that's fine. Let me read
11 the article. Okay. Anybody else wish to address the
12 Board? Mr. Corwin.

13 MR. CORWIN: My name is David Corwin. And I
14 just want to note that those lights that Mr. Roberts
15 complained about in the park, a lot of them are
16 florescent lights, and that salt water just destroys
17 those ballasts and the electronics that's in the
18 design there.

19 Sidewalks and shoveling snow on sidewalks, I
20 stood here many times and complained, because I got a
21 lot of sidewalk to shovel, and I shovel it and I look
22 down the block and nobody else shovels it, and I say,
23 "What a fool am I to do this." But here's my
24 problem. On Main Street, the snow plow comes along
25 and they plow up everything past the mowing strip

1 onto the sidewalk. So I end up with three feet of
2 snow that the plow, the Village plow, plowing the
3 State's road, piled up frozen. How am I supposed to
4 plow that? How am I supposed to shovel it? I can't
5 do that. I make an attempt, but -- then I go around
6 to Broad Street and I shovel the snow on Broad
7 Street, and it rains, and then it snows and then it
8 freezes. It turns in literally to just a solid sheet
9 of ice because the sidewalk won't drain it. I would
10 be better -- or the walkers would be better off if I
11 didn't shovel, because they'd have more traction on
12 the snow than they do on the ice and snow.

13 So that's certainly not a simple issue to tell
14 people shovel the snow, particularly when the Village
15 snow plows pile three feet of frozen snow up on the
16 sidewalk.

17 This woman, Sarah, came in here and spoke, I
18 literally couldn't understand a word she said, but I
19 think she was talking about what Mr. Hubbard said and
20 Mr. Swiskey said. She wants the tent down at the end
21 of Fifth Street, and Mr. Swiskey says no. I'd agree
22 with that. When I agree with Bill Swiskey, I kind of
23 wonder what's going on.

24 (Laughter)

25 But he's absolutely right about this Maritime

1 Festival and the old railroad station and getting it
2 for free. And why am I paying for all this stuff?
3 And how much money have I paid over the years for
4 garbage pickup and everything else for this Maritime
5 Festival, and police services, and blah, blah, blah?
6 But Sarah wants the tent someplace. Why doesn't she
7 rent space on Steve Clarke's shipyard and set up a
8 tent there? And she'll be right in the middle of the
9 working waterfront. Thank you.

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

12 MR. WILE: Ian Wile, Fifth Avenue. It's been a
13 long night.

14 I was mostly here to listen tonight, but there
15 were a couple of issues that sort of popped up before
16 Mr. Corwin left. But I'm a newly elected member of
17 the Board of Directors of the aforementioned museum,
18 so I'm the last guy standing to at all defend
19 anything.

20 As a new member of the museum, one of the
21 things that I wanted to do when I showed up there was
22 to make it a maritime institution, an actual museum
23 that didn't just throw parties, but that does stuff
24 for the community. I can tell you in the short list
25 that there's been -- every Thursday since May,

1 there's been a free lecture series with visiting
2 authors, and maritime historians, and local
3 environmentalists, and a really interesting survey on
4 Plum Island and its potential conservation and a park
5 as a potential resource for us. That's been a very
6 interesting place. We met with -- Pat Mundus
7 presented, Arden Scott presented, some of our great
8 citizens in this town. We also had one weekly free
9 education program where we rebuilt the aquarium, to
10 let the local kids come and see what is underneath
11 the bay, and it's only stocked with -- it doesn't
12 have tropical fish like the Riverhead Aquarium. It
13 has a little baby flounder and it's got, you know,
14 a -- what else would it have? There's a -- you know,
15 you can go see it at the aquarium with a conch, and
16 it's kind of like a under-whelming, but it's not --
17 it doesn't move fast, but it's honest to what's
18 there. We've been starting to use some oral
19 histories of people who live in this Village and who
20 have history to share before it disappears.

21 So all of that is separate from this crazy
22 carnival that is the Maritime Festival, which you can
23 love or hate, but not all the money goes to Bug
24 Light, which you can't see. And part of my mission
25 while I'm there is to say, "Well, it is" -- "it's

1 just down the street from me." I think it is nice to
2 have a museum that maybe can become important. And
3 if you want to participate, show up down there and
4 say what kind of exhibits you think should be there.

5 There's been an ad hoc set of exhibits that are
6 on those walls, but some of them are really
7 important, the Picket Fleet, in our history, you
8 know, in World War II, some of our -- you know, our
9 working maritime history and present maritime
10 history. It shouldn't just be a museum for
11 artifacts, but something for people who people can
12 enact in.

