VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

BOARD OF TRUSTEES

WORK SESSION

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Third Street Firehouse
Greenport, New York

November 19, 2015
7:00 P.M.

BEFORE:
GEORGE HUBBARD, JR. - MAYOR
JACK MARTILOTTA - DEPUTY MAYOR
MARY BESS PHILLIPS - TRUSTEE
DOUGLAS W. ROBERTS - TRUSTEE
JULIA ROBINS - TRUSTEE

JOSEPH PROKOP - VILLAGE ATTORNEY
SYLVIA PIRILLO - VILLAGE CLERK
PAUL PALLAS - VILLAGE ADMINISTRATOR
ROBERT BRANDT - VILLAGE TREASURER
(Whereupon, the meeting was called to order at 7:00 p.m.)

MAYOR HUBBARD: I'd like to call the meeting to order with the Pledge to the Flag.

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

You may be seated. Thank you.

Okay. Come on up. We're going to start with Chief Breese. Come on up.

CHIEF BREESE: Good evening. How is everybody doing?

TRUSTEE ROBERTS: Good evening.

CHIEF BREESE: You guys got all the monthly reports and the resolutions. There's a couple of changes to the resolutions. I've got to apologize. We were supposed to vote on -- in the resolution, there was to accept Kelly Hydell as a member. There was a little confusion. Wayne, our First Assistant Chief, had a wake to go to, so he had the -- her application, so we couldn't vote on it Tuesday.

MAYOR HUBBARD: Okay.

CHIEF BREESE: He had a --

AUDIENCE MEMBER: Chief, your mic's not on.

CHIEF BREESE: He had a wake to go to, so.

MR. PALLAS: Robert, turn the volume back up.
CHIEF BREESE: So I'd like to actually omit that for this month.

MAYOR HUBBARD: Omit Kelly Hydell, but Jarid Grilli is still on?

CHIEF BREESE: Jarid Grilli is still on. And there was an addition to that. I had -- besides Jarid, we voted on Robert Corwin, Jr. to the Juniors. I'd like to add that also.

MAYOR HUBBARD: Okay. Good to have him.

CHIEF BREESE: And, also, I'd like to make another change to the resolution. Our new truck was delivered on Friday, the 13th, it was here in Greenport. The committee went over it, they inspected it, they accepted it. And on Tuesday night, the Board of Wardens made a motion to accept the committee's recommendation of paying for the new truck. So I'd like to add that to the resolutions also, if we can get the truck paid for. So it's up at Yaphank right now getting all the equipment mounted on it.

MAYOR HUBBARD: Okay.

CHIEF BREESE: And it's going to be here probably next week, towards the end of next week. They say next Tuesday they expect everything to be done, but the Wardens voted on accepting the
committee's recommendation to pay for the truck.

MAYOR HUBBARD: Okay. I know they had a couple of issues. Are the issues being taken care of?

CHIEF BREESE: Yeah. They'll be taking care of at the dealership, and they said they'll have delivery of the truck by next week.

MAYOR HUBBARD: Okay. So when it comes back, they're going to review it again and make sure? I know it had no radios in it. There was --

CHIEF BREESE: Yeah.

MAYOR HUBBARD: They talked about the radios and the diamond plate on the side.

CHIEF BREESE: Yeah. Everything -- they said right now they're like 90% done.

MAYOR HUBBARD: Okay.

CHIEF BREESE: They just have a couple of small things to mount. I just talked to -- a couple of guys from the committee were here tonight. Chris Hanold was here and Beattie. They went up to -- they purchased some new equipment to put on the truck, and they said it's like 90% done. They just have some minor things to do, so they're looking at probably next Tuesday.

MAYOR HUBBARD: Okay.

CHIEF BREESE: It will be almost ready to go.
MAYOR HUBBARD: That will be before our meeting, because we will also need paperwork on it to get insurance on it.

CHIEF BREESE: Yeah.

MAYOR HUBBARD: So before we take ownership, we have to have it insured in case something happens to it in the transition.

CHIEF BREESE: I talked to Joe already about it, he knows it's coming, I mean.

MAYOR HUBBARD: Right, but we need the VIN number and other stuff like that to get the insurance on it before we --

CHIEF BREESE: Right.

MAYOR HUBBARD: -- officially accept it and pay for it.

CHIEF BREESE: Okay.

MAYOR HUBBARD: Just God forbid something happened, a tree falls on it and we don't have it insured right after we accept it. So if you get that paperwork to the Clerk, so that she can --

CHIEF BREESE: Yes.

TRUSTEE PHILLIPS: Okay. So that's my understanding. This is Robert's budget adjustment, is to pay for the truck, correct?

MAYOR HUBBARD: Yes.
MR. BRANDT: The funding of it, yes.

TRUSTEE PHILLIPS: All right. So that's the amount that we're transferring, okay.

CLERK PIRILLO: And, Chief, the Board, the Board of Wardens formally approved this at the meeting last night?

CHIEF BREESE: Tuesday night, yes.

CLERK PIRILLO: Tuesday night?

CHIEF BREESE: Tuesday night, yes.

CLERK PIRILLO: And that's in the minutes?

CHIEF BREESE: Yes.

CLERK PIRILLO: Okay. And on which date did the Truck Committee approve it?

CHIEF BREESE: The Truck Committee approved it, I believe, on the 14th. It was delivered here on Friday, the 13th.

CLERK PIRILLO: Okay.

CHIEF BREESE: They went over it on the 14th, which was a Saturday.

CLERK PIRILLO: Thank you.

CHIEF BREESE: And the Wardens approved it on Tuesday, whichever that -- whichever date that would be.

CLERK PIRILLO: The 17th.

CHIEF BREESE: Yes.

CLERK PIRILLO: Thank you.
CHIEF BREESE: I've got another -- we're all done with the truck, right, everybody's good?

MAYOR HUBBARD: Yeah. No, just those are minor details. I just -- I know when we got the paperwork back, the Village Attorney was working on the radio issue and everything else. I want to make sure that's all resolved before we paid for it, that's all.

CHIEF BREESE: Okay, yeah.

MR. PROKOP: I would just -- you know, if I could make a comment, I mean, we -- I'm not looking to delay accepting it, but, on the other hand, you really shouldn't accept it until it's done, you know.

MAYOR HUBBARD: Right. Well, that's the whole thing, yeah. All the minor things are repaired and everything, it's complete.

CHIEF BREESE: Yeah. They had some other issues. They had some scratches in the diamond plate they wanted taken care of, and stuff like -- you know, minor stuff.

ATTORNEY PROKOP: Yeah. I mean, it's more of a -- it's a technical thing. I mean, I've been through this

CHIEF BREESE: Right. No, your 100% right, don't pay for it, because they're going to be like,
MR. PROKOP: Yeah, it's not -- that we're paying for, obviously, is a big step, but the technical point about accepting it, once you accept it, then, you know --

CHIEF BREESE: It's over.

MR. PROKOP: Yeah. So even if it's at 99%, that 1%, you're going to have -- we're going to have a problem taking care of it, so just be careful.

CHIEF BREESE: Yeah.

MR. PROKOP: If there's any question, call me.

CHIEF BREESE: Okay.

TRUSTEE ROBINS: And, Chief, I was told that the truck came in and then went back basically after you designated where you wanted the placement of equipment and things like that, fixtures.

CHIEF BREESE: Yeah. They dropped it off on Friday, the 13th. They went over the truck. They told us to take blue tape and put tape on it and -- you know, that painter's tape, and mark down where they wanted everything mounted on the truck. The salesman came out last Monday or Tuesday, I believe, and -- yeah, Monday. I think it was Monday. Anyway, he came out and he saw everything, and they told him the complaints they had with scratches in the diamond
plate, and there were some other issues they had. And then they -- then they took it back up to Yaphank, to the dealership, and came out with all the tools and they straightened that out.

MR. PROKOP: Oh, when you said Yaphank, you meant at the dealership. You didn't mean Yaphank, the fireground?

CHIEF BREESE: No, no.

ATTORNEY PROKOP: Oh, okay.

CHIEF BREESE: I think it's in Shirley, or wherever it is.

ATTORNEY PROKOP: Okay.

CHIEF BREESE: Wherever Firematic Supply is. It used to be in Yaphank, so I keep saying Yaphank.

TRUSTEE PHILLIPS: It's in Shirley. It's in Shirley now, Firematic.

MAYOR HUBBARD: It wasn't in service going to fire school.

CHIEF BREESE: No.

MAYOR HUBBARD: Okay.

TRUSTEE PHILLIPS: Harry, I just have a question on the hydrant test report that was done.

CHIEF BREESE: Okay.

TRUSTEE PHILLIPS: Now what was is the next step? Is that something that the Fire Department
gets a hold of the Village Administrator to correct
some of these issues that are on here?

CHIEF BREESE: Yeah.

TRUSTEE PHILLIPS: Okay.

CHIEF BREESE: There was a few issues. I mean, every year we always have issues, it seems, with some of them every year, the same issues, and they never used to get corrected, so.

TRUSTEE PHILLIPS: That's why I'm mentioning it. Okay.

TRUSTEE ROBERTS: Yeah. I wanted to ask, is this -- was this more or less issues on the fire hydrant testing than previous years?

CHIEF BREESE: Basically the same ones we have every year. I mean, everybody knows the same hydrants we always have problems with. I mean, you can go back and we can pull the records and look at them. It's the same every year, basically. You know what hydrants you have very bad flow at. You know hydrants that are hard to open, you know, the same hydrants that are hard to drain, they don't drain. It's the same issues every year.

TRUSTEE ROBERTS: And have we fixed them and the issues recur, or we have not fixed them?

CHIEF BREESE: It seems like -- honestly, I
hate to throw anybody under the bus, but it seems
like since I've been in the Fire Department, not just
in the Chiefs part, since I've been in the Fire
Department, lucky any of them get fixed.

TRUSTEE ROBERTS: And is there -- is that
because it's cost prohibitive?

MR. PALLAS: Again, I don't -- the first time I
dealt with this was last year. We did get to some of
them. Some of them are recurring, I mean, they have
the draining problem. I'm not totally familiar. I
will be sitting down with Pete to go over it. Some
them need replacements, which are expensive. But I
will be going and sitting down with Pete and going
over this in detail and make a plan to do these.

TRUSTEE ROBERTS: And report back to us next
month? That would be great.

MAYOR HUBBARD: Yeah. There were a couple of
them that they said the flow was a slow flow on the
hydrant. I know the one on the corner of Fourth
Avenue, they said that Pete was out the next day and
did test it, and it's a four-inch main that's
probably down to three inches now, and that's the
amount of water that comes out of it and it's
really -- it's also -- some of the ones that do say
"low flow" on, there was five -- four crews out
around the Village doing it. So when one's open on
Sixth Street, there's also one open on Fourth Avenue,
the pressure in the whole Village drops down. So
some of those things saying "low flow", if there's
only one hydrant open, it's not a real issue when you
go to firefighting with it.

Also, some of the hard opening ones, I could
testify that I was the youngest guy in my crew trying
to do it, and some of the other guys were over 70.
So on some of us, they're hard to open. But if you
put Pete and his 20-year-old guys out there, they
open pretty easy. I'm just -- I'm not defending it.
We're going to look at all of them and everything
else, but some of that, you know -- you know, the
young 60-year-old cranking on a hydrant with the
older guys, it is a little difficult, so I'm just --

(Laughter)

But we will be looking at them.

TRUSTEE ROBERTS: When my house is on fire, I
hope you're not the youngest guy there.

(Laughter)

MAYOR HUBBARD: I hope so, too, but I will be
there.

TRUSTEE PHILLIPS: I can attest that it doesn't
matter. When the adrenaline starts, the gentlemen in
our Fire Department come up to troopers.

MAYOR HUBBARD: Oh, yes.

TRUSTEE PHILLIPS: And they open up things in an awful hurry. I've lived by example on that one.

MAYOR HUBBARD: Yeah. Okay. What else you got?

CHIEF BREESE: The other thing I have is -- I'm sure you saw it in the Wardens meetings over the last couple months. We've been talking about putting the picket fence around the back here. Do I need to get a permit for that? How does that work? Because we were talking about it again Tuesday night at the Wardens meeting. Mike was supposed to come back with prices. A couple of the companies didn't get back to him in time. So do I need to get a permit? What we basically want to do is do a -- not a picket fence, a split rail fence all the way down the back of the property.

MAYOR HUBBARD: Right. I believe it's coming from the corner here where it -- it goes straight across South Street now.

CHIEF BREESE: Right.

MAYOR HUBBARD: I was told it was going to come down to the edge of the monument and go around the back side of it.
CHIEF BREESE: Right. All the way down to the new building back here.

MAYOR HUBBARD: Right. I believe, normally -- well, see, it's Village property, same as the park next door. We didn't get a permit for that, but we need to be notified that you're going to do it and have permission to do it.

TRUSTEE ROBERTS: Don't we need a resolution to approve?

CHIEF BREESE: Well, we haven't --

MAYOR HUBBARD: Yes.

CHIEF BREESE: We haven't made a decision yet. We're just looking -- we were trying to get prices on it, but I'm just asking ahead of time, so I know, you know, whether we can do this or not.

MAYOR HUBBARD: Yeah. No. It's just we'd rather you have permission to do it from us, so we would pass a resolution giving you authorization to do the fence.

CHIEF BREESE: Yeah, okay.

MAYOR HUBBARD: But you don't need a building permit for it, just like what we did around the park over there. It's Village property, you don't need a permit for it to go through that process. But just bring a diagram of what you're going to do and the
cost on that. I know you were contacting the same company that did around the park next door.

CHIEF BREESE: Yeah. Mike had talked to them, they came and gave a price. And he was trying to get like a couple of other companies.

MAYOR HUBBARD: Right, okay.

CHIEF BREESE: I'm not sure who, but they didn't show up.

MAYOR HUBBARD: Get a picture of it and a price and just bring it back to us next month. I'm sure you're not going to do it until springtime, but we could take care of that.

CHIEF BREESE: Yeah. It will probably be frozen by next month.

MAYOR HUBBARD: Right.

TRUSTEE ROBERTS: And I was curious. Is there a specific reason or --

CHIEF BREESE: You know, a lot of times people are parking on the lawn and stuff, and they just thought it would be a good idea just to finally put a fence up and stop people. I mean, the one neighbor back here, I actually put a note on his car asking him to please stop parking on the lawn.

TRUSTEE ROBERTS: They're parking, oh.

CHIEF BREESE: I said -- in the note, I said,
"Look, if you won't park on your own lawn, please
don't park on ours. We have a big parking lot,
you're more than welcome to use it." And apparently
it worked, because he hasn't been parking on our
lawn, but --

MAYOR HUBBARD: A couple of those houses are
pulling straight in, over the curb and straight in
onto the lawn on the back side of the --

CHIEF BREESE: Right.

MAYOR HUBBARD: -- new building out there.

CHIEF BREESE: That's it. That's all I got.

MAYOR HUBBARD: Okay. One thing I did know,
the letter you got from Penflex on the service
awards.

CHIEF BREESE: Yes.

MAYOR HUBBARD: At our December meeting, we
have to approve the schedule of points for the year.

CHIEF BREESE: Okay.

MAYOR HUBBARD: So we're going to need to have
something from you guys for that. I know you
talked -- I talked to one of the Wardens. You were
going to get together with Penflex and discuss it.

CHIEF BREESE: Yeah, we're going to have them
come to the next Wardens meeting.

MAYOR HUBBARD: But the Village Board has to
vote on that before the start of the new year. So at our December meeting, we have to do that.

CHIEF BREESE: Okay.

MAYOR HUBBARD: Just so that you know, so you can get together, have a special meeting, whatever you have to do to straighten out any of the things, because we don't want to adopt something that you guys don't know about, but we have to do something. By law, we have to approve it by December.

CHIEF BREESE: Right.

MAYOR HUBBARD: For January 1st.

CHIEF BREESE: There were just some questions on whether we needed a change in -- I mean, basically, Penflex told us this is a State Law, you have to go by this. And some guys are saying, well, maybe we do, maybe we don't. So that's why we're going to get Penflex to come down for the next Wardens meeting to tell us this is the way it is, or this isn't the way it is. I'm not --

MAYOR HUBBARD: Right. Some of the guidelines, I know when they did an audit like 10 years ago, we had to modify some things.

CHIEF BREESE: Right.

MAYOR HUBBARD: You're probably going to have to do the same thing again. So just to be in
compliance, and, you know -- because we can't go
status quo --

CHIEF BREESE: Right.

MAYOR HUBBARD: -- for 2016, so we have to vote
on something.

CHIEF BREESE: Okay.

TRUSTEE PHILLIPS: The other thing -- I'm
sorry -- is we received a letter about a second
repeater on a Cablevision tower.

CHIEF BREESE: Okay, yes. We're trying to put
a second repeater up for our radios. We have one up
there now. We were trying to put a second one up so
we can have two -- right now, when we get dispatched
on the new radio system, we're dispatched on the
channel that was -- is a working channel. So,
basically, what Southold Police does is they'll
activate us one time and they'll wait like a minute
and reactivate us. And what happens is by having one
channel, being dispatched over one channel, it covers
anybody talking on the radio.

TRUSTEE PHILLIPS: Right.

CHIEF BREESE: So if you have an emergency, you
know, on the radio, they cover you. So we're trying
to get a second repeater set up so we could have a
different dispatch channel from our working channel.
So that's what -- we're trying to put a new antenna in, repeater up at the Cablevision tower.

TRUSTEE PHILLIPS: Okay, because your letter here, it says that they're asking for approval from the Board to install. So is that a resolution you want on the agenda for today?

CHIEF BREESE: I'm not -- I would think so, yeah, because I know Jeff wrote something up, and he didn't tell me what he wrote up actually. Would I have to make that an addition to the resolution?

MAYOR HUBBARD: Well, you said you had the frequency and everything else, but are you ready to actually go ahead and do the work at this point?

CHIEF BREESE: Yeah. We had everything, and the Chief talked to me. We have the repeater, we have the cable, we have the --

MAYOR HUBBARD: You already have the stuff, right. So you want a resolution to approve the installation of the repeater?

CHIEF BREESE: Yeah, that and the resolutions also, too.

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

CHIEF BREESE: Yeah.

MAYOR HUBBARD: Okay.

TRUSTEE ROBERTS: Did I miss that or did I not
have it?

TRUSTEE ROBINS: It came through in an email.

TRUSTEE PHILLIPS: It came through an email.

TRUSTEE ROBERTS: Okay. All right. I missed it. So --

CHIEF BREESE: So I guess -- I'm sorry, I didn't mean to interrupt you.

TRUSTEE ROBERTS: Go ahead, no.

CHIEF BREESE: I guess we would have to add that. I didn't realize Jeff was putting that in this month, but we would have to add that into the resolutions.

TRUSTEE PHILLIPS: That's okay.

CHIEF BREESE: We'll have to make an amendment to the resolutions.

TRUSTEE ROBERTS: I saw some of the report about your sidewalk and I wondered if we should -- we're fixing all the sidewalks around here. Somebody mentioned the sidewalk's busted. I don't know if we should try to fix that or --

MAYOR HUBBARD: Actually, they were going and getting their own prices. They were contacting --

TRUSTEE ROBERTS: Oh, really?

MAYOR HUBBARD: Yes.

CHIEF BREESE: Wayne had one -- I think I had
Rick Berry out here, looked at this one, him and Scott Corwin. And he told me last night he had another mason coming to look at the front and the back. So I'm not sure what the outcome of that one is yet.

MAYOR HUBBARD: Right. I know they were also contacting the company that did the other work for us, speaking to them. We've passed along their information, so --

TRUSTEE ROBERTS: Well, if we can help.

MAYOR HUBBARD: Yeah. No, definitely will. I mean, it's the sidewalk here. It's also by the back door going off to the side, because it always puddles and it's broken back there. It's hindering some of the older gentlemen from getting in.

CHIEF BREESE: Yeah. It's hard to get in and out with the old guys.

And that's all I have. Anybody else?

TRUSTEE ROBINS: Thank you

TRUSTEE PHILLIPS: Thank you, Harry.

MAYOR HUBBARD: Okay.

TRUSTEE ROBERTS: Thank you.

MAYOR HUBBARD: Thank you very much.

CHIEF BREESE: Have a good night. Everybody, have a happy Thanksgiving, if I don't see you.
MAYOR HUBBARD: Okay. You, too.

TRUSTEE MARTILOTTA: You, too.

TRUSTEE PHILLIPS: You, too, Harry.

MAYOR HUBBARD: Okay. Next will be Village Administrator.

ADMINISTRATOR PALLAS: Thank you. I apologize for my voice. I'm battling a bit of a cold, but I'll do my best.

In addition to some of my regular reports, I have a few resolutions, two of which are add-ons that aren't on the agenda now, but I had sent an email this afternoon. I apologize that it came out so late.

The first is for the curbs and sidewalks for a change order. When we did the original map, we omitted one of the driveway aprons that were in there, and the value of that is $2,100. Since that was a lump some and Board approved, I need Board approval for that change order. So that's one, one resolution.