13 With that said, I don't know that -- the tent
14 down at Fifth Street, I can tell you that that was
15 not Sarah's initial hope. I think from the
16 conversation with Julia, I'm inferring from some
17 background, is that nobody wants to throw a party
18 anywhere in the middle of a residential neighborhood.
19 But one idea is some of the money that generates some
20 of these other events and these other programs come
21 from this one fundraising thing a year. And whether
22 you love it or hate it, maybe there's a cooperative
23 way to participate and not just look at it as a -- as
24 a carnival. And I think slowly, over the last few
25 years, it's become less about having sausage and

1 peppers and invite chaos, and more about the chance
2 to show off the ice boats, to show off their working
3 engines, and bringing these things that were part of
4 our maritime history back into the heart of the
5 Village, and not park it on Moore's Lane, which is
6 difficult. You know, certainly, that's the part that
7 maybe is the most unused, but maybe there's an
8 opportunity somewhere.

9 And I know that Mitchell Park is very
10 complicated, but I would just say give the museum
11 both that one, the Railroad Museum, a second thought
12 for things besides these big events. Go look at it,
13 what the small events are. And there are a bunch of
14 people that are spending an awful lot of time
15 volunteering, trying to come up with more things, and
16 bringing outside experts and look at it in a much
17 bigger picture, and say, "What can we do to show off
18 and to give things to our kids and to do?" We've
19 done some interesting projects.

20 Trustee Martilotta knows we've done some
21 robotics projects inside of our shop that we're
22 looking to move into the museum. There's a
23 remote-control sailing club now that works out of the
24 museum. If you're a local kid, you can come and run
25 one of these \$1,000 remote-control boats for free.

1 It doesn't cost you a thing. You show up and they'll
2 teach you how to do it.

3 All of those things come at a certain price.
4 It isn't a rich museum, I can tell you from -- you
5 know, it ain't great, so --

6 TRUSTEE PHILLIPS: Oh, it's better than it has
7 been in years past.

8 MR. WILE: Better, but part of that is the
9 function of raising -- so it's sort of a catch 22,
10 right? You want to get rent for that place? I think
11 you should, but you have to make it so they can raise
12 the money to pay the rent, right?

13 TRUSTEE PHILLIPS: But you can't deal with the
14 lease that goes back to 1997.

15 MR. WILE: No. I'm just -- I'm the new guy,
16 remember?

17 TRUSTEE PHILLIPS: No, no, I know, Ian. I'm
18 just saying --

19 (Laughter)

20 MR. WILE: I'm the brand new guy.

21 TRUSTEE PHILLIPS: I'm just saying, Ian, that I
22 understand where you're coming with all of it, but to
23 protect the Village residents and to protect the
24 museum itself, there needs to be updated --

25 MR. WILE: I would say, you know, in

1 generality, firmer ground would be great for both
2 sides, for sure, right? So paper it up, make it
3 right, and keep in mind that if you kill the
4 opportunity to raise money, you can't expect to get
5 the money out of it. And I don't think that a bar or
6 a restaurant sitting over there is what this Village
7 wants at the same time. So just two cents.

8 You know, I didn't really come to -- I came to
9 listen, not really talk about that particular event,
10 but it seemed like it got beat up a little bit. I'm
11 the last guy here to talk about it.

12 The only other one, again, the Main Street
13 property, the Stirling Square, and I can see it's
14 caused some anxiety of this Board, I would just say
15 that the gentleman who bought that building, before
16 he bought it, he spent a lot of time coming in and
17 out of our shop, asking me a lot of questions about
18 what this Village might need, what resources are
19 missing, how it can participate, how it can be part
20 of the fabric of the community. And he said -- and
21 when he was buying it, he said, "What do I do?" I
22 said, "Go to the" -- "don't do anything without going
23 to Village Hall. If you go, ask the right questions.
24 You got to go in front of the Board. You got to do
25 everything by the book?" He went and asked -- asked

1 the right questions, got the answers, he was given
2 all of the answers. It's not his fault.

3 And I do think that -- I sat through probably
4 like four or five Planning Board meetings regarding
5 that property, and I saw every drawing, and every
6 presentation, and every site plan for what ended up
7 there, and it looks exactly like the presentation,
8 almost to the potted plant.