The second resolution is for the preparation of bid specs for Number 10, the Number 10 building over by the wastewater treatment plant. We had gotten some quotes on what it would take to repair. There's some significant damage, rot, and roofing, and things
like that that need to be done on that building, and it would require a formal -- formal bid for that. So I was asking for approval to do -- to advertise for that repair.

We estimate the cost somewhere in the neighborhood of $80,000, something like that. Again, it definitely needs to be done. I'm not sure how -- what condition of that building is going to be come spring if we don't get it done before the heavy winter snow. I'm not even sure we can get that done in time. Hopefully, we can. So that's the second --

TRUSTEE ROBERTS: Which building is that, Paul?

ADMINISTRATOR PALLAS: It's a storage building. If you go down towards the wastewater treatment plant, go to the right and it's kind of buried in the woods.

TRUSTEE ROBERTS: Oh, before you go in the fence?

ADMINISTRATOR PALLAS: Before you go in the fence, yeah. It's not on --

MAYOR HUBBARD: It's to the right, toward where you went to Hawkeye's property.

TRUSTEE ROBERTS: Yeah.

MAYOR HUBBARD: And farther to the right is --

MR. PALLAS: Yeah.
TRUSTEE PHILLIPS: Paul, I didn't ask before, where is the funding going to come for this?

ADMINISTRATOR PALLAS: Robert and I have just started talking about that on this. We have to figure it out, obviously. This is really just to get the process started, so we can at least get specifications out so we can get this work done.

TRUSTEE PHILLIPS: Well, let me ask a question. What is the building -- I know currently, at one point, it was being used for storage of Christmas decorations and it had some machinery in it. We years ago had some heating system disappear from people who were selling it as scrap metal. The Carousel Committee used to have -- they used to repair a lot of the Carousel wood stuff up there. What is it currently being used for now?

ADMINISTRATOR PALLAS: Primarily storage, but I do think there is still some woodworking that goes on in there. It's kind of like a multi-use building. I think it's the -- some of the uses are not -- it's not being used because of the condition of the building. I think if we do this work, clean it up a little bit, we can get a lot more use out of the building.

TRUSTEE PHILLIPS: Okay. So the use being for
what?

ADMINISTRATOR PALLAS: Storage of -- various storage primarily at this time, that's what it's mostly used for.

TRUSTEE PHILLIPS: For the Road Department or for all --

ADMINISTRATOR PALLAS: Road Department, Parks. I believe there's some water material, department material and sewer department material.

TRUSTEE PHILLIPS: That used to be the carpenter shop, wasn't it years ago?

ADMINISTRATOR PALLAS: Yes.

MAYOR HUBBARD: Yeah, the back end of that, that's right.

ADMINISTRATOR PALLAS: I think it's still -- to some extent it was.

MAYOR HUBBARD: Yeah.

ADMINISTRATOR PALLAS: It's still being used to that extent for that purpose.

TRUSTEE ROBERTS: Do we know exactly what needs -- I'm having a hard time figuring what the need is, what needs to get stored there.

ADMINISTRATOR PALLAS: Well, I mean, as an example, we put the misters in there, as an example. You know, there's a variety of material and equipment
for various departments. I mean, it's not -- it's not any one thing, it's a lot of different things for different departments. We certainly need the space, I mean, we definitely need it, and I think -- I think it's worth salvaging.

We did have an engineering report on the building, which I could forward to everybody, I only just got it, which says the building is salvageable. And it gave us kind of a list of things that -- a list of things that need to be done to the building.

TRUSTEE ROBERTS: And there's no room at the Light Plant?

ADMINISTRATOR PALLAS: No. Currently, no. They're pretty much full with their own equipment.

TRUSTEE ROBERTS: Is there another option that's less money, less than 80,000, like a rental or a --

ADMINISTRATOR PALLAS: I don't believe so. I don't think we could do a -- like a Morton building that would have the same square footage as that for anywhere near that price.

TRUSTEE ROBINS: How many square feet, approximately, is it, Paul?

ADMINISTRATOR PALLAS: I'm sorry, I didn't get a chance --
TRUSTEE ROBINS: Okay. I'm going to get over and --

MAYOR HUBBARD: We'll go out to bid. We'll, you know, investigate it to go out to bid and see what the cost is, and then everybody could take a look, meet with Paul and take a tour up there to look at the building, you know, and see what's there.

I know some of the stuff that was in the Little League shed when we were cleaning that out, that stuff got moved up there. The other building that was at the polo yard had collapsed, and the old Fire Department ride that was in that building got moved over to the Light Plant. Now it's behind the second transformer, and other stuff kind of all got shoved into the tent annex, what they call it, whatever, into that building. So one collapsed. They took whatever they had to out of there and put it in the other. So it's kind of a catchall for miscellaneous Village stuff.

TRUSTEE PHILLIPS: A very catchall building itself, because it kind of --

MAYOR HUBBARD: A lot of it was in the other building, and the other building collapsed down on it, so they pulled the stuff out. So we'll take a tour, go look at the building, and, you know, we'll
go out to bid and see what it's going to cost and
then we'll decide.

    ADMINISTRATOR PALLAS: And the third or the
next one is, again, preparation of bid specifications
for backup generators and two of the pumps -- two of
the wastewater treatment -- I'm sorry -- sewer pump
stations on Sixth Avenue and Ludlam. We got some
quotes. I think they were in the 50 to $60,000 range
for those as well. That's installed costs. So
that's -- yeah, that's another bid spec we want to do.

    In addition, I have a number of resolutions for
hiring with some folks at the ice rink. We've
started with a change in the way we're handling
personnel. People that are working in the ice rink
are also working in the Carousel, so we're being able
to utilize some people more effectively. So we have
a larger pool of people to, hopefully, offset any
people not showing up for either one. So they're
actually to be trained to work in both. It's a work
in progress, but we're moving forward on that as
well.

    The next -- the next item I had put on here was
continued discussion. A few meetings ago, I had
started talking about the installation of a drying
bed at the wastewater treatment plant. I know there

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were a number of questions and some follow-ups, and we just haven't gotten to it. But I've asked Ray Dunbar, the Supervisor of the wastewater treatment plant, to kind of present this. He's kind of the -- isn't kind of, he is the expert for this more than I am, and he's gotten some additional information.

And, really, what the end result that we're asking for at this time is just to get an engineer in to confirm what, or to determine whether what we found out is actually feasible and makes sense for us. You know, we think it does, but it's a different type of a system, and would really rather have, you know, an engineer come in, just say, "Look, this is what we think we want to do. Does it make sense? What is the real cost and what are the potential savings?"

Right you now, our sludge hauling costs are in the neighborhood of over $90,000 a year. We think this system would cost somewhere between 4 and $500,000. We could reduce our sludge hauling costs to -- I want to say 16,000. So it would save somewhere in the neighborhood of $80,000 a year, relatively good payback time. So that's -- we just want to make sure that what we found makes sense before we go to any design type of process at this
So, Ray, if you could come up and the Board --

MAYOR HUBBARD: Give us the talk.

ADMINISTRATOR PALLAS: Yup.

MAYOR HUBBARD: Good evening, Ray.

MR. DUNBAR: Good evening.

TRUSTEE ROBERTS: Hi, Ray.

TRUSTEE PHILLIPS: Hey, Ray.

MR. DUNBAR: As Paul stated, we're basically spending a lot of money on sludge hauling, about $92,000 a year.

The plant's been online now since -- actually, four years as of yesterday. The old plant was a pond plant and we had very little sludge production, it was a completely different kind of plant. And I think when I got here, the budget was like $20,000 a year for sludge hauling. They used to pump it right out of the tank.

So they built this plant, which is an activated sludge plant, with an emphasis on nitrogen removal. So, as a consequence, the sludge production goes way up. Say if you have 400 pounds -- and everything is calculated in dry pounds. If you have 400 pounds of food coming in, you get 45 to 50% yield in microorganisms. In other words, if you get 470
pounds of food in, you're going to have 220 pounds of microorganisms. So that has to be wasted out of the system, so to keep your food and microorganisms ratio exactly where you want so the process works well. So you have to waste excess amount of pounds of microorganisms out of the system. So that's what sludge is.

So, as a consequence, I think they were thinking that they weren't going to have to consider sludge handling costs, but I think it was in error, because we didn't get a way to handle sludge to dewater it. So, as a consequence, the only way I can thicken up the sludge is by dewatering it. Just turn off the air in our sludge holding tank, sludge settles out and I decant the water off. I do that three or four times and I transfer it down to the sludge holding tank and I do that there. So the most I could thicken it up on a good month is 2.8% solids, the rest is water. So that increases our hauling costs because the volume is mostly water.

So this system I looked at very carefully. It will -- well, let me explain why it's important, besides saving money. I've also been having trouble wasting as I need to, because I'm always backed up with sludge trying to thicken it up, so I could stay
within my budget, sludge hauling budget, so that's a problem. And it's also a problem keeping my F/M ratio where I want.

So this system I picked out because it's simple to operate. As far as mechanical equipment, it's minor. It's not labor intensive. It doesn't take an operator all day long to process the sludge. I did look at other processes. There's belt filter presses and there is centrifuges. Those are expensive, complicated machines. And I looked into it, and it would take an operator seven to eight hours to process the same amount of sludge that we could pour on this bed in a half hour.

So the way this bed works is you have to have polymer facilities. Polymer is added as a coagulant that causes the particles to flock together and the water drops out of the particles. And we would pour it on this bed of steel plates. The plates are aluminum oxide with gravel underneath. So you would mix the polymer with the sludge and pour it on the bed, and most of it would drain by gravity. And there would be a sensor in the underdrain that detached once the water stops draining. A vacuum pump would turn on at that point and pull the vacuum on the sludge, because the bed is entirely sealed,
and pool a great deal of the water out of the sludge. So, in 24 hours, you can have a sludge cake of 15% solids, which is comparable to a belt filter press or centrifuge. So it's less labor intensive, uses less chemicals, less electricity. And, basically, the only thing you have is a vacuum pump, and a polymer pump, and a sludge pump to get it onto the bed.

So if it sits 24 hours -- this system would come with a little tractor with a plastic blade. You scoop it out, and then when you're done scooping it out, you hose it down with a high pressure hose using plant effluent water.

Then -- but that system, we'd need to go one step further, then. We have the old sludge drying beds in place now, so the one bed closest to our round holding tank would be used to pour on. The next bed we could use to store, to dry it. I'm anticipating we could store for six months. If we could get it to 75% solids content, which we could, we could actually get it to 85 when it dried, we would only wind up with 208 cubic yards, and that's in a whole year.

So the idea here is once it -- and this additional drying structure would have a translucent roof, and maybe fans on the bottom to pull in cool
air, and fans on the opposite end on top, so you get a convection current; dry the sludge and get it termed by the DEC as Class A biosolids. And we have Class -- in the Class A biosolids, there's two things they look at, the amount of heavy metals in it and the amount of pathogen destruction. Now drying will destroy pathogen's disease-causing organisms. So we would have to say -- after six months, we'd have to take samples to an independent lab and get it certified as -- the pathogen destruction would have to be nondetected, so then the DEC could permit it as Class A biosolids. When you do that, then we could spread it in the field over there next to the plant.

TRUSTEE ROBERTS: Fertilizer.

MR. DUNBAR: You could -- yeah. It's basically dirt, that's what it is, yes. It's dirt without the mineral -- without the sand, and the silt, and the clay.

So, now, if for some reason -- I don't think the DEC would do this, and I did talk with them, they said they have no problem. We would have to get a permit amended to build the sludge drying beds, but they didn't think there would be a problem with that.

If for some reason the DEC would not classify it as Class A biosolids, we still would come out way
ahead if we built the additional drying facility, because we would wind up with 5.2, 40-yard dumpsters full per year. And I got some estimates on that. I spoke with some sludge haulers. They would charge $2,000 a load, and also 5500 a year for dumpster rental. And there might be some additional dump fees, but there may not be, because a lot of facilities in Upstate New York, they want it, they use it.

So, at worst, if the DEC says it's not Class A biosolids, because you never know what they're going to do, but, approximately, we'd have to spend between 16 and $17,000 for hauling the dried sludge out, versus the 92,000 we're spending now.

TRUSTEE ROBERTS: If we can't spread it.
MR. DUNBAR: If we can't spread it, yeah.
TRUSTEE MARTILOTTA: If we can't spread it, we'll have zero, right?
MR. DUNBAR: If we can't spread it, we will have to pay to get it hauled.

ADMINISTRATOR PALLAS: You'll still end up with -- whether we can get it classified by the DEC or not, you still end up with a tremendous savings. So the -- if all of this is correct that we've done, that Ray's done, all the work that was put into this,
if all of this is correct, even without the DEC
classification as Class A biosolids, we're still
saving 80, roughly $80,000 a year. So it's -- again,
it's a good -- I think a cost effective solution to
this.

But it's important to know, there's two -- as
Ray described, there's two components. There's the
system itself, which is the one drying bed, if you
will, that takes out the beginning stages, and after
24 hours, you move it over to the other bed and it
sits there for months at a time. You can do just the
one system and then we could haul that away, but
that's only getting us to a 15% solid. So we're
still going to be spending 45,000, and the bulk of
the cost is in that first stage. So it's not cost
effective if you don't do both. We'd have to do both
or it just isn't cost effective at all, in our
opinion.

So that's, again -- and the idea here for what
I'm asking, we're asking for is essentially to
confirm what or refute what we've -- what we found
out. That's where we are with this.

TRUSTEE ROBERTS: Can I ask a favor? I am a
complete dummy when it comes to everything you just
talked about with the sewer plant. Can you -- and I
won't speak for anybody else, but I'm really glad we
have you, because you understand it, it seems. Can
you give us a one-pager that has some cost benefit
analysis that compares, because I have no way of
researching the other options.

ADMINISTRATOR PALLAS: Sure.

TRUSTEE ROBERTS: You know, the cheap option
that's going to not save us as much each year, the
Cadillac. Maybe this is the Cadillac, I don't know,
that is a huge capital expense and saves us a ton
each year. If you can give us, you know, these are
three ways to do. And I would suggest, maybe before
we invest in engineering to tell us that this is a
good thing to do, can we talk to some other plants
who use it, who have similar conditions to us and --

MR. DUNBAR: According to this company, they
have 200 other facilities, I guess all over the
United States and in the Caribbean. A lot of them
they use to dewater petroleum refinery products, a
lot of wastewater plants.

The plates are guaranteed for 20 years, so
they've been -- there are systems that have been in
service for 15 years so far, so they don't really
know how long they last, but they think they last a
good 20 years.
TRUSTEE ROBERTS: If you could get us some --
you know, get people to email us references.

ADMINISTRATOR PALLAS: Yeah, we can do that.

TRUSTEE ROBERTS: You know, "We used this to
save this much."

ADMINISTRATOR PALLAS: We have a list of --
we'll get a list from the manufacturer of other
facilities, contact information, and we'll put
together a page that talks about this.

TRUSTEE MARTILOTTA: If I could ask, on that
second drying bed, it sounds like you're almost
making -- is it essentially a greenhouse, that second
drying bed?

MR. DUNBAR: It is kind of. It has to be
translucent to get some UV rays in there so it can
dry.

TRUSTEE MARTILOTTA: This first one comes with
a small tractor and then essentially you can scrape
it off? And I imagine driving the tractor into the
second -- like I'm just trying to envision what this
looks like.

MR. DUNBAR: Yes. We remove the sludge.
Here's a picture of what it looks like 24 hours after
a pour. This is what it looks like when it gets
poured in. This would be 2% solids. You can see
it's liquid. This is what it looks like 24 hours
later, 15%, simple. You'd scoop it out with a
tractor and move to the next step.

TRUSTEE MARTILOTTA: Okay.

MAYOR HUBBARD: Any fumes from this, it
sitting? Is it going to be --

MR. DUNBAR: Oh, it would have an earthy smell,
but it wouldn't be bad.

MAYOR HUBBARD: Okay.

MR. DUNBAR: Based on my experience.

MAYOR HUBBARD: Some of the old -- the old
process we had up there, sometimes you'd get fumes
going down.

MR. DUNBAR: Oh, no. That was --

MAYOR HUBBARD: And I don't want to create that
again by putting something out there.

MR. DUNBAR: No, that was horrible.

MAYOR HUBBARD: Okay. I'm sure we're going to
be asked that, so I just want to make sure you're
driving down Moore's Lane and it's like, "Oh, the new
system is in," then I -- you know, we don't want to
hear that.

MR. DUNBAR: No. It will be an earthy smell in
the immediate area, but it wouldn't be offensive.

MAYOR HUBBARD: Okay, that's fine.
MR. DUNBAR: It probably wouldn't leave the site, really.

So the main thing is it saves a lot of money, and that money that we could save, say we save 70,000 a year, which comes out of the Operating Budget, that could be used to enhance our Operating Budget a little bit, which is we're on -- pretty much on a shoestring budget. And then maybe the extra monies can be rolled over into capital fund for future expenditures, because --

MR. BRANDT: Debt service, the cost of --

MR. DUNBAR: Because all our equipment, those big air rotors, and those motors, and those gear boxes, and the clarifiers, and the VFDs, all those things are going to need to be either rebuilt or replaced within probably four years.

MAYOR HUBBARD: Okay.

MR. DUNBAR: So we're going to need the money for that, and the chains, too. The chains weigh a ton, they're expensive.

TRUSTEE PHILLIPS: Well, that's something that I think that you've brought up, the subject of in the future. You're talking about the new stuff that was installed, or you're talking about --

MR. DUNBAR: The new equipment.

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TRUSTEE PHILLIPS: The new equipment, okay.

ADMINISTRATOR PALLAS: Yes.

TRUSTEE PHILLIPS: I think it would behoove us to kind of think or to put together a plan of what needs to start being done when now, since we've -- I mean, I remember seeing that all go in, and, you know, I think it's new forever.

MR. DUNBAR: Right.

TRUSTEE PHILLIPS: But it's machinery and it does have to have maintenance and replacement.

MR. DUNBAR: Well, as far as the DNR basis, WesTech says their equipment should be replaced in five years or rebuilt. But during the winter, I shut down half the plant, so we're extending the life of the equipment probably by two-and-a-half years. So you're looking -- I would say in four years, you're going to have to start replacing equipment. It would probably be a good idea to buy one unit and just wait for one to fail, replace it, and just always have the spare one, and just rebuild as needed, rather than do it all at once. But, yeah, that's something to keep in mind.

TRUSTEE ROBERTS: Your question was sort of what do we have to spend each year, right, and how do you plan to spend the savings, and how quickly?
TRUSTEE PHILLIPS: We could put a plan of action together or a capital plan, you know, as to --

ADMINISTRATOR PALLAS: Yeah. A lot of the equipment that gets maintained is already accounted for. What Ray is talking about is major components that are on longer term replacements, like the annual stuff is pretty much covered at this point. You know, we've seen some of that.

TRUSTEE PHILLIPS: I'm talking about the big stuff. It's the big stuff I'm talking about.

ADMINISTRATOR PALLAS: It's the big ticket items.

TRUSTEE ROBERTS: Yeah, we need that.

ADMINISTRATOR PALLAS: That works. You know, we can detail some of that.

TRUSTEE PHILLIPS: I mean, for me and for George, we were around when that whole project started, we were, you know, at the bottom of it. But for anybody coming along, we need to have something so that people in the future have an idea. I mean, Ray could retire tomorrow and we have to have something to go by in the future. That's what I'm looking for.

ADMINISTRATOR PALLAS: Yeah.

TRUSTEE MARTILOTTA: One more question on that...
table, or the drying bed, I guess. What -- if we were to increase the capacity, if we started getting more sewer customers, I mean, is this something that scales up? Is this -- do you see what I'm getting at? Like is this something that is built for our usage right now, or is this something that if we have more usage going forward, it would still work?

MR. DUNBAR: Well, there's a little -- it's conservatively sized. In other words, this bed is sized for two pours a week.

TRUSTEE MARTILOTTA: Yes, sir.

MR. DUNBAR: So if the -- if the plant grows, then you might have to do four pours a week.

TRUSTEE MARTILOTTA: Okay.

MR. DUNBAR: Something like that. You know, I don't know what the future portends. Right now, we can take quite a bit more.

TRUSTEE MARTILOTTA: So you would be looking at -- like for this thing, you say it takes two pours a week, and you would be using two pours a week?

MR. DUNBAR: Yes.

TRUSTEE MARTILOTTA: Right? I mean --

MR. DUNBAR: At our current sludge production rate, we would pour twice a week.

TRUSTEE MARTILOTTA: Okay.
ADMINISTRATOR PALLAS: But remember, we can pull that off within 24 hours.

TRUSTEE MARTILOTTA: Oh, no, no, sure.

ADMINISTRATOR PALLAS: So, you know, we can go -- easily go to four, if not --

MAYOR HUBBARD: I think the idea is we're looking at the East/West expansions, to make sure if we're doing this, and if we need to make it a third bigger or something, to plan on that. If we do the other expansions and more customers, that we're not maxing out on what we have now.

ADMINISTRATOR PALLAS: Right, yeah.

MAYOR HUBBARD: I think that's the general idea.

MR. DUNBAR: Yes, yes.

MAYOR HUBBARD: Take the East/West sewer study, what we have potential of, 500 more customers. If we're going to spend the money on this, spend a little bit more, make sure we have enough to take the new customers on.

MR. DUNBAR: And there's calculations for that if you know the number of houses. They usually figure 250 gallons a day per person.

MAYOR HUBBARD: Okay.

MR. DUNBAR: And domestic sewage is strength,
concentrations, using about 200 milligrams per liter. So you can figure out how many pounds of "X" BOD, "X" food you're getting in a day, and then you could calculate the yield. You can calculate.

MAYOR HUBBARD: Okay.

MR. DUNBAR: You know, it's all boiler plate formulas.

MAYOR HUBBARD: All right. So I think you just take --

MR. DUNBAR: If you can't calculate --

MAYOR HUBBARD: Right. Just a rough idea of what we're looking at at the expansion, East and West, to figure that in there, when you go and design this or thinking about it, how that part of the proposal --

TRUSTEE PHILLIPS: Well, I think the capacity. I mean, we have the ability to grow. That was --

MAYOR HUBBARD: Yes.

MR. DUNBAR: Yes, we do.

TRUSTEE PHILLIPS: So, in my mind, I -- my mind's simple; would be we have the capacity, "X" number that we can go to. We want to give that for that additional capacity. That's --

MR. DUNBAR: The plant is designed to handle 650,000 gallons a day. That's also the permit limit.

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TRUSTEE PHILLIPS: Okay.

MR. DUNBAR: But I don't actually think it would do that. I think it would be more like 500,000 gallons a day, because I don't think we would be able to treat the waste thoroughly to get the nitrogen reduction down, and we might have problems with what they call carbonaceous oxygen demand. I think if it was on paper, it probably looks good, but I think it's more like 500,000 would be our limit.

MAYOR HUBBARD: And what's the number we're at now?

MR. DUNBAR: It's designed for 600,000 gallons.

MAYOR HUBBARD: Right. What are we putting through there now?

MR. DUNBAR: Oh. Well, if you --

MAYOR HUBBARD: Approximately.

MR. DUNBAR: During the summer, about 340,000. Right now, we're at like 220,000.

MAYOR HUBBARD: Right.

MR. DUNBAR: So we're well below.

MAYOR HUBBARD: About half. I'm just making sure that the numbers now are still about the same as we were.

MR. DUNBAR: It would take another town the size of Greenport.
MAYOR HUBBARD: Okay, that's fine. We're talking about half of what the capacity is. That was the intention when it was done. Okay.

MR. DUNBAR: Right. So, anyway, it's a good deal, I like it. And I've been around this stuff a long time. And I like the system, I like the company. I think it's a great deal for the Village. You do have to spend the money, but you get it back. We'll pay for it in five years.

MAYOR HUBBARD: Right.

MR. DUNBAR: And after that, you have $70,000 or $80,000 to keep back in the operation's budget or do what you want. It's just pointless paying good money just for hauling sludge.

MAYOR HUBBARD: Okay. Well, put together the proposal with the numbers and stuff for us and that would be great.

TRUSTEE ROBERTS: Thanks for coming, Ray.

MAYOR HUBBARD: Okay. Thank you. All right. Go ahead, Paul.

MR. PALLAS: Okay. The rest of the report is pretty standard stuff. I just want to point out a few -- a few highlights.

We've done a tremendous amount of tree work, both for the Tree Committee, tree removals. Both the

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Road Crew and the Electric Department worked jointly on this, and we are continuing -- we are continuing to do that now for line clearance, electric line clearance, working in conjunction with -- the two departments working together, rather. So I think it's a good thing. We're, you know, going -- we've created a map, essentially, of all the problems that we need to trim and we're moving forward on that.

Taking a little bit of a hiatus right now because of the Light Department doing -- getting Christmas decorations ready, and the Road Department has been working on the road project. So that -- but we're going right back to that as soon as that is done.

We've also gotten for a while -- part of the reason we hadn't done a lot of it is the chipper, our chipper wasn't working, and I was told that it couldn't work. Apparently, when I told them to get it to work, they then got it to work, so now it's working, so it's a good thing. We're doing all of that on our own. We don't have to stockpile things or find somebody else to do the chipping, we're doing it inhouse. So that's, again, some positive -- some positive things we're doing.

With regard to the road -- roadwork itself, I
do want to commend a couple of staff people in
addition to the entire crew. But Mike Flora and
Derryl Baumer both were instrumental in keeping that
project moving. And I just want to put that on the
record, that they were exceptional in keeping that
project on track. I just want to make sure the --
the Board, I'm sure, is aware of that, but just
publicly state that.

TRUSTEE PHILLIPS: I have a question. You have
on here A & F Testing was on site for five days. We
are now waiting for the report?

ADMINISTRATOR PALLAS: I think I've got -- yes,
I have the report. When this was written, I didn't
have it, but I have it now.

TRUSTEE PHILLIPS: You do?

ADMINISTRATOR PALLAS: All the report was an
oil -- excuse me, was an oil sample. Everything is
fine. I do have that as of now.

TRUSTEE PHILLIPS: And the tanks are in?

ADMINISTRATOR PALLAS: The fuel -- yeah, I'm
sorry, I was getting to that. The fuel tank --
Island Pump & Tank delivered the -- the tanks are all
set up, fuel tanks are set up; been approved by
Suffolk County. We'll get the -- the fire
suppression system on it has been approved,
everything's approved on it. We're actually now just trying to get the control system, if you will, set up. We've had some trouble. Island Pump & Tank had some trouble getting the right computer card, or something, that actually controls the dispensers. So that should be done within the next few days.

TRUSTEE PHILLIPS: You mean the cards that are going to be given to --

ADMINISTRATOR PALLAS: No, the actual --

TRUSTEE PHILLIPS: Or the actual mechanism inside the --

ADMINISTRATOR PALLAS: The physical card, like a hard drive kind of thing.

TRUSTEE PHILLIPS: Okay.

ADMINISTRATOR PALLAS: Or something. I don't remember what it was, there were cards. We actually have key fobs that we're using, and it's a two-step process. The key fob identifies the vehicle, and you put in a code to identify the person. I've spoken with the Fire Chief a few times about this. We've gotten a good system that he's happy with and comfortable with. And it's basically identical to ours, so we don't have to have two different systems. So he's going to get me a list of folks that are authorized.
And the way it works is only certain people are authorized for certain vehicles. So he indicated that he can -- that's fine by him, because that's how that works in the Fire Department anyway.

MAYOR HUBBARD: Yes.

ADMINISTRATOR PALLAS: So certain people use certain trucks. So that all worked out fine, so we're in good shape on that.

TRUSTEE ROBERTS: Are you moving on from Light, because --

ADMINISTRATOR PALLAS: I was, yes.

TRUSTEE ROBERTS: Okay. Well, I just thought it would be great to get an update on the meeting with NYPA.

ADMINISTRATOR PALLAS: NYPA came down. They had asked for a meeting with me. They had a few items on the agenda, one of which was tree trimming, which I just spoke about. One was the -- I'm sorry -- the in-rush current problem on one of our circuits. You know, I spoke to them about that. They gave us some tips on what we might look at to remediate that problem. I'm not sure if we can or we can't, but we're going to take a look at it. They want an update on the engineering study to fix the relay problem and the paralleling issue. I told them
that was ongoing.

And then, finally, they wanted to talk about metering, not our customer meters, but their incoming meter. I wasn't sure what precipitated that, quite frankly, but my understanding is it has to do with the configuration of the incoming line. There is -- by throwing some switches, which we would have to do in conjunction with PSEG, there's a way to bypass the metering station if it needed to be maintained. I think there was concern that we couldn't doing that on our own without letting anybody know, but we really we can't, so that -- I'm not sure why that came up. But, anyway, that was -- the whole meeting lasted -- that part of the meeting lasted maybe 40 minutes tops.

I did speak to them briefly about solar net metering for our customers. I talked to them about that. They are working on that as a global issue for all of their municipal and cooperative regulated customers. They didn't have any kind of time frame. I was somewhat surprised that they didn't have more information on that. I did -- we -- I had done some work on that in my prior -- where I used to work. We set up a whole net metering tariff, if you will. So I'm going to get them copies of that, which they,
hopefully, can use as a model to move that a little bit faster. So that was the meeting.

TRUSTEE ROBERTS: Thanks.

TRUSTEE ROBINS: And I attended the meeting with Paul. I do have a little summary that I wrote up and I'll forward it to all of you with an email.

TRUSTEE ROBERTS: Thank you.

TRUSTEE MARTILOTTA: Thank you.

ADMINISTRATOR PALLAS: Moving on to Recreation Department, starting with the Marina. The first item on the list there is the Greenport Ocean Race was -- you know, it went really well, big turnout. Split into two groups. I guess they normally have one, so that went really well.

Our Marina revenue was up by 15,000, primarily due to a single boat, a fairly large single boat that was there for a week in October. Nothing exciting. I mean, a lot of the work that's going on -- that had been going on during October was winterizing, you know, all the various facilities, the docks, and whatnot, so that's -- and the campground, the same, same thing. Revenue was up, and mostly due to deposits. Again, a lot of maintenance and winterizing.

I will be sending the Board the new -- not new.
It was new this year. The campground manager there has come up with some ideas and changes that he'd like to make, relatively small, relatively small cost. Also like to add three camp sites towards the -- at the back end. He thinks he can fit three. We can do a lot of the work, physical work, inhouse. You know, he's got -- and I'll send an email which details all of this. You know, the revenue, potential revenue, even at, you know, modest rate of people staying there will more than pay for itself in a single season, so I think it's worthwhile. We just have to check to make sure that we can do the physical work, whether the systems that are feeding into that are adequate to handle both the electric and sewer and water for that. But I'll send that all out in detail.

MAYOR HUBBARD: Okay. There was some -- a lot of investigating was done on that about six years ago. So if you could get that old file out, if that's still around at Village Hall.

TRUSTEE ROBERTS: Yeah.

MAYOR HUBBARD: That was talked about -- I believe at that time they were talking five pedestals, which would be 10 spaces off the back end.

TRUSTEE PHILLIPS: Yeah, it was five pedestals.
ADMINISTRATOR PALLAS: This is only three sites total. I think he was complaining with the single pedestal.

MAYOR HUBBARD: Okay. Well, just look at the old information, what we had. A lot of that was talked about with the size of the lines, the sewer pipe, and the power line going in. But just look at the old file before you -- you know, and see if you can do even farther, you know, that might be possible with the old information, review it.

ADMINISTRATOR PALLAS: Okay.

TRUSTEE ROBERTS: It's just woods back there, I mean, or is it sensitive wetland?

ADMINISTRATOR PALLAS: No. This is already cleared, there's just no facilities.

TRUSTEE PHILLIPS: The problem was putting the electric pedestals out. And plus the fact is that, if I remember correctly going off the top of my head, the amount of voltage for the electricity out there had issues, and there was -- the water pressure had issues.

ADMINISTRATOR PALLAS: Yeah.

TRUSTEE PHILLIPS: It was a whole -- at one point, I think there was even paperwork done for a grant process, I think that we started at one point.
So there is a lot of information available already.

   ADMINISTRATOR PALLAS: That may be why he only
   wanted three to begin with.

   TRUSTEE PHILLIPS: Okay, but there was a lot of
   information available.

   ADMINISTRATOR PALLAS: I will definitely check
   that.

   TRUSTEE ROBERTS: Campground is one of our most
   profitable ventures.

   MAYOR HUBBARD: Yes.

   TRUSTEE MARTILOTTA: Yeah.

   ADMINISTRATOR PALLAS: Yeah. And he's also --
   he's also suggesting a modest rate increase as well
   on that, relatively modest, still well below any
   local competitor.

   On the Rec. Center itself, we've done -- you
   can see all the items there, but expanded the library
   program, one of the highlights in my mind, four times
   a week, homework help. And the students, Honor Roll
   students from school are helping out there. So I
   think that's also a positive development there as
   well.

   And we're starting a process for lifeguards.
   And, you know, as already mentioned, about hiring
   folks for the ice rink, and also having them melded
in together with the Carousel to improve availability of workers for that.

TRUSTEE ROBERTS: So a combined question. What's our plan for parks management? Who's going to take that over? And where are we with our Adventure Treks contract negotiation?

ADMINISTRATOR PALLAS: Well, I assume we're going to talk about that in Executive Session, the Adventure Treks contract, I'd assume.

TRUSTEE MARTILOTTA: Yes.

MAYOR HUBBARD: Yes.

TRUSTEE PHILLIPS: Yes. We have paperwork that came in via email.

TRUSTEE ROBERTS: I saw that, but Adventure -- what's the topic of the Executive Session?

ADMINISTRATOR PALLAS: I guess to get your input on his suggestions.

TRUSTEE ROBERTS: We have Executive Sessions for personnel, legal. So what would this -- because this is a contract.

ADMINISTRATOR PALLAS: It's contract negotiations.

TRUSTEE ROBERTS: So it would be legal?

ADMINISTRATOR PALLAS: I guess.

MR. PROKOP: No. Contract negotiation is a

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specific topic.

TRUSTEE ROBERTS: Okay.

MAYOR HUBBARD: Yes.

TRUSTEE ROBERTS: So we'll talk about that?

MAYOR HUBBARD: Yeah.

TRUSTEE ROBERTS: Okay. The other part of the question, do we have somebody who is now going to take over? We've talked about Margo taking over Carousel, but --

ADMINISTRATOR PALLAS: Yeah. I think, again, I think, and correct me if I'm wrong, but we had kind of settled in on the physical work that needs to be done at the parks as kind of a joint effort anyway between multiple departments. And the staffing issue is going to be under Margo, so it's kind of a split function.

TRUSTEE ROBERTS: For all parks?

ADMINISTRATOR PALLAS: Yeah. I would say yes.

TRUSTEE ROBERTS: And the physical plants of parks is --

ADMINISTRATOR PALLAS: It depends on which park and what needs to be done. Jeff has a limited -- Marina staff is relatively limited. Pete's crew does a lot of parks maintenance as well, depending on what the issue is.
TRUSTEE ROBERTS: I'd like to us to, not now, but try to come up with a better plan, somebody who's living, breathing. I think our parks suffer from somebody not thinking about them all the time, so -- but we don't have to solve that now.

TRUSTEE MARTILOTTA: One question on the ice rink, sir.

ADMINISTRATOR PALLAS: Yes.

TRUSTEE MARTILOTTA: I understand we run on three out of four compressors. We met with the guys from the Hockey League, they were concerned. Has there been any movement on getting that fourth?

ADMINISTRATOR PALLAS: Yeah, we've gotten -- I think the purchase order was issued?

TREASURER BRANDT: I believe so.

ADMINISTRATOR PALLAS: I believe we issued the purchase order. Also, the plan is right now, at least in the short term, is to get -- to get the equipment physically here, you know. And the installer said he's extremely busy and he'll fit it in when he can. But he did make the commitment that if we do lose one, he'll make -- he'll make it as an emergency stop to swap it out. So I think we're in pretty good shape there as well.

TRUSTEE PHILLIPS: One of my questions was
dealing with -- now is everything clear and signed with the Greenport Hockey Club?

ADMINISTRATOR PALLAS: We don't have a -- a contract is still being prepared, but having lots of discussions with the Hockey Club regarding the schedule, and I think we've finally come to some resolution on the schedule.

TRUSTEE PHILLIPS: Okay, because there was some -- okay. So you've come to some resolution?

ADMINISTRATOR PALLAS: Yes, yes. One of the -- I'm glad you pointed that out; I should have mentioned this. One of the -- one of the issues that they had was being able to run the skate school on Saturdays. They just didn't -- I don't think they really wanted to, quite frankly. So they kind of made that an issue when they didn't want to do it anyway. So we actually have taken that over on our own. In fact --

TRUSTEE PHILLIPS: I saw the advertisement for this.

ADMINISTRATOR PALLAS: That's actually -- we used to sort of split the revenue. We got very little of the revenue. And the Recreation Director, Margaret DeVito, has suggested that she could -- she would be more than happy to handle that, set that up

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and get the staffing, and we've pretty much done that. I think we've gotten people to staff that. And, as I said, we're going to keep 100% of the revenue.

TRUSTEE PHILLIPS: Okay.

ADMINISTRATOR PALLAS: So that's a positive step.

TRUSTEE PHILLIPS: So that's a change.

ADMINISTRATOR PALLAS: That's a change. I mean, we still have the skate school.

TRUSTEE PHILLIPS: Right.

ADMINISTRATOR PALLAS: But, you know, from the public, there's no change, but from internally, it's a significant change.

TRUSTEE PHILLIPS: Okay.

ADMINISTRATOR PALLAS: You know, we'll see how it works.

TRUSTEE PHILLIPS: Okay. But we -- when is their Greenport hockey time? When do they start hockey, what is their starting date?

ADMINISTRATOR PALLAS: That I don't know.

TRUSTEE PHILLIPS: Can you now check?

ADMINISTRATOR PALLAS: I don't know off the top of my head. It's very dependant on when the ice is available.
TRUSTEE MARTILLOTTA: Yeah, once it gets colder.

ADMINISTRATOR PALLAS: Yeah, yeah.

TRUSTEE PHILLIPS: No, but I would prefer we have all the paperwork in place before.

ADMINISTRATOR PALLAS: Yeah, we're --

TRUSTEE PHILLIPS: I've seen the last minute, there's -- I just would like to see the paperwork and everything finished before they start, that's all.

ADMINISTRATOR PALLAS: Sure, yup, yup.

Anything else? That's it for me.

TRUSTEE PHILLIPS: The Long Island Divers Association at Clark's Beach?

ADMINISTRATOR PALLAS: I haven't spoken to them since our last meeting. I was -- I'm not sure how we left off. I thought that you all were going to talk about it?

MAYOR HUBBARD: Well, we were talking about in general setting up dates for it and having access for Village residents to use it also, was a discussion we had last month.

ADMINISTRATOR PALLAS: Right. So I don't think --

MAYOR HUBBARD: So that's a discussion we need to have and what we want to try to do with it.

TRUSTEE PHILLIPS: Okay.
MAYOR HUBBARD: And --

TRUSTEE PHILLIPS: All right. I was just -- it's on my checklist, that's all.

MAYOR HUBBARD: Yeah. Well, when we get into our reports and everything else, we can discuss that.

TRUSTEE ROBINS: We didn't discuss the Building Department. Was I --

ADMINISTRATOR PALLAS: The reports are in there. I don't know -- I mean, there's no --

TRUSTEE ROBERTS: What's the -- I mean, it's the most discussed department in this Village right now, so I guess we should probably talk about what the status is of the now two-month-long investigation.

MAYOR HUBBARD: Okay. That -- I believe that's going to come under personnel at the end of the meeting in Executive Session.

TRUSTEE ROBINS: Okay. Is there anything that's nonpersonnel that we can share with the public about just what we've been doing, you know, the process, changes in process, changes in interaction, Planning or Zoning?

ADMINISTRATOR PALLAS: Well, I have -- I have started to become, not on Zoning, but Planning, become more directly involved in Planning items. You
know, whether that continues or not, I'm not real
sure. Part of the reason I started getting involved
was because people weren't available for meetings.
So I just kind of put myself into the loop on the
Planning function, reviewing Planning applications
and the like.

TRUSTEE ROBERTS: Okay.

ADMINISTRATOR PALLAS: That's a fairly
significant change.

TRUSTEE ROBERTS: Okay, yeah.

MAYOR HUBBARD: Okay. So we need to go over
some of the other things. With the Zoning Board,
when they vote on something, they have a
Determination Letter that's supposed to be out within
five days from it. The stuff they had from last
month, they voted on it, but this meeting yesterday,
Joe wrote up the Determination Letters so that it's
in writing. The Board Members all agree with what it
is, that goes out, and that starts the five days of
people -- being able to be mailed out. Because when
they were voting on it at the meeting, it was like,
well, this is what they voted on, but it wasn't all
-- they weren't approving it after the fact, they
were looking at it. It would take weeks to get it
actually written up. So it adds one month to the
process, but when they come back at the second
meeting, it's all written up, it's ironclad, this is
exactly what they are. And so instead of -- it
clarifies and shortens it, shortens the time frame
and makes a direct answer to the applicant so they
get it back right away.

TRUSTEE PHILLIPS: And it actually puts it into
their property file, or to the tax map number
property file, so that that Findings and
Determination is there for the future to see. They
used to do them. They did them when I was on ZBA. I
don't know when it stopped, but it caused a lot of
heartache for a lot of applicants who were trying to
get answers as to what had finally been decided. It
also gives each of the Zoning and the Planning Board
a clear direction on their decisions. In other
words, they know what they're voting on with the
Findings and Determinations.

So they vote on it the month before, and then
the next month -- but my one concern is, and that
Findings and Determinations, because it's an open
meeting for the ZBA and Planning Board, that is stuff
that should be available for the public to read as
well, right? Am I right, Joe?

MR. PROKOP: Yes. It's FOILable.
TRUSTEE PHILLIPS: It's FOILable. So that's -- those are some of the things that you and I had a discussion about, is that that's some of the stuff we need to catch up on.