9 So one of the things I would say is just
10 forward-moving, I love this idea of interconnected
11 Boards, so that there isn't a surprise. But it's
12 really hard on people who are trying to participate
13 when it goes sideways, after they've spent the money,
14 after they did show up in front of the Boards, not
15 asking for forgiveness later, which has traditionally
16 been the way of the world. And now what you've got
17 is you got -- you've spent all the money. He feels a
18 little bit beat up, you know, I understand
19 anecdotally. And we've lost a guy who probably would
20 have been one of those people who would continue to
21 pour money into an A Cappella group, a, you know,
22 parks conservancy, clean up the roads, whatever. You
23 know, here's a person who wants to become not
24 invested just in the building, but invested in the
25 community. And when we beat them up in the process,

1 we lose a new part of the fabric of the neighborhood,
2 and we create people who are just trying to figure
3 out how to get by without getting caught in it. And
4 I think it creates a -- creates a situation where we
5 have confrontation where there really wasn't
6 confrontation.

7 You know, I think that this gentleman appeared
8 in front of every Board. Every time he was asked for
9 more and more documents, and more and more
10 presentations, and some really very specific drawings
11 and everything. And for anybody -- for any Board to
12 be surprised, then it's really about the way the
13 paperwork functions and not about, in this particular
14 case, somebody trying to dodge the rules. I think
15 that's really important.

16 But, you know, I feel like there's -- really,
17 as a business owner in town, too, there are things
18 that I would like to do, too, to move forward and
19 get -- we all get a little nervous when we see that
20 you might ask all the right questions and still --
21 and spend all the money and then have it go sideways
22 later. And we just -- we all want to participate in,
23 you know, a holistic way, and it's hard when you get
24 kind of side-swiped later in the process, and it
25 leaves you with a negative thought for participating.

1 down at Third Street, through that loop, and
2 everything on Wiggins Street, down to Fourth and
3 Fifth, the fist fights, the car accidents, people
4 getting run over, the screaming children falling out
5 of cars.

6 TRUSTEE PHILLIPS: Screaming adults.

7 MR. FISHER: Screaming adults. Screaming
8 husbands and wives that sat on a hot line for 45
9 minutes and couldn't deal with it when somebody cut
10 the line at Third and Wiggins. That's what I handled
11 for 17 years, until they got the big boats. I'll get
12 back to the big boats, I will finish with the big
13 boats.

14 Regarding the incidents at the corner of
15 Wiggins and Third, many, many years ago there were a
16 group of us that came up with what we felt would be a
17 good solution. And I have shared that map with Paul,
18 with George and with Mr. Roberts, and I hope to talk
19 to you about that on Thursday at 9 o'clock next week.

20 If the rest of you can imagine, Jersey
21 barricades, for lack of a better term, as you come
22 down Wiggins, everybody's moving one way east.
23 Jersey barricade in the center with a light flashing
24 yellow. Through traffic stays to the left, goes down
25 to Third, ferry line traffic bears to the right, and

1 that Jersey barricade brings you into what is now the
2 parking lot, and it follows the tree line, the
3 current tree line that's there. That Jersey
4 barricade goes out into the ferry line, and just as
5 it delineates and separates Wiggins Street into two
6 pieces, it delineates the ferry line into two pieces.

7 Now, everybody wants to go to the ferry, they
8 can't get there, they can't get to Third Street.
9 They go into the barricade, they come right around
10 into the ferry line, go down to Fourth Street, make
11 the loop around, and then they come back to a stop
12 sign. So you can keep that entry into your parking
13 area open. That was part of my job was to keep that
14 line back, so that you didn't have cars and trucks
15 running across the turnaround. Then people coming
16 down Third could turn around and go back up.

17 So we felt at that time it was a good solution.
18 I'll be honest with you, there were people who are
19 still in the ferry company now that don't think it's
20 a good solution, because they're afraid that the
21 truck drivers and the bus drivers can't make that
22 turn.

23 I used to tell the drivers, if you can't go
24 down by Fourth Street and make the turn, you
25 shouldn't be driving. There's enough space there for

1 them to make the turn. If they have to back up a
2 little bit because they miscalculated, they can do
3 that. But you could solve all of the problems with
4 the Third Street, Wiggins Street issue by taking out
5 some of your parking in there and having everybody go
6 around up and back. Again, somebody has to pay for
7 it. That's up to you guys to figure that out if this
8 is something you'd like.

9 Now word on the big boats. I lost my job in
10 2006 because the ferry company bought two big boats
11 and they had a third one on order. Once we got the
12 big boats, there was no more ferry line. There were
13 no more fights, there were no more line-cutters. My
14 last year at the ferry during the summer was a
15 miserable summer. I had nothing to do, honestly. So
16 when Bridg Hunt called me in Labor Day weekend in
17 2006 and said, "We don't need you next year," I said,
18 "I knew this was coming." They had the third big
19 25-car boat.