MAYOR HUBBARD: Right. I mean, it's there, it's part of the agenda, but then once they vote on it, then it's actually out there. If you look at the agenda ahead of time, it has what they're actually voting on and what the determination is, so that's all part of it. So that started last month, and they -- actually, the meeting they had the other day, Items 2 and 3, I believe, on the agenda were the rulings from the two properties from the month before. So that process has started and that seems to be working out well.

MR. PROKOP: So working with Paul and Sylvia now, and the Chairs, we have a process now set up where the -- as you said, the decisions are formalized and they're mailed out within the appropriate time period, and also recorded in two places in the Village Hall, one in the property file and one in the Clerk's Office.

TRUSTEE PHILLIPS: Village Clerk's Office.

ATTORNEY PROKOP: So this is all now formalized. You know, we did pieces of it before.
We comply with the law, but now we have a formalized process that takes care of it.

There's one other piece of this that I'd like to mention in my report, but I'd like to keep it to my report that's -- okay? It would just be a minute.

MAYOR HUBBARD: Okay. And just another process, I believe Paul and I discussed and he talked to the Building Inspector. The files that are there now, there's a property file. But then when stuff is out, going to Planning or Zoning, whatever, it could be here or there, and some files were not all in one place. So what she did with the property files now, when she pulls it out, if something is going out of it to go to Planning Board, there's a red tag put on the file that says, "Look at Planning," and then there's a different folder with all the current stuff for Planning or Zoning. So that when something is not right there, you could find where it is. If it's not in the whole overall tax map file, it says in there, "Look at Planning file." And those are the active ones that are out in a different spot to be worked on daily. So that way there should be no confusion. If something's not there, it will have a red tag saying, "Look over here," and then it's in a different spot.
TRUSTEE PHILLIPS: Because all the property --
there shouldn't be five different files for one tax
map number.

MR. TASKER: Right.

TRUSTEE PHILLIPS: There should be just one
file with all the history in it, and that has not
been going on. So I discovered that it was -- it was
convenient for how she was organizing her day, but it
wasn't convenient for the FOIL Officer to go and try
to find any information, or anybody else that was
asking for anything. It was -- you know, you have to
be able to have a department that functions when part
-- some of the people aren't there to do the work.

But I do -- Paul, I do have one question, and
I'll ask Joe the same question. I recently did the
webinar with NYCOM dealing with the subject of ethics
on Zoning Boards and Planning Boards, and I would
really like to get an opinion, either from NYCOM or
the Village Attorney in reference to the ZBA, whether
the Building Inspector should be interacting with the
members of the Boards at the meetings, since she is
-- that's their judicial arm of our municipality, and
their function is to be reviewing what she's doing.
So I would really like to get an opinion this time.

The way I was reading it and the questions I
asked NYCOM, they were pretty much directing that the
Planning -- the Building Inspector should not be
guiding the ZBA as to their decisions.

TRUSTEE ROBERTS: How about the Village
Attorney?

TRUSTEE PHILLIPS: Well, that's why I'm asking,
is the Village Attorney should be the one there
guiding the ZBA to --

TRUSTEE ROBERTS: Why don't we ask NYCOM if
anybody but the people appointed to the Board should
be guiding the Board on their decisions? That's what
I'd like to know.

TRUSTEE PHILLIPS: Why would you not want the
Village Attorney there helping the ZBA?

TRUSTEE ROBINS: I'm not saying not helping.
I'm just saying let's get a -- let's not hone in one
specific function within this group. Let's find
out -- we also have a Planner who supports our
Planning Department. Let's find out what
everyone's -- what NYCOM's guidance is on what all
these people should do at these meetings.

TRUSTEE PHILLIPS: Okay. NYCOM already has
decisions on what the Village Attorney is supposed to
be doing with the ZBA. It's already well written and
well documentated. I'll be more than happy to send
you the webinar information explaining and showing exactly where my questions came up.

I strongly believe that we need to get an opinion on this. It has caused some issues in the past, it has caused some questions on decisions, it has caused a lot of confusion. And you, yourself, brought up the subject of what's going on. You know, the public is buzzing, okay? Let's get a straight answer for a change.

TRUSTEE ROBERTS: Yeah, good to hear.

MR. PROKOP: Well, the Building Inspector, the -- this is process, not individual, but the reason why something gets to the ZBA is through an appeal of a decision. I don't make any decisions that are appealed to the ZBA. ZBA asks some questions about law.

If you have a problem with anything that I said, that you think that I'm slipping from letting them know what the law is to just going over a line a little bit, you should let me know as soon as possible, and I'll either explain it to you or register your comment very respectfully. You know, I would appreciate that. But, I mean, you know, probably some of what I do is guidance. I mean, you know, I don't -- I definitely don't steer decisions.
I'm very careful about that, and everywhere I work, you know, and here most of all. But that's -- you know, on the other hand, I have to let the -- you know, I have to let them know what the law is, basically. And sometimes -- you know, sometimes the application put together with the law sometimes ends up with the result, but, you know, that's just the way it is. I mean, I have to be able to tell them what the law is. But I'm not there -- my presence at a ZBA meeting is not because my decision was appealed. I'm there -- you know we're already past that. And that's how this discussion started, I think, is that the -- there's a -- but, anyway, so thank you.

TRUSTEE PHILLIPS: So can we -- can the Village Attorney request that determination from --

MAYOR HUBBARD: Yes, we'll get a ruling.

TRUSTEE PHILLIPS: Okay.

MAYOR HUBBARD: Find out what the appropriate -- I don't know how you want to word it. Who should be there representing the Village at a meeting.

TRUSTEE ROBINS: And how.

MAYOR HUBBARD: Right. We'll get an interpretation on that. Okay.
TRUSTEE ROBERTS: My last question -- I'm sorry.

MAYOR HUBBARD: No. That was basically -- that's just an update.

TRUSTEE ROBERTS: Okay.

MAYOR HUBBARD: I mean, we're working on how plans are submitted, other stuff that we're trying to do, come up with a guideline. I think I talked to you the other night about that.

TRUSTEE ROBERTS: Yeah, the stamp.

MAYOR HUBBARD: Who needs stamped plans, and for what project, that we're not going to accept anything without the stamped plans. Joe and Paul are working on coming up with a guideline on that.

I mean, Doug brought up something the other night, we talked about, a fence, and we don't need stamped plans for a fence. But we said anything coming to the Building Department was going to need stamped plans. So we need to fine tune what we're going to have, but when that is completed, we're going to post it on the website, it's going to be available to the Board Members and the public. So before you even go in, you know don't waste our time or your time going in without stamped plans for something. And you'll know the first attempt, if it
has to be stamped, you know, don't bring in the other stuff. To try to rectify issues with half plans, not stamped, not certified, home drawings, everything else, we're going to set the guideline and post it to everybody, and it's going to be the same rules for everybody that comes in for a building permit.

TRUSTEE ROBERTS: Thanks. That's great. My last question was just can we estimate how many hours we've spent on this entire investigation issue based on Village resident complaints?

ADMINISTRATOR PALLAS: I'd have to go back and look. To be honest with you, I just -- off the top of my head, I couldn't come up with a number.

TRUSTEE ROBERTS: Ten hours, 20 hours, 100 hours?

ADMINISTRATOR PALLAS: More than 10, probably closer to 100. I wouldn't say 100.

TRUSTEE ROBERTS: Driven by resident complaints?

ADMINISTRATOR PALLAS: I would say 50. Well, again, I was asked -- I was tasked with it, tasked with this.

TRUSTEE ROBERTS: Okay. We also had some resident complaints last month about the Road Department. How many hours did we spend
investigating those complaints?

ADMINISTRATOR PALLAS: I haven't been asked to do that.

TRUSTEE ROBERTS: So --

TRUSTEE PHILLIPS: Wait a minute.

MAYOR HUBBARD: I mean, that was -- in general, that was a complaint that I've heard from the same gentleman six or seven times over the past eight years. And I've asked him to give me examples of what it was and I've never gotten examples from that gentleman.

Other complaints we've had about people going home and doing stuff, we have investigated. We've taken action on them. We've caught the people, we've discussed it with them, and they've been held accountable for their time. So that's --

TRUSTEE PHILLIPS: And if you're talking in reference to the bidding process, which I probably believe that's what you're talking about, the investigation was done on my part, researching exactly what, when and where.

I had a meeting with Paul. I had a meeting with Pete. We went over a lot. Robert was brought into it when we discovered that we needed to be a little more cautious with our aggregated --
accumulating amounts, which also brings up the subject, and I have it on my list here.

We voted on the annual bids last month. I have yet to see them out in the legal notices yet. Can I have an update as to where they are? I -- you know, we know we need to do these annual bids. I can't imagine them taking that long to get done and out of here.

MAYOR HUBBARD: Okay. A sample of the annual bid came to me, I believe it was two weeks ago. I reviewed it. There's -- the boiler plate, the other stuff on it, actually the bid is about 30 pages. There's a lot of stuff there. The cover pages that will go with that are being finalized now. We hope to go out to bid for that in December, so the stuff will be back in to start the new year off with the new bids.

TRUSTEE PHILLIPS: And the legal?

MAYOR HUBBARD: But the legal stuff, you know, noncompetitive stuff, all the other things that go along with it, it was more -- we're making sure that it's thorough and it's accurate. And it's a little more complicated than it used to be just asking for a price of gasoline, which is how it had been done in past.

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TRUSTEE PHILLIPS: But that's only on the gasoline. We had quite a few other things that were on that list, and I don't think that they were that complicated to get out. I understand the fuel and I understand the oil, but I --

MAYOR HUBBARD: Those are the easy ones.

TRUSTEE PHILLIPS: I just -- I just -- you know, we've been talking about it. You know, we've been behind for a couple of years and getting it done, and I had just thought perhaps it was going to be a main focus of getting it out.

MR. PROKOP: Well, we set it up -- I'm sorry.

ADMINISTRATOR PALLAS: I think, as -- I'm sorry. I think as George was indicating, the boiler plate, getting that squared away is probably the biggest part of that task. The technical pieces of that will -- once we've gotten this boiler plate settled, I think we're going to go very quick. I thought you were --

MAYOR HUBBARD: Yes.

TRUSTEE PHILLIPS: Okay.

MR. PROKOP: We have it set up -- when it came to me to review a few weeks ago, I gave the Village what I thought was the -- was our standard package. A lot of time went into this in the Clerk's Office
putting comments together to get this together. I looked at it again. When I looked at it again, I changed the dates. It's the -- I think it should be the 2016 contract, starting January 2016, and then get us on a schedule where we do this every year towards the end of year, so we have this calendar year -- we just know that we have to do these calendar year contracts. And so we're setting it up so that it will be approved, hopefully approved at the December meeting to start that first week of January.

TRUSTEE ROBINS: So, Joe, I'm just curious, we never had one before? I mean, I know it's been several years, but we never had a document like that before, basically?

MR. PROKOP: No. We had -- we did have a boiler plate package, yes. But the thing is we learn things. You know, we have so many contracts going on here that we -- you know, every contract -- I don't want to say learning experience in a negative way, but we pick up something -- every time we do a contract, we pick up a new idea that will improve what we're doing and we insert it. So the boiler plate is constantly changing, and that's what we did. We have a nice bidding package, it's short. I
mean, it's -- the 30 pages is really the minimum, because in there you have the specifications, and all the disclosures, and the contracts, and everything else, but it's set to go.

TRUSTEE PHILLIPS: Okay. So then my next question is, given -- since I did a fair amount of research on one segment of service that's provided, we now have to go out and get quotes each time we have them come in? We're not following -- we're not following the previous bids that we've been using? The previous bids that we've had for two men and a backhoe, or one man, or whatever, we're still following that or we're not following that?

TRUSTEE ROBERTS: Categories?

TRUSTEE PHILLIPS: Yeah, the different categories, because we have an aggregate amount that has gone beyond the Public Works amounts, so that are allowed by law. So how are we handling that without the annual bids being out?

MR. PROKOP: We reviewed the amount, and for the rest of the year, until this new contract comes in, I believed, we agree that there -- anything new would be a quote.

TRUSTEE PHILLIPS: Okay. That's what I want to know, because that has caused some -- you know, I
just want to make sure that --

ATTORNEY PROKOP: But that's just one that
you're mentioning. This is like we -- we're
reviewing a lot of these. That happens to be one
area.

TRUSTEE PHILLIPS: Okay. I just would like to
see them out, that's all.

TRUSTEE ROBERTS: Yeah.

MAYOR HUBBARD: I could tell you one other
thing that I brought up just this past week on it.
We had in the bid package, which is done elsewhere,
that you have to be bonded, you know, and for a
dollar amount. So somebody that's doing weekly
deliveries with fuel oil that's worth $10,000,
they're not going to do a bond for half the value of
it, to put $5,000 away to be delivering fuel oil. I
think that's not competitive to them and it's binding
their money up, and so -- but that's part of the
overall boiler plate, and I don't think that's
appropriate for that. If somebody's doing
construction or something for us, that's one thing.
But just to supply something like that, or, you know,
20 grand worth of hauling sludge, to put 10 grand in
a bond to be able to do work for us, I don't think
that was appropriate, and that's what's being
reviewed now. That's something that just came up. We're looking over it again.

    I think that's unfair to a local vendor that's not going to be able to afford to put that money away to cover a bond to be able to deliver fuel oil, or gas, or whatever.

    TRUSTEE PHILLIPS: I'm not disagreeing with that.

    MAYOR HUBBARD: So that's just another thing that came up, trying to make sure when we put it out once that it's correct and it covers everybody, and we get the best value for what we're trying to do.

    TRUSTEE PHILLIPS: As I said, it's -- you know, it's part of the procurement policy, it's part of our trying to do the best with taxpayers.

    MAYOR HUBBARD: Yes.

    TRUSTEE PHILLIPS: And there were some complaints. Some of it had some validity to it. Some of it was emotional overcharge, which I did kind of squash that a little bit. But, in the meantime, it is -- it's something that, yeah, you're right, we've heard about it for years and it's about time it stopped.

    TRUSTEE ROBERTS: If I could circle back to where we started just with the Building Department
issues, I just want to make sure that the Mayor and other three Trustees up here just hear this. I'm guessing we've spent about $10,000 of taxpayer money on this entire endeavor, based on Paul's estimate of his time, maybe more, plus Joe's time. Let's just -- so two resident complaints, $10,000 in taxpayer dollars. Let's just keep that in mind as we try to go forward.

ATTORNEY PROKOP: I don't mean to be correcting -- I'm saying this very respectfully. I don't mean to correct you, but I -- from the two complaints, Mr. Corwin and Ms. Pollack, I haven't spent any time on those. I wasn't asked to and I haven't, that I'm aware of.

MAYOR HUBBARD: Okay.

MR. PROKOP: I just don't want -- I don't want anybody thinking that I was part of it, because I wasn't.

TRUSTEE ROBERTS: If I'm a member of the public, which I am, but I'm thinking, well, when I complain, I want my five grand worth. I just think we need to think about this going forward, because it's expensive. And we've got a power plant that needs attention, and that's where Paul's expertise is, and I really wish he had more time to spend.
TRUSTEE PHILLIPS: And I think that's Paul's
decision to make as to how much time he's spending
with the Building Department. And if he is spending
more time in the Building Department than he is on
other projects that we feel is important, then it
behooves him to come back to us and say, "This is how
I need to solve this, because I need to be in certain
way."

And as far as the complaints, in all honesty, I
have to say that regardless of the two people that
came up here, that if -- they are not the only ones
that have complained. We have had other people in
the past complain about the Building Department. I
would just have to say regardless of how the outcome
was with Ms. Pollack and Mr. Corwin's complaints, it
was about time some of it came up to the surface to
get straightened out.

So, in all honesty, yes, maybe we've spent a
lot of time, but we've come up with a fast
improvement to a lot of issues that have been
languishing for the last four or five years, okay?

TRUSTEE ROBERTS: Yeah. I look forward to
seeing the improved efficiency. What about a liaison
in the Building Department from this Board? We have
liaisons to every other department, and Jack has a
pretty strong construction background. I know we
talked about this, but --

MAYOR HUBBARD: It's definitely something we
could do. I mean, you know, I've been handling a lot
of phone calls, a lot of stuff with calling Paul and
Joe and discussing things. Pretty much on a daily
basis, there's at least one phone call about issues
with that and everything else. We're trying to
rectify this and, you know, straighten things out.
We could definitely discuss that with Joe, yeah. No,
that's fine.

TRUSTEE PHILLIPS: And my phone calls have been
coming for the Village Clerk's Office, trying to deal
with the situation of other things that are connected
to the Building Department, as far as to the public
and communicating out to them what's going on, so,
yeah. No, it's --

TRUSTEE ROBINS: I might offer that if you're
thinking of creating a position like that, you might
also want to consider my experience, 35 years in the
trade as a building contractor.

TRUSTEE MARTILOTTA: Sure.

TRUSTEE ROBINS: I might be able to serve in
that capacity.
MAYOR HUBBARD: We will definitely work on something to, you know, get somebody else working on that and all to try to alleviate the load and continue what we've got. I think we've made a lot of headway with what we got going on and we need to finish it up, and then it will be all -- it should be all good.

Okay. Anything else for Paul?

MR. PALLAS: That's it for me.

MAYOR HUBBARD: All right. Thank you. Robert.

MR. BRANDT: Yay.

MAYOR HUBBARD: Yay. Good evening.

MR. BRANDT: Good evening, everyone.

TRUSTEE ROBINS: Good evening, Robert

MR. BRANDT: Two things regarding the Fire Department. One, in their work session, Harry had requested a $5,000 budget mod. I had discussed it with him. After the reports were out, there's no need for it, so that didn't come up. I wanted -- however, there is a need for one for the new pumper. So I think you guys all have copies of this. All right. So that would be the first budget mod I'll be asking be approved next week.

We have a budget mod for budget amendments -- we have a part-time worker in the Village Hall who
has become very valuable and useful to three
departments. We'd like to keep him going. He's been
helping out in the Building Department, Clerk's
Office and Treasurer's Office. So I have a budget
mod to keep funding him. The first one.

MAYOR HUBBARD: First one, okay.

MR. BRANDT: Okay.


TRUSTEE MARTILOTTA: I was just curious.

What -- I understand this employee is very useful and
I think that's great. What specifically will he be
doing?

TREASURER BRANDT: He's been working on the --
I don't know what specifically in the Building
Department. I think you're more versed in what he's
been doing.

ADMINISTRATOR PALLAS: The rentals.

MR. BRANDT: The rentals, specifically.

TRUSTEE MARTILOTTA: Great.

TREASURER BRANDT: He's been helping -- you
want to answer what he's been helping you with?

Everything in your department, I think, pretty much.
I've had him doing research on information I need to
move forward with some possible grants and such. So
he's been working -- he's been very helpful in that.
He's also been helping us with the utility billing, which is where we're kind of segueing him into eventually. So between the three, we keep him quite busy, and he's been -- he's been a major help to all three departments.

TRUSTEE ROBERTS: Is there anybody whose job it is to go find money, grants?

MR. BRANDT: Well, as far as grants go, that seems to have been -- Trustee Phillips and I have been investigating that on and off for the past two years. There's been some other stuff we've been working on closing out before we go looking for others. So other than us two, no, there is nobody else.

TRUSTEE ROBERTS: Okay. And we're talking about the amendment to re-up the temporary employee?

MR. PROKOP: Yes.

TRUSTEE ROBERTS: Is there any HR law or something? I seem to remember this from my other job, that if you have somebody who is a contractor for a certain amount of time, you potentially -- you're withholding benefits or something. Can we get in any trouble for continually renewing --

MR. BRANDT: Well, he's not a contractor, he's a part-time employee.
TRUSTEE PHILLIPS: He's not a contractor he's a part-time employee.

TRUSTEE ROBERTS: Oh, okay. He has part-time employee status?

MR. BRANDT: Yes, yes.

TRUSTEE PHILLIPS: He is a part-time employee.

TRUSTEE ROBERTS: Why do we have to keep refunding him, then?

MR. BRANDT: Well, it was a temporary position, we thought; and that the first time I did the funding was in May, and then we did a budget mod to carry it forward into the new fiscal year. Those funds have run out. I need to refund him to keep him going. I don't know how much longer we're going to keep -- does the Building Department need him. I don't know how much longer the Clerk's Office is going to need him and my department. As I said, we've been grooming him for utility billing, hopefully, segueing him into that position, I mean, if that's the way it works out.

So, you know, for me to come here and say I need, you know, a full year's worth doesn't make sense if we're not going to use it. So I'd rather just do it in these three four-month blocks that we've been doing it.
TRUSTEE ROBERTS: So, in other words, the three
departments have a 90-day plan for his deliverables,
but nothing beyond that?

MR. BRANDT: I can't speak for the other
departments. Again, I'm not familiar with what the
rental law is that he's -- the work he's doing in the
Building Department. So that wouldn't be a question
that --

TRUSTEE ROBERTS: But your department, you've
got a 90-day plan for what he's going to do?

MR. BRANDT: Easily.

TRUSTEE ROBERTS: But not a 180-day plan?

MR. BRANDT: As I said, I'm hoping to
possibly -- you know, he might fill the utility
billing position, if it works out that way.

TRUSTEE ROBERTS: And that's in the budget, the
utility --

MR. BRANDT: Correct.

TRUSTEE ROBERTS: Because we had somebody.

TREASURER BRANDT: Correct. I mean, I have to
fill that position.

TRUSTEE ROBERTS: Okay.

TREASURER BRANDT: I have to go through the
Civil Service process.

TRUSTEE ROBERTS: I see.
MR. BRANDT: But he shows interest and definite
talent for it. So I've been utilizing him as
helping. He may as well help us get that sector --
you know, that billing done in our department. And
if this grows into something that we can work through
Civil Service with that, then that would be the
plan --

TRUSTEE ROBERTS: Okay.

TREASURER BRANDT: -- for my department.

TRUSTEE ROBERTS: My concern is that we might
be jerking the guy's chain. I don't want to do that.

MR. BRANDT: I think we have all spoken to him
directly about that possibility. I mean, that's --

TRUSTEE ROBERTS: Everyone's comfortable?

MR. BRANDT: Yeah, yeah, exactly.

Next resolution is every year for the auditors,
we have a representation letter which states
simply -- and it's not simple if you look at the
48-odd items on it. The purpose is to state that we
are not -- we are very forthcoming in what we're
presenting the auditors to look at. This year -- I
mean, every year we get it, it's not a big issue.
This year, however, it was so lengthy that it kind
of -- a few things red-flagged for me. Certainly,
when I presented it to the Village Clerk to pass on
to the Mayor, she red-flagged some things. I'm glad she did, because we have now spoken to the auditors and said we have issue with a couple of these items. Two items specifically, 30 and 31, are GASBs that we don't -- that don't apply to our financial statements. And I'm not going to sign off saying we adhere to this, because we don't. The Board has not voted on these.

Those two particular things were issues. Because it was so lengthy, we felt it was necessary for the Board to review it and make sure that you understand what we're saying to the auditors, because the Mayor is being represented by -- basically by my word, saying that, yes, I've -- I'm honest, I'm not lying about what I've given the auditors, the information. That's it in a nutshell, but it is pretty lengthy. We'll shoot through. We expect to have a finalized version. As I said, there are two items that are coming off before the meeting next week, but I would like the Board to authorize the Mayor to sign this.

TRUSTEE PHILLIPS: Robert, are you looking to have that resolution tonight, or is there still some time?

MR. BRANDT: Actually, no, I don't need that.
The original thought was that the auditor was going to do a presentation this month, but that's not going to happen. It looks like it's probably going to be January.

MR. PROKOP: So I read the letter. I went over the letter when it came in. Can I speak?

TREASURER BRANDT: Sure, sure.

MR. PROKOP: As counsel was referred to me, because of the nature that these letters have grown into. And by the time you get done reading it, you have to think to yourself, you know, why are we -- why are we even having an audit? Because you're basically waiving everything that could possibly come up and --

MR. BRANDT: It's an insurance to -- the auditors are presenting financial statements, annual statements based on the information you are presenting to them. And so this letter was -- the intent of this letter is to say that the Treasurer's Office, and because you have fiscal oversight over me, that might fault you, too, that everything we're presenting is, to the best of our knowledge, the honest truth, okay?

This letter this year, as you've pointed out, has gotten incredibly lengthy. It used to be a
two-page letter, now it's like, I think, five. So that's why we kind of put the brakes on it. I'm glad you read it. We wanted everybody's feedback from the Board on this one.

MAYOR HUBBARD: Yes, because it says in there that I personally reviewed all the audit and everything else, and I'm not involved in the audit.

(Laughter)

So I can't sign something that says I personally did it, because I didn't. That's not -- that's his job, not my job.

TREASURER BRANDT: Right.

MAYOR HUBBARD: That's -- the Village staff takes care of that. So that's some of the wording that just needed to be corrected.

TRUSTEE PHILLIPS: Okay.

MR. BRANDT: What do I have left? Oh, speaking of the wastewater treatment plant, they need a backup auxiliary pump at central pump station, so I have a budget amendment in place to fund that, okay? That's the end of my resolutions this month.

Did anyone need a copy of the Fire Department? You guys all got the one I was walking on?

TRUSTEE PHILLIPS: Yeah.

MR. BRANDT: Okay. Utility billing, the
survey, I want to publicly state that I'm a little
disappointed in the returns. We've gotten roughly
16% of what we sent out returned, so we encouraged
the public to fill these out and get them back to us
as soon as possible. Right now, it's neck and neck.
I know you're championing for it. I would be, too,
if I had more to work with, but we had 389 pieces out
of 2300 and change that went out.

TRUSTEE ROBERTS: They call elections based on,
you know, 5%. I don't know.

MR. BRANDT: I understand that. I understand
that. But, in this case, I have to be fiscally
responsible to the Village, and, you know, based on,
you know, 389 opinions, I'm going to be asked to make
a major capital investment.

TRUSTEE ROBERTS: Right. Well, it's really
200, right, because you've got to take half of them?

TREASURER BRANDT: Right, okay.

TRUSTEE ROBERTS: So 200 people.

TREASURER BRANDT: Yes. So that said, I
would -- you know, I couldn't in good conscience say
to the Board, "Let's spend this money to get this."
I personally would love it. You know, I pay most of
my bills online, all right? There are a few that I
still write a check for. You know, I know the

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convenience of it. I see how wonderful it is, but it is an expense, and I can't tell, you know --

TRUSTEE ROBERTS: Well, you now --

TREASURER BRANDT: Especially based on these results.

TRUSTEE ROBERTS: Look, if we're serious about investigating this, we would do analysis to figure out how much -- how much less delinquency we'd have in paying bills. We'd figure out the fiscal benefit to the Village at the same time as we look at the costs.

MR. BRANDT: Right. The cost is an ongoing cost. Not only is it a capital investment --

TRUSTEE ROBERTS: Right.

TREASURER BRANDT: -- in the software, there's also the monthly fees that are tied to it. Now who pays the fees? Does the Village absorb that? Do we pass it on to the customers? I mean, all those things would have to be worked out. I would love to do -- sit and work that out. However, with 389 returns, I'm -- you know, I don't want to put the effort in. I would like to see more people make --

MAYOR HUBBARD: We'll go through another cycle and, you know, we'll send more billing and see if you get more responses back next month.
MR. BRANDT: Yeah. I would keep this open, though.

TRUSTEE ROBERTS: Yeah.

TREASURER BRANDT: And I just wanted to publicly say please send them in, please send them in. And I'm even getting them scanned and emailed to me, which I think is great, because guess what those people want? They definitely want to do the online stuff.

TRUSTEE ROBERTS: I'll try to find some data from other municipalities on the positive side of the fiscal picture, so that we're not just looking at the cost.

MR. BRANDT: Yeah, fair enough, fair enough. But I just wanted to let you know that, you know, I didn't give up hope on your requested survey, but that's where we're at.

TRUSTEE ROBERTS: Appreciate it.

MR. BRANDT: All right. Just some significant payments. We have the annual sewer upgrade. That's the noninterest loan from EFC, the 59,200 payment. It's actually due December 1st, but I put it in here just so you'd be aware it's coming through.

The big one here is the annual retirement contribution that the Village makes. If we prepay it
by December 15th, we do get a discount. In this case, we're saving almost $2,500. If not, you know, the full amount is due February 1st. We have historically taken the discount. I do have the payment set up. It's in the abstract. You probably saw it, something we were going over.

TRUSTEE ROBERTS: Oh, yeah.

MR. BRANDT: So I just wanted to alert you to that.

And, finally, last month I asked you about taking the residual money that we had budgeted for the Length of Service Award Program, which was $43,375. The Board said, yes, move forward with that. I contacted Penflex and they provided us with an invoice for the additional payment. So everything is ready to rock and roll. I just wanted you to be aware that we did indeed take advantage of that.

I guess that's it. Anyone have any questions?

MR. PROKOP: You prepaid the retirement. Does that screw up the fiscal year that it's getting charged to?

MR. BRANDT: No, no. They give us the option. They could say you could pay it December 15th, take a discount, or pay the full price February 1st. It's for the upcoming fiscal year.
MR. PROKOP: But what do you do, adjust it in your general ledger so it's -- because it's next year's fiscal year, right?

MR. BRANDT: But it's budgeted for this year.

ATTORNEY PROKOP: It's budgeted for this year?

TREASURER BRANDT: It's budgeted for this year, but it is -- we're prepaid for the upcoming year.

MR. PROKOP: Got it.

MR. BRANDT: Yes. Good question, though.

MAYOR HUBBARD: Okay. Anything else for Robert?

(No Response)

Okay. Thank you very much.

MR. BRANDT: Thank you, everyone.

TRUSTEE ROBERTS: Thank you.

CLERK PIRILLO: Good evening.

MAYOR HUBBARD: Good evening.

TRUSTEE ROBERTS: Good evening.

CLERK PIRILLO: Good evening, Ladies and Gentlemen. I must begin, of course, with my additions.

Under announcements, we have the second annual Turkey Trot that will benefit CAST. That will be held on Thanksgiving morning, beginning at 8 a.m. at Sterlington Deli.
The annual Menorah Lighting will be held on Sunday, December 6th, at 5 p.m.

Under my category of Contracts and Agreements, I referred to AT&T and our lease that expires in 2017. And AT&T being very proactive, we have, in fact, received in the mail a proposed lease from AT&T, which will be reviewed.

Under -- excuse me. Under Letters, in the reference to coordinated review for the shipyard, I just wanted to state that the New York State Office of Parks has confirmed receipt, so they also had an inquiry, which we answered.

In addition, for Letters, two letters were sent regarding the Eastern and Western Sewer Feasibility Expansion. One was to Mark Tedesco of the Long Island Sound Study, the other was to Matt Cohen of the Long Island Regional Economic Development Council, and those were regarding potential funding for the expansion, should it come to fruition.

Under Tall Ships, if anyone would like to see, this is a copy of the packet that was created, for which I give a lot of credit to my Deputy, Jeanmarie Oddon, for creating this packet. This is for the Port of the Year nomination award, okay? It was also sent electronically.
TRUSTEE ROBERTS: What comes with that award?

CLERK PIRILLO: Prestige. It is very important to Tall Ships America. Tall Ships America then considers us one of the elite host ports. I believe there are benefits that come with that, should we host the event in the future.

Additional resolutions, we discussed the second repeater.

The Tree Committee has asked for tree and stump removals as they are want to do at certain times of year. John Quinlan provided us today with a list of approximately 30 trees and stumps, in addition to one of his very well thought out maps, for which I thank him. Those are very helpful to all the contractors and to all of us, actually. So I will be asking for that resolution.

There are also additional resolutions for Skate, Ice Rink and Carousel employees. Just to touch on that, if I could, what's different this year is that we are cross-training. Margaret DeVito is has instituted a program where we are not bound to have just a Carousel employee or just a Skate Rink employee -- excuse me, catching Paul's -- because those people will be cross-trained, so that we intend to not be short-staffed during the season. That
should help us. Okay?

I also wanted to thank Flynn Stenography. With
the help of Diane Flynn, we have instituted a program
whereby, with our transcriptions, we now receive a
cover page, and that cover page delineates for us how
many pages of each transcription is assigned to each
applicant. This helps the Treasurer's Office
tremendously in our billing to applicants, as we have
discussed numerous times.

TRUSTEE PHILLIPS: Sylvia, can I ask you a
question?

CLERK PIRILLO: Yes.

TRUSTEE PHILLIPS: I know that on the printed
version of the minutes when we receive them, it has
the documents in the back, the index in the back. Is
that something that we -- or can we possibly look
into, with the minutes, having that index added to
the PDF? I think it would help a lot of people try
to find things a little bit easier.

CLERK PIRILLO: We can. The electronic
versions now are sent to us in such a way so that
they cannot be edited --

TRUSTEE PHILLIPS: Okay.

CLERK PIRILLO: -- in any possible way. My
assumption is that we can -- yes?

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MS. BRAATEN: (Nodded yes).

CLERK PIRILLO: That we can add the index, which is extremely helpful, in addition to our search function for searching through the minutes.

TRUSTEE PHILLIPS: Okay. The other question that I have while you're here, and I know that other municipalities do this, and I know Suffolk County Legislature does it, is the day after the municipal meeting or the meeting, they have what's called a marked-up agenda, which means that it -- what they do is they show the resolution and how it was voted on, which is one of those items that we edit out to the public. It gives them information as to what happens at the meeting, and perhaps gives us a little extra time with the verbatim minutes.

I believe I had sent to you some opinions from Mr. Friedman a week or two ago, where he mentioned to me -- of course, he gave me the riot act, because we're having verbatim minutes and he doesn't agree with that, and that's a decision of this Board. But the opinion that I generated from his conversation is that if we post the marked-up agenda, that gives the public an idea of what transpired at the meeting, and I believe the time clock gives you a couple of days extra to get the minutes up onto the -- to the
website. I would like to investigate that a little bit further.

Our minutes get to be extremely long. Five hour -- five hours of dictation can be expensive and can be extremely time-consuming. So I would kind of like to investigate that maybe a little bit further.

CLERK PIRILLO: Is that for the regular meeting or the work session meeting?

TRUSTEE PHILLIPS: It could be for both.

CLERK PIRILLO: Okay. For the regular meeting, we already have -- as you know, I circulate to management a marked-up agenda. And what that means is that I just have a synopsis of motion made by, motion seconded, and all in favor, opposed. So that this way, management does not have to wait to act on anything, and they are very well apprised of what needs to be done. In the margins, I've taken the extra step of noting which management personnel is involved in the decision, so that this way there's no mistake.

TRUSTEE PHILLIPS: That would be great to post to the website the next day. That's -- you know, that's an option.

MAYOR HUBBARD: Yeah. I mean, we could do that, I mean, as she's doing that at the regular

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meeting. Work session is going to be hard to put
anything up, because there's just so much stuff and
discussion.

TRUSTEE PHILLIPS: I think the regular meeting
is what a lot of people are waiting to see what the
resolutions have been passed, okay?

CLERK PIRILLO: If the public doesn't mind
seeing -- I have, I think nice handwriting. If the
public doesn't mind seeing my draft, I have --

MAYOR HUBBARD: So you're looking at motion,
second, and 3 to 2, 4-0 or --

TRUSTEE ROBERTS: Yeah.

TRUSTEE PHILLIPS: If you take a look at -- you
know, if you take a look at Suffolk County
Legislature's, Tim Laube's Clerk reports, you'll see
what I'm talking about. It is handwritten.

CLERK PIRILLO: Okay, that's fine. I know
which --

MAYOR HUBBARD: They could take mine. I mark,
I check it off, I put how the vote was.

TRUSTEE PHILLIPS: As I said, it's just another
way of informing the public exactly what happened
with the resolution, instead of waiting to read the
minutes about it. I mean, they can wait for the
minutes to read the dialogue, but at least it will be
out there so everyone can see it.

    CLERK PIRILLO: That's find.

    TRUSTEE ROBERTS: Send it to us and I'll put it on my Facebook. I'm sure you might, too.

    CLERK PIRILLO: Okay. I appreciate that.

Thank you.

    TRUSTEE PHILLIPS: But I think -- you know, think it an option we can do.

    CLERK PIRILLO: Okay.

    TRUSTEE ROBERTS: Great idea.

    CLERK PIRILLO: Can do. Thank you.

Lisa Finn of Southold Local is not able to join us this evening. She has asked me to, please, audiotape the -- well, it was supposed to be my portion as well, but the Trustees' portion and the Public Portion of the meeting, so that she can report on it, and I just want to make sure there are no objections to it.

    MAYOR HUBBARD: Okay.

    CLERK PIRILLO: Thank you. I understand.

Thank you, appreciate that. Any questions?

    TRUSTEE ROBERTS: Are you coming to the Turkey Trot.

    CLERK PIRILLO: Of course

    TRUSTEE ROBERTS: See you then.
CLERK PIRILLO: What else would I do at 8 o'clock.

(Laughter)

I don't have to run, do I? If I can walk, I'll do it.

TRUSTEE ROBERTS: I'm doing a little of both.

CLERK PIRILLO: Okay.

TRUSTEE PHILLIPS: Okay. It's my understanding here that we're rejecting the proposals for the rounding boards again, or is this a continued --

TRUSTEE ROBERTS: I haven't had a chance to talk to Gail.

TRUSTEE PHILLIPS: Okay. I was just curious as to what -- I thought we --

TRUSTEE ROBERTS: Have you?

CLERK PIRILLO: I have, I have.

TRUSTEE ROBERTS: What is the deal?

CLERK PIRILLO: It was recommended by a past participant in the rounding board -- I'm going to call it a program by now, that we, please -- that we, please, formalize -- that we, please, more formalize what we are doing and how we are doing it. We think it's an excellent suggestion in order to finish this process fairly, so we've taken the suggestion. Gail is on board. I've arranged it in such a way, with
this Board's approval, that it does not hinder any of
the timing that's involved in the program, and we
fully expect that this will be the last go-around for
this project.

TRUSTEE PHILLIPS: We hope. You owe me a
dollar.

(Laughter)

TRUSTEE ROBERTS: Thanks.

CLERK PIRILLO: You're welcome.

TRUSTEE PHILLIPS: Okay.

MAYOR HUBBARD: Anything else for the Clerk?

TRUSTEE ROBERTS: I think I'm going to enter
the next round.

CLERK PIRILLO: Thank you very much.

MAYOR HUBBARD: Thank you very much.

TRUSTEE PHILLIPS: Me, too.

MAYOR HUBBARD: Okay. Village Attorney.

MR. PROKOP: My report tonight is in two parts,
and you'll see why in a second. But the first is
reporting on the annual bids. We already covered
that.

The FOIL policy I did. We have had a FOIL
policy and a FOIL procedure for many years now. We
went back through it and I redrafted the policy part
of it to update it based on, you know, current
opinions and things like that. So that's around -- I think other people are looking at it now before it gets presented to the Board.

There was -- we have a contract for Silver -- boy, I wish Paul was here. We have a contract with -- oh, here he is -- Silver Sands that's many years old now, and it had to do with the extension of the sewer line into their -- into that area. And one of the things that's in the contract is a $5,000 deposit that they paid to the Village for -- basically, for -- to support part of the work that we did, ongoing maintenance work that -- and that's it.

So I read through the -- there was a question about whether -- there's a problem now with their account, and I don't want to say what the problem is, but there's a problem with the account, and they -- I think they were hoping to get a setoff of the 5 -- of this $5,000.

It's my -- in my report, I wasn't in this stage yet that I had a final opinion on it, but I put in my report that if you choose to return it for some reason, that it should be done as a credit to the account, rather than as a check to them. But I could say now, after going through this agreement again, and speaking to Stephen, who's the lead person on
this, and Robert, and Paul, my -- right now, my
recommendation is that you don't return the money.
And something else might be brought to our attention,
but as of right now, we should not -- there's no
reason that I could see right now to return the
money. They may bring some other -- that may change
if they bring new information to us, but we have
to -- as of right now, I wouldn't entertain it.

The other thing -- two other things I want to
mention to you is Meson Ole, and I saw there's a lot
of work going on with Meson Ole on the exterior of
the building. We did finish up with part of the
court case with them, and there was a significant
fine -- a fine that was agreed to by the people that
were operators that are now several years out of the
place. But the focus now has to be on the inside.

And I have a conference with the Judge on
November 24th, because this is an ongoing civil
litigation that we've been in with them for several
months now, and there has to be discussion in the
Village about how to handle that, that I could talk
to the Judge about.

The next thing is -- the next thing is, I
wanted to report to you that we got -- where we're
fully refunded the money that we spent on 415 Kaplan
Avenue. We got the proceeds, and there was -- at the end, there was a lot of work by Robert and -- presenting the information to the title company and the attorneys that were involved. And then I followed up with the title company and sort of a fallback plan if we didn't get the money right away. But we ended up getting the $34,000 that was due to us, so everything ended up okay with that. So I did some paperwork that I wanted to give to you.

TREASURER BRANDT: (Laughter).

MR. PROKOP: This is reading for next week. All right. So a couple of things that are in here. The first item is attorney-client privilege, and I want to say it includes litigation strategy and some confidential information. But I wanted -- it's information that I wanted you to have now. It's basically a year's -- one-year's update on Justice -- prosecutions in Justice Court, a review of the last year. And it's dispositions of cases I've been involved in, and also the status of cases that are pending. So there are several cases, significant cases to the Village that are pending. And to some extent, I discussed the strategies, so this cannot be -- this document cannot be released, but I wanted you to have it.
So every ticket that's been written by Code Enforcement is in here in the last year, and then how that -- how that followed through to what happened, whether it's a disposition or pending. And, as I said, there are several -- several cases that are sort of like clogging along, clogging -- excuse me, clunking along towards a trial, clunking because we're doing discovery and, you know, attempts at resolution, and things like that. But there's three or four significant cases to the Village that are -- look like they'll be -- the direction is a trial with attorney representation on the other side.

The second document in here is what I -- going through the code, I intended on looking at two parts of the code to make changes to. One was the consulting fee provisions, to sort of formalize them a little bit more, so we could -- you formalize the process of getting -- requesting a deposit with an application, and then using that money to expend towards consulting and professional fees. In doing that, I came across other sections that we had -- that I felt I had to change, recommend to you for that, one of which is the Environmental Quality Review chapter of our code.