20 I'm going to review what I've put into the
21 newspapers. The issue with the ferry company is not
22 what goes on at Third Street. What goes on at
23 Wiggins, they really could care less. The problem
24 is, when they are discharging cars northbound, at the
25 end of the day, when the contractors are coming off

1 Shelter Island, on a Sunday afternoon when people are
2 going back to the City, they dump 25 cars. The next
3 boat comes in quickly, dumps the next 25 cars, and
4 the light turns red at Third and Main, or Third and
5 Front. Now they're backed up all the way down. The
6 cars are backed from Front Street all the way down to
7 the ferry ramps. Third boat comes in. And you may
8 wonder why do these three boats all come in very
9 quickly? Because the policy of the ferry company is
10 to shuttle. That's our term, we shuttle when the
11 traffic is all on one side, Shelter Island, or the
12 other, in Greenport. Friday nights we're shuttling
13 everybody to Shelter Island. So your dwell time to
14 go into Shelter Island, there's no car there. The
15 boat bounces right back out to get over here to pick
16 cars up from Greenport on a Friday night. It
17 reverses in the evening, it reverses on Sunday. So
18 you end up with all three boats coming in, boom,
19 boom, boom. Now you've got 75 cars. What do you do
20 with them on Third Street?

21 The upsetting part for the ferry company is
22 their captains have to sit there in the dock and wait
23 for the light to change green, get the cars out, then
24 they can unload the boat. They've got boats backing
25 up, coming back in already that have bounced over and

1 come back, and now the ferry company has got all this
2 traffic and all this money sitting out in the middle
3 of Peconic Bay and they've got more cars coming.
4 That's the problem.

5 I don't know how you solve that, other than
6 telling the ferry boat people that they have to work
7 a schedule. Then the people in The Heights get upset
8 because now they've got the cars sitting against the
9 door. They like to do -- they like to do the
10 shoving, because it gets the cars off the Island, but
11 it backs it up here in your Village. That part, you
12 know, that's a Legislative thing. You've got to tell
13 them, "This is what you've got to do."

14 But as far as of the Third Street and the
15 Wiggins Street issue goes, Jersey barricades. We
16 talked about it. It was a great idea, but some
17 people didn't like it.

18 To reopen the idea of bringing traffic down
19 Fourth Street, the issues in the community and at
20 Front and Fourth, trying to run traffic westbound on
21 Wiggins, you're going to have a disaster down there
22 with people, with the synagogue, with people living
23 down on Fourth Street, trying to get around that
24 ferry line, because the ferry line was long coming
25 off Wiggins to Fourth, and then zigzagging on the

1 property. You're going to have a horror show. All
2 it's going do is get you fist fights and arguments
3 that the ferry guys have to deal now on Third and
4 Wiggins, and you're going to put it over on Wiggins
5 and Fourth and nobody's going to monitor it. And
6 you're going to have everybody in the neighborhood
7 putting up with the fist fights and the arguments and
8 the problems over there, not to mention just the
9 traffic mixed in with the Hampton Jitney buses going
10 down Fourth to get into their area. You'll see
11 Fourth and Front turn into a horror show, as well as
12 Wiggins and Fourth.

13 So if you guys are still ready to sit down and
14 talk, we could walk around. I could show you
15 examples. I'm good for 9 o'clock next Thursday.
16 Thank you.

17 MAYOR HUBBARD: Okay. Is there anybody else
18 who wishes to address the Board?

19 (No Response)

20 No takers. All right. I'll offer a motion to
21 adjourn into Executive Session for a personnel issue.

22 TRUSTEE PHILLIPS: Second.

23 MAYOR HUBBARD: All in favor?

24 TRUSTEE MARTILOTTA: Aye.

25 TRUSTEE PHILLIPS: Aye.

1 TRUSTEE ROBERTS: Aye.

2 TRUSTEE ROBINS: Aye.

3 MAYOR HUBBARD: Aye.

4 We are adjourned at 11:30.

5 (Whereupon, the meeting was adjourned at 11:30 p.m.)

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

1
2
3 STATE OF NEW YORK)
4) SS:
5 COUNTY OF SUFFOLK)
6

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

10 THAT, the above and foregoing contains a true
11 and correct transcription of the proceedings taken on
12 August 20, 2015.

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

17 IN WITNESS WHEREOF, I have hereunto set my hand
18 this 4th day of September, 2015.

19
20 _____
21 Lucia Braaten
22
23
24
25