So the Environmental Quality Review chapter of
our Village Code was first written in 1977. And most
of what we now recognize as SEQRA, State
Environmental Quality Review, came to be in the
1980s. So parts of our chapter were amended, but
really not fully amended. And a lot of it just has
to just go away, because it's superseded by
conflicting State Law and regulations now.

So what I did was I came up with a simpler
version of Chapter 61 that's a little more relevant
to what -- the way that we handle SEQRA now, and also
doesn't conflict with the State Codes, and that's in
here.

The third thing is this -- there's a section in
the Zoning Code, 150-40, which handle -- which
addresses consulting fees. And if you wanted to
change that section, it's in the middle of the Zoning
Code and I don't -- I was hoping that if we started a
long discussion about making changes to the Zoning
Code, I didn't want that to hold back the possibility
of tightening up our consulting fee provision. So I
did a separate Local Law for you to look at, or
suggestions with regard to just the consulting fee
provisions.

And then, finally, what I did was this -- the
last many pages of this is our Chapter 150, beginning
with the sections that have to do with uses, all
right? So I skipped over definitions and purposes,
and those parts of the Zoning Code, and I started
with the uses per district, and then I -- and then
what I did was I made -- I highlighted changes that I
recommend we consider. You know, so this would,
hopefully, be the beginning discussion on, you know,
redrafting the entire Zoning Code. It doesn't --
it's not the whole code that's going to be changed,
but, I mean, it's a review of the whole code. It's,
you know, maybe 10 or 20% of it.

Now the Word -- I have this document in Word
and I can email it to you, if you want to play with
it, you know, and then do Track Change. It was
provided to the members of the Code Committee in
February, and some of the -- some of the changes that
are in here are changes that I got back from two of
the members of the Code Committee, so that's -- you
know, so I've already got some input from the Code
Committee and that's in here, but these are changes.
And then so it's their changes and my
recommendations. But these are the things that I
think we need to -- probably, like the minimum we
need to address in the Zoning Code is what's changed
here.
You know, this is stuff that we notice on the Boards, whenever we -- you know, whenever we have a serious application on one of these Boards, we always notice something that would probably be better being changed, and that's sort of filtered its way, hopefully, into this, these changes. So that's the paperwork.

And then there's two other things that I wanted to mention to you, and then I'll answer questions. So the first is that most Boards in -- most municipal Boards have a, quote, unquote, Clerk of the Board, and, you know -- or a person serving that function, and it's usually somebody out of the -- either the person -- it's a full-time person that is the Clerk to all the Boards, if there's a number of them, or it's a person who's been designated as that role who normally has a clerical function in the municipality, all right. So you're not taking somebody out of a planning function, building function, legal function, it normally would be somebody that would be a clerical function in a municipality. But my recommendation is to provide support to the -- to provide the highest level of support and professionalism to these Boards and the members, their volunteer members. And just -- you know, just
the organization of all this stuff we have going on now, is that we have somebody that's designated as the -- you know, as I said, quote, unquote, Clerk of the Board, Board or Boards. That person would be responsible for, you know, the organization of all the paperwork, you know, showing up at the meeting with the building file, and also -- or, if it's necessary, or -- and/or the ZBA file, or whatever it is, or ZBA application and related documents, and having them available, you know, making sure copies get out to the members and all that stuff. So that's a recommendation that I have. I think that would help us out.

TRUSTEE ROBERTS: How much time is required on a weekly basis?

MR. PROKOP: I'd have to figure that out. I'm sorry. Probably be several hours a week.

TRUSTEE ROBERTS: Okay. So we have to find somebody who either has that time available, or we have to take tasks off someone's plate and offload them somewhere else?

MR. PROKOP: Right. So it could be, depending --

TRUSTEE PHILLIPS: Either that, or you're looking for a part-time person to -- a part-time
person to act -- that would be just their function as a part-time person to deal with it.

Now, I have to ask you a question, Joe. This year, when we budgeted a lot of your line items, and, Robert, correct me if I'm wrong, did we not budget for you to have an assistant to be here in Village Hall to help out with some of the day-to-day issues that kept cropping up all the time, so that, you know, they could help you handle them or help the staff here handle it?

MR. PROKOP: Right. Part -- there was a 20-hour week paralegal. We did have somebody who for a long time who left -- not for a long time, but we had somebody who was very successful in that position, but she ended up leaving, so we're looking now for that person to be replaced. So the position is technically open right now.

TRUSTEE PHILLIPS: Okay. And that's something that would fit into this role or no?

MR. PROKOP: Yes.

TRUSTEE ROBERTS: So, if it's several hours, let's call it 10 hours a week, and it's 20 bucks an hour, that's 40 grand a year, if my math is correct.

MR. PROKOP: I'm sorry. Whatever that works, yeah; is that what it is?
ATTORNEY PROKOP: No, I don't think that that's right, because it seems too high. It's 200 a week, it's 10 grand a year.

TRUSTEE ROBERTS: If it annualized it, yeah. Right, okay, yup, 10 grand a year. Okay.

MR. PROKOP: Well, yeah, and that's fine. The person that was here was doing like basic contract administration and, you know, some typical paralegal type work we could include, or you could devote, you know, do --

TRUSTEE PHILLIPS: And I'm just throwing it out, because we already have that money budgeted.

MR. PROKOP: Devote the line item, sure. But, anyway, we could work -- we could work through the background of this. But I just wanted to suggest to you, I think that that's important.

And then the other thing is, so there's a lot -- the easy -- the other night, I don't know if it was last night or the night before, I got -- I was driving back from somewhere and I got -- 8 o'clock I looked at my emails, and there was an email from somebody here that we're constantly trading e-mails about, you know, "I need this by a certain time," and "I need this by a certain time." And, you know, we
developed this really great way to work now, but the thing is that I think it might help -- I might be better able to serve you and some of the scheduling that we need to do. Like we have things that I do that are repetitive and scheduling, like reviewing agendas, you know, some of the contract review and administration, you know, agenda review, you know, Trustees' agenda review, public notices. So what I was thinking was it would be easier, actually easier for me, and, hopefully, easier for you, if I designated time that I could commit myself to being here. And what I was hoping to do was make that -- you know, just as an idea, we could see how it worked, but maybe make it like Tuesday and Friday morning, because Friday morning I'm in court anyway.

And, you know, I'm an early person. The Village Hall is basically open at 7:30 with people working here, so I don't have a problem, if this is acceptable to you, you know, trying to get here as early as I can. And then, hopefully, what would happen out of this is we would start to organize these repetitive functions that we have, and then people would know that I'm going to be here at a certain time and then -- or this is the day that we have to get the agendas done by, because the Attorney
is going to be here and he could spend an hour or two going -- you know, whatever it is, going through them and whatever else there is, rather than, you know -- you know, this like circle, constant circle of work that we do now. So it's just an idea that I had.

And then, you know -- and, also, if you -- if the Board had questions for me, they would know that I would be here year-round, or if you wanted to ask, or the Mayor, to meet with me.

So that I'm going to -- I talked to Sylvia and a couple of people about this and this is something I would try to do. I don't know if -- you know, it would be great if tomorrow is the first day, but if it's not tomorrow, it will definitely be next week, and then we'll talk about Tuesdays. I have court tomorrow, so I'll be here at some point. But that's an idea that I had, and, hopefully, that will, you know, organize some of these things that we're doing.

TRUSTEE ROBERTS: So, to be clear, this is just continuing to work as you have, just sometimes you do it sitting in the office?

MR. PROKOP: Right.

TRUSTEE ROBERTS: It's not an additional thing?

ATTORNEY PROKOP: Yes.

MAYOR HUBBARD: Correct. I got together with
Joe one morning last week and it was easier. We got more accomplished in 45 minutes face to face than between texts, and losing phones calls, and talking and everything else.

TRUSTEE MARTILOTTA: Sure.

MAYOR HUBBARD: We went through, you know, 20 items in 45 minutes that would have taken us hours during the day, and getting back to each other and everything else. So it worked out very well when we did that. So that's --

TRUSTEE ROBERTS: Great.

MAYOR HUBBARD: You know, I think that's the gist of this. So Tuesday morning, I know, you know, quarter-of-eight, I've got 20 minutes with Joe, and you'd go meet with him and, you know, answer a lot of your questions face to face and hammer it out. I think that would work out well.

Okay. Any questions?

MR. PROKOP: No. I had -- no. I'm sorry, because I know it's going to be 2 o'clock in the morning, but I have like -- I have about -- just two or three things that I have to update you on in Executive Session, and it's just -- it's just going to be me giving you information, basically.

TRUSTEE PHILLIPS: The ambulance, is that one?
MR. PROKOP: That's one of them.

TRUSTEE PHILLIPS: Okay. All right.

TRUSTEE ROBERTS: Silver Sands, the --

TRUSTEE PHILLIPS: Oh.

TRUSTEE ROBERTS: Sorry. You just cut away quick and I want to go back to a couple of things. Silver Sands, they thought they were paying for this -- what were they calling it, a booster station?

MR. PROKOP: Right, booster station.

TRUSTEE ROBERTS: And now they're saying, "You never built me a booster station and I want my money back," is that essentially it?

MR. PROKOP: No. They basically said they want their money back. I don't know. I don't know, is there a booster station involved?

ADMINISTRATOR PALLAS: Yeah. I have to go back and look at the details. I think there is a station there. The question that was raised was whose is it. I think that's what the issue was there, claiming that they -- that we have not maintained it, or something along those lines. I'd have to go back. I didn't know we were going to talk about this tonight, but I have to go back and take a look at it.

ATTORNEY PROKOP: Yeah. I mean --

ADMINISTRATOR PALLAS: I think that's what it
was about.

ATTORNEY PROKOP: There's a number of problems involved with this. The first is that we have a photocopy of a check that's 20 or 30 years old and we have nothing else. We have -- and on the basis of a photo -- a non-cashed photo -- you know, non-cashed photocopy of a check, we're being able -- we're being asked to give them become a check for $5,000. And we can't -- we can't track it to our bank accounts, it's too old now, and it's long gone. I mean, this is history already. So it's just that there's this other problem now, and I think that they're, you know, trying to make it part of this other situation.

MAYOR HUBBARD: Right. Okay.

MR. BRANDT: I think they're trying to combine the two.

TRUSTEE ROBERTS: And the next step on the Chapter 150 revisions, which are -- there are many. Is this going back to Code Committee? Is this for us to discuss? This is great to see these recommendations. I can't digest them right now, but --

MAYOR HUBBARD: Right.

ATTORNEY PROKOP: It's in the -- sorry.

MAYOR HUBBARD: No. I think, you know, we
all -- you know, we just got this. We'll all review it and look at it and we could discuss next month what we want to do with it, you know, if we want to send it to Code Committee, if we want to deal with it ourselves. You know, let's review it, look at it, and then we could, you know, talk about that in December.

TRUSTEE PHILLIPS: The Code Committee -- you know, the Code Committee did start looking at some of it, and then the short term rental took precedence over what we were doing. So I think that it's great that we've got it here at the Board level, because I think it gives a different perspective than what the Code Committee --

TRUSTEE ROBERTS: Thank you. And you will send electronic?

MR. PROKOP: I'll send the Word file.

TRUSTEE ROBERTS: You might need to just Dropbox it or something.

MR. PROKOP: Yeah.

TRUSTEE ROBERTS: It's big.

ATTORNEY PROKOP: Now I sort of gave up on Track Change. I don't know if anybody uses Track Change anymore. My family uses Google, you know Google Docs, but it's not in Google Docs, it's in
Word, but I'll send it around in Word. So if you
could just -- if you do mark it up, do it in red or
something, so we can, you know, figure it out,
italic.

TRUSTEE PHILLIPS: I have one question,
Genesys.

ATTORNEY PROKOP: That's one of the
executive --

TRUSTEE PHILLIPS: Oh, okay.

MR. PROKOP: Very brief. I just have to update
you very brief.

MAYOR HUBBARD: Okay.

TRUSTEE ROBERTS: Small one. I see it in the
voucher reports. Who is Sinnreich and so and so, and
so and so?

ATTORNEY PROKOP: Okay.

TRUSTEE ROBERTS: That we pay every month.

ATTORNEY PROKOP: Right. Sinnreich, Kosakoff &
Messina is a law firm that helps us with a lot --
they're the law firm -- I share space with that firm.

TRUSTEE ROBERTS: Right.

ATTORNEY PROKOP: They're a -- you know, I'll
let you know that, but they're municipal -- they're
specialists in a number of areas that are important
to the Village. So some of the things that they help
us out with are -- there's an election specialist
there, Vincent Messina. He's one of the state --
statewide-recognized election officials -- election
specialists, law specialists, excuse me. He, you
know, is available to us for elections.

Jonathan Sinnreich is an attorney that did a
lot of the Public Works contracting for the Suffolk
County DPW and Suffolk County in general, and he
assists us from time to time in contracts. He did
work with us to support us in the Global Common's
contract at the end. You know, he looked it over
before we signed off on it, things like that. So
that's the kind of stuff we're getting from them.

TRUSTEE ROBERTS: And is it all running
through -- I'm assuming if it made it this far,
you've --

MAYOR HUBBARD: Yeah.

TRUSTEE ROBERTS: The Mayor is aware of it.

Could you just ask them as a favor to give some
detail about what they're -- when they say, "Article
78 motion to dismiss," like which one.

MR. PROKOP: Yeah, it was probably Matassa. I
think I had them look over Matassa.

TRUSTEE ROBERTS: Okay. Could you just ask
them to put a little detail about what specific issue
they're working on?

MR. PROKOP: Yes, I will.

TRUSTEE ROBERTS: Because your invoices are
great and detailed and I can tell what's going on.
Thanks.

MR. PROKOP: I will. Thank you. I do look --
before you get them, I do look over them.

TRUSTEE ROBERTS: I'm sure.

ATTORNEY PROKOP: But, however, I will do what
you're saying, yes.

TRUSTEE ROBERTS: Yeah, appreciate it.

MAYOR HUBBARD: You know what it is.

TRUSTEE ROBERTS: Right.

MAYOR HUBBARD: Other people don't know what
it's --

ATTORNEY PROKOP: It makes sense.

TRUSTEE ROBERTS: I got to sign a document that
says I signed off on it, so thanks.

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

TRUSTEE MARTILOTTA: No, sir.

MAYOR HUBBARD: Okay. Thank you, Joe.

ATTORNEY PROKOP: Thank you.

MAYOR HUBBARD: Report from Committees: Code
Committee met, kind of reviewed the paperwork and
stuff they had started before we had several new
members on there. They're sending that back out to
us to review R-2 Zoning and sign regulations.

    TRUSTEE PHILLIPS: Right.
    MAYOR HUBBARD: That's stuff that was started
at the end of last year, so they sent that out to the
new members who are going to review that, and we'll
talk about that next month. There was no other
action taken at the Code Committee.

    Next on the agenda, we've got discussion. We
had the public hearing on Chapter 150 - Bed &
Breakfast regulations. I believe you all have a copy
of the proposed law. We had the comments from the
public at the public hearing. So this is -- any
Board comments on it, or do you want to discuss it?
You want to talk about it? You want to put it up for
a vote for our meeting? Any Board discussion on it?

    TRUSTEE PHILLIPS: I do know that, in reviewing
it and looking through the code, and I'm not sure how
many establishments really are going to be increasing
by this number.

    And going back to the original public hearing,
which Mr. Corwin was part of it, and I do know that
you got his comments in a letter for this. Also,
part of their concern was the size of our lots. That
was a big discussion in the public hearings. And part of it was to create as little disturbance in the communities, I think, because they were in residential communities.

I'm just going to ask the Village Attorney, is there some other way through zoning and planning to accommodate for the one, two, or three, or four that want to increase the number of rooms, or do we have to change the whole code?

MR. PROKOP: You need to change the whole code, because it's restricted in the code. So they wouldn't be -- you can't help a couple of them because the code prevents that.

TRUSTEE PHILLIPS: They get inspected every year. There isn't something, a special use permit, or a -- you know, through the ZBA to create that?

MR. PROKOP: They could apply to the ZBA for relief from the code.

TRUSTEE PHILLIPS: That's what I'm asking, is that something that could be done, instead of changing --

MR. PROKOP: They could do that without anything, anything else. That's -- they could apply to the ZBA for relief from the code, yes.

TRUSTEE ROBERTS: I was going to sort of -- I
was going to ask if we could put this off, at least, because I think that there's -- it's come to my attention that there are what you were just saying. There may not be many who can actually take advantage of this, and then there also may be several violations of the current B&B code. You know, I don't -- I don't drive around the Village staring into people's yards to figure out if they're violating codes. Maybe I'm a weirdo, but I don't do that. But people have said that there are things going on that I might want to know about. So I was going to ask, at least for me, if we could have more time to kind of talk to some folks about it. Because if we're going to -- if we're going to change the code, and then we go and inspect these folks when they come for their use evaluation and they've all got other problems that we don't even yet know about, you know, I guess that would save more time.

MAYOR HUBBARD: Right. Paul, right now, do the B&Bs get inspected yearly?

ADMINISTRATOR PALLAS: I'd have to check.

TRUSTEE PHILLIPS: They're supposed to be. I don't know if they've been done yet. I mean, the last time I knew they were done was when I was on ZBA, so that's the only reason I know.
ADMINISTRATOR PALLAS: I could double-check.
I'll find out.

MAYOR HUBBARD: Okay. Well, some of these
other things, people have said they've already added
rooms, but not legally, or whatever. That would come
up on the yearly inspection if they're doing that.

TRUSTEE PHILLIPS: Right. Well, that's --
yeah, that's part of this.

MAYOR HUBBARD: Okay.

TRUSTEE ROBERTS: Do we currently inspect them
annually?

MAYOR HUBBARD: That's what I just asked. He
doesn't know.

TRUSTEE PHILLIPS: Doug, the last time I'm
aware of it was when I was ZBA Chair that they were
being done.

MAYOR HUBBARD: The Village Administrator will
check on that and let us know if they are done yearly
or no. I'm not sure.

TRUSTEE MARTILLOTTA: I have one question. When
I read this up, it seems like they can apply for
special -- like a special use or an exception. Has
that ever happened where someone has -- would you
know, sir, or has anybody ever applied for relief
from the code, or for a special use permit? Like, is
that -- is that --

MR. PROKOP: Well, that's what they apply for, they apply for a special permit.

TRUSTEE MARTILLOTTA: To --

ATTORNEY PROKOP: If you want to have --

TRUSTEE MARTILLOTTA: Go ahead, please.

MR. PROKOP: No. Yeah, go ahead, because I want to make sure --

TRUSTEE MARTILLOTTA: To go from -- to add on more rooms, if they wanted to go from three to four, or whatever, has anybody ever -- has there ever been any attempts to apply for a special use permit and has it worked?

TRUSTEE PHILLIPS: You mean, under the B&B?

TRUSTEE MARTILLOTTA: Yes.

MAYOR HUBBARD: In the Village, I don't believe it's ever been done, but everybody just knew they were allowed three rooms and that was it.

TRUSTEE PHILLIPS: Well, that's what --

MAYOR HUBBARD: I don't think everybody -- anybody ever attempted it that know of.

TRUSTEE PHILLIPS: Well, that was what started the B&B law to begin with, was because there was a couple who wanted to have a B&B in the R-1 District.

TRUSTEE MARTILLOTTA: Okay.
TRUSTEE PHILLIPS: And the ZBA did have that application in front of them, because that's part of the public hearing documents. So that's why the code was created.

TRUSTEE MARTILOTTA: No, no, I understand that. I'm saying that --

TRUSTEE PHILLIPS: Since then?

TRUSTEE MARTILOTTA: Since then, has anybody ever applied for relief? I don't know if that would even be -- because it seemed to me to be a viable option, as opposed to changing the whole code, but I don't know if it's ever been tested.

TRUSTEE PHILLIPS: I don't think it was ever suggested to them.

MAYOR HUBBARD: Yeah. I don't believe so, I mean, because to actually go from three to five, you'd have to have a six-bedroom house, and there's not many of them around, because it has to be owner-occupied, so you have to have your own bedroom. So a four-bedroom house, some of them do. From what I've heard and talked about, there's -- I believe it only would apply to two of them that we have right now that have enough bedrooms and enough lot size to discover that.

TRUSTEE MARTILOTTA: Okay.
MAYOR HUBBARD: So two out of the nine that we have, or whatever it is, would apply. The other ones are smaller and they would not be allowed. They don't have enough room to do that.

TRUSTEE MARTILOTTA: Sure.

MAYOR HUBBARD: So, I mean, in that case, if they could go and just -- the two that it would apply to, we had -- one lady was here at the last public hearing asked us for that. If she could apply for the hardship under the code and just expand her one to take on the two more, she could do it just for her, so we could leave the code the same.

TRUSTEE MARTILOTTA: You know, I think that would supported.

MAYOR HUBBARD: You know.

MR. PROKOP: I don't think so. I think you'd have to change the code or go to the ZBA.

MAYOR HUBBARD: Well, right, she would go -- she would apply to the ZBA and ask for relief from the code.

TRUSTEE ROBERTS: They would at least get notified.

MAYOR HUBBARD: Right. And then she has enough reason. There would be a public hearing on that, doing it, and then they would do that on an
individual basis, instead of changing the whole code.
When we had the public hearing, when we talked
about this whole thing three years ago, that never
came up as an option that could be done, you know,
and at that point, there was really no interest in
changing it; then it came back up again. But if they
could do that on an individual basis, these one or
two places that it would apply to, it would be much
easier than rewriting the whole code and changing
everything.

TRUSTEE MARTILLOTA: I would think so.

TRUSTEE ROBERTS: This year's public hearing,
they were sort of two for, two against, and then a
lot of Airbnb.

MAYOR HUBBARD: Yeah.

TRUSTEE PHILLIPS: I think that --

MAYOR HUBBARD: Well, that was the current one
that we had. But going back a couple of years ago,
this had come up.

TRUSTEE ROBERTS: Right.

MAYOR HUBBARD: And a couple of years ago, it
kind of just dropped

TRUSTEE PHILLIPS: I think there was a lot of
emotion attached to it and it wasn't clear --

MAYOR HUBBARD: Right.
TRUSTEE PHILLIPS: -- clear thinking, it was a lot of neighborhood emotions that got beyond. And probably, in all honesty, those coming into Village Hall and asking, you know, about this probably didn't even think to tell them to apply to the ZBA, you know.

MAYOR HUBBARD: Okay. So we can just -- we'll leave that one as discussion, so we don't have to take any action on it. It will just be that we can bring it back up next month and see if there's any further discussion.

All right. The section discussion was Chapter 132 - Vehicle and Traffic. That was basically the taxi stand downtown. Discussion on that?

TRUSTEE ROBERTS: I love this idea. We've had -- we've had people killed by drunk drivers here on the North Fork recently. I don't see that -- if one less person drives home who shouldn't, I don't see why we shouldn't do this.

I think the location is bad. It's one parking spot. We don't enforce parking anyway. It's one parking spot. I think we should move it to where the gentleman from the taxi company -- you know, he said something like, "I wouldn't let my kids get a cab from there." So I wouldn't say we should do if we're
going to put it up where it says in here. I would say we should amend it and put it somewhere better, First and Front -- I'm sorry, Main and Front, or maybe east Front. No, we don't have parking spaces there, but, you know, somewhere. That's my only comment. And, I don't know, what do you all think?

MAYOR HUBBARD: Okay. I mean, walking out the front of the bar or the back of the bar, to me, I didn't see where that made a difference, and that's what the -- everybody gets that's where the bus is, that's where the transportation is, is the back parking lot. That's why I suggested that site.

I know originally you talked taking the parking spot in front of Anton's Salon, you know, the corner, right on the corner of Front and Main. That's a prime parking spot down there. And to have that empty, or whatever, all night, that's why I suggested a spot that wouldn't be as obvious, you know. So, I mean, if you have -- discuss it, if you have a different spot.

TRUSTEE PHILLIPS: What about one of the spots in Adams parking lot, going -- as you go out the exit, not the handicapped side, but the other side near the bench and the gazebo, one of the those. At night, change that one, the last one before you go.
out Adams Street, the last parking spot.

TRUSTEE ROBERTS: Yeah.

TRUSTEE PHILLIPS: It would be -- it would be visible to people that it's there. It's in an area where the bank is well lit up. I know that portion of it is really well lit up, and it's behind Adams Street, so they would still be walking -- because they're going to come out the back anyway, I mean, they do. They're going to come out the back of Rhumb Line, they're going to come out the back of Whiskey Wind, and it's on Main Street. So I don't know, it's just a thought.

TRUSTEE ROBERTS: I like it. We have a spot behind where the police usually park marked "No Parking" that always has a car in it. We could maybe take that spot, and then we're not taking a parking spot away, unless it's in a fire lane, but I don't think it is.

MAYOR HUBBARD: Where you're -- you're talking next to the gazebo where Tom parks his truck every day.

TRUSTEE ROBERTS: That's good, too.

TRUSTEE PHILLIPS: As you're going -- you mean -- you mean --

MAYOR HUBBARD: As you're coming out of --
TRUSTEE PHILLIPS: You're talking about Toppy?

MAYOR HUBBARD: Yeah. That's where he parks his truck every day when he goes to work. Are you talking that parking spot?

TRUSTEE PHILLIPS: Yeah, at night. Just limit that to the taxi at night, not during the day, but at night. You're talking about at night, correct?

TRUSTEE ROBERTS: It's 6 p.m. to whatever it says here, 4 a.m.

TRUSTEE MARTILOTTA: Something like that.

TRUSTEE ROBERTS: It's fine with me.

TRUSTEE PHILLIPS: Or any one spot in Adams parking lot, I mean.

TRUSTEE ROBERTS: It's a great spot.

TRUSTEE PHILLIPS: You know, or over on the other side that come in and go out towards IGA, I mean, one of the spots there. You know, it's just a thought.

TRUSTEE ROBERTS: I like it, a couple of signs.

TRUSTEE ROBINS: The only question I have about it is that except for the, you know, back of the Whiskey Wind and the Rhumb Line, I really think that most of the action and the drinking is going over down at Claudio's Clam Bar, in that area, not up on -- you know, behind Adams Street, so I agree. You
know, the cabdriver said, you know, how many people are going to be walking over there?

    TRUSTEE PHILLIPS: They're walking from Claudio's down old Main Street anyway.

    TRUSTEE ROBINS: I mean, I'm not against cabs, I just -- you know, I think most of the kids right now are -- you know, they're calling a cab and they're being picked up down --

    TRUSTEE PHILLIPS: At Claudio's?

    TRUSTEE ROBINS: At Claudio's, because that's where the action is.

    MAYOR HUBBARD: Right there's very little parking down there now. To stake one spot, it would --

    TRUSTEE ROBINS: Yeah, yeah.

    MAYOR HUBBARD: You know.

    TRUSTEE MARTILOTTA: I think it's also something, though, that even if it's -- like I don't want, you know, the perfect to be the enemy of the good. If we have a spot here, like when you were talking about over by the gazebo, if it's something that's there for a year or two, and, like you were saying, you know, if saves anybody from driving home and getting in an accident, I think it's -- I think it's worthwhile. If it's the original spot, if it's
the other spot -- if it's the original spot over by
the IGA, if it's in the parking lot, either one to me
sounds workable. Again, I don't want the perfect to
be the enemy of the good here. If we could get some
people to not be driving home, and, you know, God
forbid, something happens, if we could do that once,
I think this is a real win for us, and it doesn't
cost the Village really anything.

TRUSTEE ROBINS: I have no problem with
designating a space.

TRUSTEE MARTILOTTA: Sure.

TRUSTEE ROBINS: I'm just saying, you know, in
terms of actually being there to, you know -- you
know, to create a solution to a problem, I don't know
if it really will, but I have no objection to the
space.

TRUSTEE MARTILOTTA: Oh, no, no, no. I'm fine
with that. Whatever you guys think is -- whatever
spot you think is best is great. I mean, I just
think it's a win all around, almost, no matter where
it is.

MAYOR HUBBARD: So is there a general consensus
where we want to put the spot?

TRUSTEE MARTILOTTA: You want that gazebo spot?
TRUSTEE ROBERTS: Mary Bess, does it sound

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TRUSTEE PHILLIPS: You know, as I said, it's -- you know, any one of those spots along there in Adams parking lot, whether it's the last one that goes down towards the exit, or in one or two.

TRUSTEE ROBERTS: Yeah.

TRUSTEE PHILLIPS: It's just --

MAYOR HUBBARD: Well, if you go on the other side heading towards IGA, you might as well just put it on First Street.

TRUSTEE PHILLIPS: Right. That's what I'm saying, right.

MAYOR HUBBARD: I mean, you're coming out the back of one of those places, you're going 30 feet here or 40 feet there, you know, so --

TRUSTEE PHILLIPS: No. I would rather -- I would rather see it coming out the exit going on to Main Street, so -- because they're walking from -- the activity for most of them are either they're going to be coming out the back of Adams Street, or they're going to be coming and they're walking along Main Street, because Main Street has become restaurant row.

TRUSTEE ROBERTS: Yeah, Stirling Square to Claudio's.
TRUSTEE PHILLIPS: Right.

TRUSTEE ROBERTS: Sure.

TRUSTEE PHILLIPS: So, to me, that would make a logical -- I can't tell you, because I'm always surmising at night that's what goes on, because come 7:30, I'm out like a light, so --

TRUSTEE ROBERTS: You and me both. Do we have to specify a location in the resolution, in the code?

MR. PROKOP: Yes.

TRUSTEE ROBERTS: Oh, right, I remember that.

MAYOR HUBBARD: It's designated, because then if somebody's parked there, they're going to be ticketed, or whatever, and it has to be part of the code if you're going to --

TRUSTEE PHILLIPS: Do we have to do another public hearing on this?

MR. PROKOP: No.

TRUSTEE PHILLIPS: No?

TRUSTEE ROBERTS: Should -- can we designate the option? No. I'll stop. I'm sure we can't.

MAYOR HUBBARD: So we're going to do the last spot on the south side of Adams Street, the north parking spot.

TRUSTEE PHILLIPS: Yup.

MAYOR HUBBARD: All right, if that makes sense.
The south section of the parking lot, the last
caning space on the north side.

TRUSTEE ROBERTS: And it's not a disabled
person's spot?

MAYOR HUBBARD: No.

TRUSTEE PHILLIPS: No, that's on the other
side.

TRUSTEE ROBERTS: Okay.

TRUSTEE PHILLIPS: That's why I'm saying --

MAYOR HUBBARD: It sounds very confusing, but
it's just --

TRUSTEE PHILLIPS: The disabled is on the other
side.

MAYOR HUBBARD: Disabled comes right in against
the liquor store --

TRUSTEE MARTILOTTA: Yeah.

MAYOR HUBBARD: -- there, so it would be the
other side.

MR. PROKOP: I can't wait to cross-examine
somebody over that. "Where were you parking?" "I
was in the South Street of Adams" -- "South side of
Adams Street on the north side."

(Laughter)

MAYOR HUBBARD: The south parking lot on the
north spot.
TRUSTEE PHILLIPS: Near the gazebo.

TRUSTEE MARTILLOTA: Yeah, right.

TRUSTEE ROBERTS: The rest of it will be marketing and signage for Claudio's people.

MAYOR HUBBARD: Well, there'll be a sign, I mean, you know, designated.

TRUSTEE ROBERTS: Yeah.

MAYOR HUBBARD: Okay. So we'll just rewrite that and everything else, and that will go on the agenda to vote on.

Okay. The last discussion was Chapter 103 - Short Term Rentals. We had talked about this, Code Committee and everything else. Last month, we didn't have a full Board here, so we left it open. It's at the point now for the Board to discuss what we have. Options are to have a public -- schedule a public hearing on this, modify it, change it, send it back to Code Committee, or whatever the Board decides.

MR. PROKOP: So I just have one recommendation that's come to me, as far as language, since I last worked on this. There's a determination in the code -- in that draft that says that short term rentals are deemed to be possibly unsafe, hazardous. I'd like to suggest to the Board that we also determine that short term rentals are commercial use.
of residential property, just as a consideration.

TRUSTEE ROBERTS: To put that in the language?

TRUSTEE ROBINS: Joe, wouldn't a long term rental be a commercial use of residential property also?

MR. PROKOP: A nonresidential use. Okay.

MR. CORWIN: Excuse me.

TRUSTEE PHILLIPS: I have a question.

MR. CORWIN: Could you call the meeting to order, Mr. Mayor. There's a lot of noise over there.

MAYOR HUBBARD: Okay. Can we all just listen? I didn't hear the talking, I was looking this way. Let's just keep the talking down, please.

TRUSTEE PHILLIPS: I have one question. And in going back and reviewing our long term rental, we already established short term rentals, did we not? Didn't we condone short term rentals when we authorized the long term rental law?

TRUSTEE ROBERTS: The 29 day?

MR. PROKOP: I don't think we condoned that. I think we defined it, I don't think we condoned it.

TRUSTEE PHILLIPS: Well, they don't have to get a permit. They're allowed to have seasonal rentals. They're allowed to -- it has to be less than 29 days. And my next question is, you know, is this short term
that we're discussing, would it be in conflict with
our long term?

MR. PROKOP: Well, no. The way it was drafted
in the end was that it was supposed to be within the
long term. There was supposed to be a rental law,
period, not short term versus long term. It was
supposed to all be part of the rental law with that
in mind. And this was supposed to be the part of the
law that addressed 29 days or less.

TRUSTEE PHILLIPS: I mean, we had such major
discussions about setting a definite -- you know,
what creates a long term and what creates a transient
rental, and what -- you know, a short term rental is
defined as a transient rental?

MR. PROKOP: I thought that we prohibited
transient rentals, and then this is -- but I will
take a look, I will review that.

MAYOR HUBBARD: When that was done,
owner-occupied, it didn't apply to it. It didn't
apply to the summer rentals when that was originally
proposed, the long term rental law.

MR. PROKOP: Right.

TRUSTEE ROBERTS: We defined a seasonal -- or,
I'm sorry, the previous Board defined a seasonal
rental as user occupancy of a one-family dwelling for
residential purposes under agreement for less than
four months, for which compensation is paid. I mean,
my big question is are short term rentals of just a
weekend currently illegal or legal here?

MAYOR HUBBARD: There's nothing that says that
they're illegal, so I would say they are legal, but
they've never been --

TRUSTEE ROBERTS: We have a law that says you
need a permit to rent for anything 29 days or more?

TRUSTEE PHILLIPS: Right.

TRUSTEE ROBERTS: So what do you -- does that
mean that 29 days or less is just illegal, verboten,
or does it mean that 29 days or less is --

TRUSTEE ROBINS: Exempt, I would say. I would
say they were exempt.

MAYOR HUBBARD: You just -- you just didn't
need a permit.

TRUSTEE ROBERTS: You could do whatever you
want?

MAYOR HUBBARD: Yes. You didn't -- you did not
need a permit for it.

TRUSTEE PHILLIPS: It says seasonal rental use
or occupied of a one-family dwelling for residential
purpose under an agreement for a term of less than
four months, by which compensation is paid directly

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or indirectly, which such term includes the summer or
any part of the summer. And the transient or
temporary rental is a rental of real property or a
portion thereof for a period of 29 days or less.

TRUSTEE ROBINS: A little historical
perspective, too, on this is the fact that Greenport
has been a, quote, unquote, summer place, summer
destination for 100 years or more. And from, you
know, a realtor's perspective, I mean, realtors have
been doing -- or not just realtors, but people have
done them privately as well, have rented their house
in the summer for a week, two weeks, a month, or the
season.

I mean, that was -- that was the definition.
And, you know, it's historically been also related to
the economy. When things got bad five or six years
ago, people were only renting their houses for a week
or two weeks if they were lucky, because the tenants
that used to come in and rent for a month or a season
weren't there so much, so that was taking place.

As far as I can see, the big change here is the
internet-driven economy of, you know, the Airbnbs,
the VRBOs. That's changed the frequency and the, you
know, popularity of this. The other thing is, you
know, popularity of Greenport and more people wanting
to be here.

So, you know, in terms of -- I'm kind of against overlegislating right now, and I've been following this thing for about at least a year now. I've swung both ways on it. And I reacted very strongly against the Airbnb's initially, but, right now, I think we're looking at a behavior problem more than we are a rental problem, you know, a code enforcement thing. So I would tend to go very slowly on this and not, you know, jump to legislate right now.

TRUSTEE ROBERTS: Behavior by whom?

TRUSTEE ROBINS: I'm sorry?

TRUSTEE ROBERTS: I just want to understand your point about behavior.

TRUSTEE ROBINS: Behavior by people that are occupying the space, and if they're misbehaving and disturbing neighbors, and things like that.

TRUSTEE ROBERTS: Oh, okay.

TRUSTEE MARTILLOTTA: Okay, I gotcha.

TRUSTEE ROBINS: That's what I'm talking about.

TRUSTEE ROBERTS: Yeah.

TRUSTEE ROBINS: Sorry. I apologize.

TRUSTEE PHILLIPS: And I think that Suffolk County, if anyone read the newspapers today, is going
to change the picture a little bit, because they're going to be giving us -- they're going to be indicating who was going to be paying taxes, and they're probably going to request that they be registered.

My problem, and I -- and I have been toying with this up and down for the last two years, ever since the topic came up, is we regulate B&Bs, we regulate motels/hotels, we regulate -- and the common denominator is that they all generate income. Short term rentals also generate an income. So you have versus -- the commercial versus your own private home, okay. If you have a B&B, you are reporting your income, and you're paying taxes, and you're getting your Hotel Motel Tax. And if I had my druthers, we could register everybody and put it in the Village coffers, but I don't know if that's possible either, as far as some type of a fee. But, you know, we also have safety issues.

And Julia is right, we could have a person who rents short term rental and is very much in tune as to what's going on, you know, they know what's going on in their house. And then you have those that are not owner-occupied, and you have 15, 20 people in a house. And I think sometimes our Village residents
are reluctant to call the Police Department on their neighbors, for whatever reason, but they do have that avenue if they're being disturbed, you know, disturbed. So I just -- you know, I have swung both ways on this one.

TRUSTEE ROBINS: I also do think, though, that all rentals in the Village should be -- should be registered, and, you know, have to comply with safety regulations, not just, you know, year-round rentals. So that would be, you know, a part of that amendment that you wanted to include that I think is very important. You know, safety, occupancy, you know, those things that we call out in the rental law I think should apply to anybody that wants to rent in the Village.

MAYOR HUBBARD: Something that.

TRUSTEE MARTILOTTA: You're -- I'm sorry.

MAYOR HUBBARD: No.

TRUSTEE MARTILOTTA: It sounds like you're suggesting that we -- if I'm hearing you right, like we make a change to the rental law that exists now as -- just I want to make sure I'm tracking what you're doing here. As opposed to this, you would like to see an amendment or an addition to the rental law we have now, is that --
TRUSTEE ROBINS: To include all rentals, all rentals.

TRUSTEE MARTILOTTA: That's -- okay.

TRUSTEE ROBINS: Any duration, yeah.

TRUSTEE MARTILOTTA: Okay.

TRUSTEE PHILLIPS: And perhaps, while we're reviewing or adding that, perhaps we could review the rental law itself, again, to -- because I -- I find some of the required questions a little too intrusive for a property owner. I think -- I understand the concept behind it. I think it just went a little bit overboard. But, in the meantime, we will have a variety of -- I can think of at least four or five people who will be going to ZBA because their property is -- they're doing it, but their property is not geared for it, or they won't fit into the mold they were trying to create.

TRUSTEE ROBERTS: Short or long term?

TRUSTEE PHILLIPS: Short term.

TRUSTEE ROBERTS: As -- sorry. Just to follow on that, as part of that, I think I'm concerned with whatever rental enforcement we do, short or long-term. Can we -- can we accomplish it, can we afford it, can we sustain it? And I want to ask again for some sort of fiscal analysis on what we
have to spend to enforce our existing rental permit law, because we talk of a Senior Building Inspector, and there's been talk that we need that in order to enforce the rental permit law. I'm not sure if I understood that correctly, but that's a pretty big spend. So I would just like us to look at -- we have a little bit of data now. So we sent out this many letters. How much have we spent on internal resources? What are the results so far? And let's look at that preliminary data and say, is this -- you know, and just incorporate that in the mix, that's all.

MAYOR HUBBARD: Right. I do have an update for that that I was going to do under my report from the --

TRUSTEE MARTILOTTA: Cool.

MAYOR HUBBARD: On the long term rental. They started doing inspections and everything else. I have an updated report on that that I got today.

So, basically, what we need to do with this is we haven't had a public hearing on it, we don't have to. We could just table it for more information. We can schedule the public hearing, let the public voice in on this, on the short term rental law, we haven't done that, or we could try to rewrite it ourselves and bypass the Code Committee. We just need to --
TRUSTEE ROBERTS: Can I throw something out?
There's a -- I was just made aware, I don't know if
you are aware of this, there was a study done of
housing in villages all over New York State by the
Saint Joseph's Attainable Housing Institute. Maybe
you've seen this. I'll share it with you. But it's
got some high level data about housing in our
Village, and they just sort of did -- I don't know
where they got this data. Thirty-seven percent of
our units are owner-occupied; 38% of our unit -- 38%
of our units are renter occupied. We have 25%
vacancy in the Village.

I started looking through this data, and if you
don't have it, I will share it and I'll post it
online, too. But I started looking at this data and
thinking about short term rentals, and my biggest
concern with short term rentals is taking affordable
rental units off the market for people who live here
and work here, and that's going to kill industry
here. And we have a chicken/egg problem with jobs,
year-round jobs and year-round housing that people
can afford.

I just started reading this and thinking I
don't have any answers. I have nothing but more
questions. And this is a bigger picture than just
some people were making noise on a summer weekend in
my neighborhood that was quiet last weekend. I mean,
I get that that's a problem, but call the cops.
That's what they're there for. We have noise codes,
let's enforce them. This is a much bigger problem.
This is about where we're headed as a Village. This
is about can we -- can we sustain a year-round
economy, and how do we protect it?
So there are outfits out there. This group
that did this report that I'll share with you is
probably one of them who can do things called housing
studies. I don't know very much about this, I'm not
an expert, but I feel like we need somebody that --
who understands this stuff.
And I'll note, too, that -- I didn't bring it
up in Robert's report, but Asha's report from the
Housing Authority said that they made a motion to
tell the Village Board that they're really concerned
about a lack of affordable rental units for folks
around here. So --

MR. BRANDT: They did -- they -- that's not
what happened. The agenda was put together with the
-- someone wanted to speak publicly at the Housing
Authority Board meeting to make that statement, and
have the Housing Authority have me specifically bring
it to you guys as a point.

TRUSTEE ROBERTS: Yeah.

MR. BRANDT: Okay. We found that -- the Board found that inappropriate.

TRUSTEE ROBERTS: Oh.

(Laughter)

Well, it's in the minutes. I misunderstood it.

MR. BRANDT: Yes, it was. It was put in the minutes, and there was --

CLERK PIRILLO: The speaker never showed up.

TREASURER BRANDT: That's true, too, the speaker did not show up.

TRUSTEE ROBERTS: Okay.

TREASURER BRANDT: But the Board found the intent out of their purview. It wasn't in their vocabulary of what they were supposed to be doing.

TRUSTEE ROBERTS: Okay.

TREASURER BRANDT: So --

TRUSTEE ROBERTS: No one around here thinks that renting an apartment or a house is cheap. I mean, no one's ever told me that. So, I guess, I want to throw out to you all that maybe we -- maybe there's somebody out there who we can -- we have, you know, some money in the Capital Budget. Maybe there's something we can do to figure out the future
of housing in this Village, and then, hopefully, act
on the recommendations.

TRUSTEE ROBINS: Okay. One of the things --
several things are going on here, and it's not just
rental stock. First of all, I could tell you as a
realtor that the biggest demographic shift in the
Village is simply second homeowners are coming and
buying up the Village, and that will continue to
happen, okay? And whether they're buying up houses
that are going to become rentals, or they're going to
use them themselves, they are not going to be
owner-occupied eventually. People are going to age
out of here and they're going to sell their house to
somebody from New York. It's going on all the time.
The Village is very hot destination real estate-wise.

Second of all, our one square little mile
Village, you know, seems to have been -- become the
housing capital of the North Fork. And I'm tired of
Southold Town not stepping up in a greater capacity
to try -- to try and deal with this. It always is
Greenport's problem, you know? And people, you know,
who live and work throughout the whole North Fork and
on Shelter Island all come back to live in Greenport.
And I think that, you know, we, you know, as a
Village and -- you know, should lobby Southold to get
their act together and work on their accessory
apartment law, because I've spoken to people that
have been trying to go through that process and they
-- I've heard they make it impossible for people.
They make it cost prohibitive, and people keep, you
know, working the process and coming up with another
thing that they have to do, and another thing that
they have to do.

And I think, you know, there's a huge
opportunity in the Town to offer not just housing to
people who need it, but also the opportunity for
people that maybe can't afford a big house to
maintain it and hang onto it.

So, you know, I think that's something that
needs to be looked into. It's always -- I mean, I've
been aware of the housing situation for years. You
know, I've been in the building business. I don't
even own a home myself, I'm a renter, you know. So I
know the feeling of having to be out there and trying
to find something.

I worked -- I have -- I can't tell how many
young people come in to me all the time in the real
estate office, "Please, I need help finding an
apartment, I can't find an apartment." I mean,
that's just what it is. So something that I feel
very strong about. It's a very, very, very troubling issue. But I think that, you know, to say that it's just, well, Greenport, that we have to initiate a study to try and find housing in this one square mile of how many, 1100 houses, I mean, it's just -- it's a big reach.

(Applause by Mr. David Corwin)

MAYOR HUBBARD: Okay. So what do we want to do with this topic? I mean, we can go --

TRUSTEE PHILLIPS: To be honest with you, I think it's beyond the Code Committee. I think it needs to stay here among us. We, you and I have -- and Jack, we've heard all of the discussions that could be through the Code Committee.

I do know that Cornell Real Estate Review has come out with a whole document on short term rental arrangements increasing property values. There's a lot of information out there. I think that it's time that we -- we need to make the decision on this one. And to be honest with you, I don't think we're there yet. I think there's -- you know, as I said, I started one way, and now I'm over here, and now I'm back here. It's a hard topic.

MAYOR HUBBARD: But we could just continue the discussion next month, get more information back, see
what happens with the County with what they're doing right now, and their enforcement and everything else, and see if that forces the hand of everybody. They're stepping up and trying to do it countywide. They're looking at Airbnb ads, seeing who the people are, and they're targeting them. See if that changes the playing field for everybody else.

TRUSTEE ROBERTS: Is there any sort of short term measure we could put in place just to either gather data next year, and at least know where these things are, and avoid thinking -- we had a couple of issues this last summer where people were Airbnb'ing out things that were not safe. So, you know, I don't know if it's a targeted effort from Code Enforcement, or if it's just a sort of registered -- although, without any carrot or stick, why would people sign up, I guess. I'm just wondering if there's a short term thing we can do, because we may not get anything done before the season.

MAYOR HUBBARD: Yeah. I mean, I don't know if we will or not. When we get into the Code Enforcement, what they did, they did 22 inspections this month, which is a good month, looking at the long term rentals. Once they get all those taken care of, we can have them expand back. If somebody
is advertising Airbnb, that they have a place available, that gives us the right to go and look at it. So, if they're advertising, we can go down their listing and say, "All right, you're advertising this." That, basically, I take that as an invitation, correct, Joe?

MR. PROKOP: It's a --

MAYOR HUBBARD: There's not a law that's saying that they're registered, but they're advertising it, so we can go in and review it as their advertisement; is that --

ATTORNEY PROKOP: Well, we can review it. We need to actually get --

MAYOR HUBBARD: To do an inspection on it. If they're advertising that they're renting out as an Airbnb, we don't have them signing up for a listing with us or registering it, but if they're advertising it, we can go in as code enforcement and see if it's --

MR. PROKOP: Yeah. If there's a health and safety concern, yes.

MAYOR HUBBARD: Yes. We need a reason to be invited in, either by the Police or Fire Department. We can't just go to a house and say, "I want to inspect your house."
TRUSTEE ROBERTS: Yeah.

MAYOR HUBBARD: But if they're advertising it on Airbnb, they're saying, "My house is open for rental." That gives us the right to go in and have the Code Enforcement Officer or the Building Inspector go in and review it.

MR. PROKOP: As a health and safety issue.

MAYOR HUBBARD: As a health -- yes.

ATTORNEY PROKOP: Yeah, it does.

MAYOR HUBBARD: So that is the invitation that we need to get in the door. So we look at their listings. We can go in and tell the Code Enforcement Officer, "These are 10 houses that are advertising Airbnb, go review them."

TRUSTEE PHILLIPS: In that report, how many -- and I think I asked this last month and I don't remember. How many of the original long term houses have stopped, have either become short term or have become single home houses and --

MAYOR HUBBARD: I don't think there's any way for us to tell that at this point --

TRUSTEE PHILLIPS: Oh, okay. I was just curious.

MAYOR HUBBARD: -- until we finish doing the inspections of what we sent out. I know there was
three more this month that said that they were
converted back to owner-occupied, that they're no
longer rentals, so -- but I don't -- we don't where
we -- how many we had before, so I don't know how
many converted back.

TRUSTEE PHILLIPS: Okay. I was just curious,
that's all.

TRUSTEE ROBERTS: I want to circle back to the
housing study, because I think that the housing study
doesn't mean we have to overdevelop the whole place,
and if I sounded like I was saying that, I want to
clarify it. I'm not saying we have to, you know,
build 12-story things everywhere. We have 25%
vacancy. I don't know what that -- according to this
study. I don't know what that vacancy is. Is that
Airbnb people, so they don't register? Is that
summer homes?

TRUSTEE ROBINS: Vacancy, meaning what?

TRUSTEE ROBERTS: Right. I don't --

TRUSTEE ROBINS: From the census?

TRUSTEE ROBERTS: Right.

TRUSTEE ROBINS: You know, I did the census
once, and you went -- and there was a designation for
a seasonal home, in other words, that it wasn't being
used year-round. So you'd go knock on the door and
nobody was there in --

TRUSTEE ROBERTS: Right.

TRUSTEE ROBINS: -- December or January, and

you had -- you wrote it down as such. So I -- you

know, I'd need a little more. What does that vacancy

mean, 25% vacancy here, because it simply could mean

summer people, you know, second homeowners that

aren't here during the week and aren't here during

the winter.

TRUSTEE ROBERTS: Same question. And so for us

to not try to get better data about our Village is --

for me to suggest a study is not saying, "Let's go

build a bunch of 12-story buildings." What I'm

saying is let's not put our necks in the sand like an

ostrich and just say we don't want to learn about the

issue. Let's learn about the issue. Let's learn

about what housing is available.

If we have 25% vacancy, what -- whether it's

community -- block grants, community development

block grants or other grants that can help people

renovate their homes and get them back where people

can live affordably, I think that that is part of

this question. It's the thing I hear about from

people when they're concerned about Airbnbs, is "I

need to find a place to live."

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So studying our housing doesn't mean developing necessarily, and if there are places where we can develop sustainably. The Village owned two lots back on Webb Street that we could be developing into something. What should we do? I don't know. I don't know enough about this.

MAYOR HUBBARD: Can you check with that company, find out what the cost is of trying to do the service?

TRUSTEE ROBERTS: Get you some quotes, sure.

MAYOR HUBBARD: Get some information on that, and we'll have -- that will be part of the discussion for next month.

TRUSTEE ROBERTS: Thanks.

MAYOR HUBBARD: Okay. Mayor and Board of Trustees Reports. We'll start with Trustee Phillips.

TRUSTEE PHILLIPS: Oh, I get to go first, yay.

MAYOR HUBBARD: Yup.

TRUSTEE PHILLIPS: Okay. First of all, I would like to thank Sylvia Pirillo, Joe -- and I'm sorry -- Cortale, and Kim Moore, and actually Chatty Allen, to be honest with you, for helping out with the Halloween Parade. It was a fun event. I think everybody had a good time. I was extremely excited to have the Engine 33 decorated for Halloween. It
was -- it made the kids smile. So I'd like to thank them very much for the work. And, hopefully, we can start next year, working towards Halloween, to incorporate the business community, helping out a little bit and expanding on it.

I attended the Southold Transportation and the East End Transportation Commissions with Derryl. And one of the things I would like tonight is to have permission to -- I don't know if you need a resolution, or if it's okay to just go back to them. As you know, with the report that Derryl produced for you from the Southold Town Transportation, they have agreed to have the discussion about dealing with the North Ferry traffic and the Cross Sound Ferry traffic. Councilman Ruland was on the discussion of how our roadways are becoming overcongested, and we're going to reach a max. In my words, we already reached the max in Village of Greenport.

We have Cross Sound Ferry traffic coming in here, we have traffic coming from the west, and they're all meeting in Greenport. And my explanation to him is I don't think it's fair for the Village taxpayers to maintain roads for income that's going over to the south side and not staying here. So they've agreed to work on getting the North Ferry
together, along with the Town of Shelter Island, the
Town of Southold, the Village of Greenport, and the
DOT, the New York State DOT, the MTA, and discussing
some type of action to -- they'll be supporting us
politically, as well as trying to help us create some
type of fix to our problem with the Ferry Company,
okay?

MAYOR HUBBARD: You said their meeting was
coming up next week. Bridgford Hunt would like to go
to that meeting with you, if you want to bring him.

TRUSTEE PHILLIPS: Yeah. That was part of --

TRUSTEE ROBERTS: Who's that?

TRUSTEE PHILLIPS: I just wanted to make
sure -- he's the North Ferry Manager.

MAYOR HUBBARD: The Southold Town
Transportation Committee. She sent me an email
yesterday.

TRUSTEE PHILLIPS: It's November -- yeah,
November -- it's November 23rd.

MAYOR HUBBARD: The 23rd.

TRUSTEE PHILLIPS: I'd like to go with Derryl.
And I wanted to give the Chairman a call first, and
perhaps maybe he could reach out to the North Ferry
and to some other people and ask them to come.

MAYOR HUBBARD: Right. Bridgford had stopped
down and saw me. He said next time they're going
back, he would like to go and discuss what can be
done. He had some other options and some thoughts.

TRUSTEE PHILLIPS: Yeah. Well, they were --
they were excited to see us in Greenport, and it
was --

MAYOR HUBBARD: Okay. Well, reach out to him.

TRUSTEE PHILLIPS: Okay.

MAYOR HUBBARD: And Stella may want to go also.

TRUSTEE PHILLIPS: Okay, that's fine.

MAYOR HUBBARD: Stella Lagudis is the Director
of The Heights Association now.

TRUSTEE PHILLIPS: Okay.

MAYOR HUBBARD: Julie Ben-Susan retired and
Stella is the new person in charge there.

TRUSTEE PHILLIPS: Okay. All right. As I
said, it was a real positive meeting. And we'll --

MAYOR HUBBARD: Okay. Well, reach out to them
and have them go with you.

TRUSTEE PHILLIPS: Okay.

MAYOR HUBBARD: And, you know, report back to us.

TRUSTEE PHILLIPS: Okay. There was something
else I wanted. Oh, accessory buildings or
accessory -- apparently, we have a little confusion
in the law. I was -- I went over it with you today.
I think we need to review that section of the code. It's a little confusing, and we have -- we have -- Paul, help me out with this, because I was -- we were discussing the 15-foot height.

ADMINISTRATOR PALLAS: The height, yeah.

TRUSTEE PHILLIPS: And then, you know, the calculations with the property. I think it just needs to be clear-cut as to an accessory building is, can be X, Y and Z, and that's it.

ADMINISTRATOR PALLAS: What the size can be relative to where it is with relation to setbacks. It's -- the way it reads, if it's within the setback, you can almost do anything you want.

TRUSTEE PHILLIPS: Right.

ADMINISTRATOR PALLAS: Which I don't know if that was the intent when the law was drafted, but it's the way --

MAYOR HUBBARD: Okay.

ADMINISTRATOR PALLAS: -- it's interpreted.

TRUSTEE PHILLIPS: So I would like to send that to Code Committee for them to review.

MAYOR HUBBARD: Make me copies of the section and all.

TRUSTEE PHILLIPS: Okay.

MAYOR HUBBARD: Forward that to Jeanmarie, and
she could put it on the agenda for the Code Committee to review.

TRUSTEE PHILLIPS: Okay. I've been working with Sylvia on communications and a lot of other things, and because it's getting late, I think we'll move on.

MAYOR HUBBARD: Okay. Thank you. Trustee Robins.

TRUSTEE ROBINS: Okay. I have a BID report. We had a meeting today. It was a brief meeting, there weren't a lot of people there, so we'll be meeting -- they'll be meeting several times this month. The next meeting is on Monday. They'll be having their annual meeting on December 3rd, where they'll elect officers and give an annual report.

But this is a report on a meeting that was held on October 28th, special meeting, where a consultant by the name of Marco LiMandri from New City America came to -- was hired to come and speak to the BID. He's an expert in the creation of Business Improvement Districts around the country. He's based in San Diego, where he is the Administrator and Developer of their thriving BID, located in what is known as the New Little Italy.

The purpose of the meeting was to educate the
BID Board on ways to increase business membership and participation, to achieve a higher level of professionalism, to enhance economic opportunity, and to create a business cycle that can be sustained throughout the year.

Mr. LiMandri made several key suggestions. He said that the BID must have functioning committees, an agenda for their meetings, and a policy for membership. Some things to do, he recommended, were that the Village provide a list of the business properties and tax assessments. Paul, I think, has taken that and submitted it, and working on that for them.

ADMINISTRATOR PALLAS: Yeah.

TRUSTEE ROBINS: A copy of the BID bylaws and a Letter of Determination from the IRS.

He also suggested tracking sales tax that is going to the County from Greenport, and to get an explanation of, you know, what the percentage is of sales tax coming back. I suggested that that might be something I could sit down with Al Krupski to find out. I don't know if he -- if he didn't get it for me personally, he could direct me to find out how much tax revenue is actually coming back to us.

An assessment by the BID for a redone plan that

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would consider street frontage, lot size, and building size, and their determination for the tax -- you know, their taxing themselves. He spoke about grants, and he suggested pursuing grants. And he says that it's all about who you know on Boards of Directors. He advocates vigorously lobbying them to achieve success in obtaining grants. He recommended research.

There was a grant for the Mitchell Park bathroom project. I'm not sure what year that was. Mary Bess, maybe you remember that.

TRUSTEE PHILLIPS: 2009 it was finished.

TRUSTEE ROBINS: Okay. It was the only time that the BID tax percentage was increased.

TRUSTEE PHILLIPS: Maybe the one-time assessment.

TRUSTEE ROBINS: It was a one-time assessment, yeah.

Mike Acebo, who was the BID President, was at the meeting and he helped with a lot of background information. That was helpful, because Mr. LiMandri was trying to get an overview from the BID, you know, of what our expectations are, and also what he suggested in terms of achieving greater goals for the development of the Business District.
He's supposed to be submitting a detailed report. He was there for over five hours. We did a morning and an afternoon session. Paul attended the afternoon session with us. He spent a good deal of time listening to Board Members, asking them to give him a detailed picture of Greenport.

His comments, he was extremely impressed with our Village and all the wonderful things about our community. He thinks that our downtown waterfront and the walking village are tremendous assets.

For those of us who have lived here for many years, we have seen this Village change rapidly in the past 10 years. I certainly remember Front Street before Mitchell Park, and a summer of -- summer of bungee jumping and cheap thrills where our beautiful park and Carousel are now located.

Our local businesses are the basis of our economy and their success is our success. That's it for me. Thank you.

MAYOR HUBBARD: Okay. Thank you. Trustee Roberts.

TRUSTEE ROBERTS: Thank you. Code violations happen on the weekends and evenings, too. Can we -- can we -- I don't know if we need to do it by resolution, but I've spoken personally with Ed. He's
willing to work off hours, if directed to do so. So I don't see why we wouldn't take him up on that, because if we're looking for unsafe conditions, particularly overcrowding, that happens at night and on weekends.

ADMINISTRATOR PALLAS: I mean, I can adjust his hours. I don't know. It's up to you guys if you want to do it by resolution. I can just do that.

MAYOR HUBBARD: Well, I don't believe it has to be by resolution. It's just something that you could just, you know, work on the schedule. I mean, it doesn't have to be just Ed. If we have to have, you know, the Building Inspector go out on stuff, too, you know, do a later shift on one day or something, you know, see what you could adjust.

TRUSTEE ROBERTS: We've talked about it before.

MAYOR HUBBARD: Yeah.

TRUSTEE ROBERTS: If we can just sort of -- I think that would benefit the Village.

ADMINISTRATOR PALLAS: I'll speak with him and come up with some kind of a variable schedule.

MAYOR HUBBARD: This time of year, it's not going to be as needed as much as it would be during the summertime when other places are rented. But, still, just to start it and start looking at some of
these places at night or on the weekend, it would be
fine.

TRUSTEE ROBERTS: Yup, thanks. And then I just
wanted to share, we had a great short, brief workshop
at Saint Agnes at the Spanish Language Mass with Ed,
with Eileen Wingate, just going over some basics
of -- with Sister Margaret translating some basics
of -- basically, we pitched it as here's how to keep
Eileen from having to -- or Ed from having to come to
your house to inspect. And so it was just going over
some basic stuff that the Village looks out for, and
sort of communicating what the Village is, and if you
need anything, come call us. And it was a real nice
kind of 10, 15-minute talk, and very well received.
Tons of Jack's students were in there, so they came
up and were giving -- making fun of him for his
beard.

But it was a great session. If anybody -- you
know, we sort of stay in touch with Sister Margaret
on a monthly basis. You're also, obviously, welcome
to contact her. But if you ever want to --

MR. PROKOP: How do we contact her? How would
I contact her?

TRUSTEE ROBERTS: I'll give you her email
address. She's not a big emailer. But her goal is
to have -- you know, she believes that if people just keep coming every few months, and been friendly in saying, “Hi, this is what the Village does,” and we can talk about a different thing that the Village does and how it can help, you know, we can eventually -- but part of the goal here, to be frank, was if there are unsafe conditions that people are afraid to report, give them a potential channel through Sister to at least discuss possibly reporting them. But, you know, going into the winter, if people don't have heat and they're afraid to report it, we're here to be their advocates and potentially help with the issue to the extent that they're comfortable letting us do so. That was the main message that we communicated and it was real nice. So, if anyone wants to get involved a little more, let us know. Documents?

TRUSTEE MARTILLOTA: Oh, and here we go. I understand we bought the scanner. Is that -- for the Laserfiche. Did that -- no? Didn't you tell me that?

CLERK PIRILLO: Trustee Roberts and I had a nice exchange today about the scanner --

TRUSTEE MARTILLOTA: Yes, ma'am.

CLERK PIRILLO: -- and Laserfiche, and it would
appear that the new machine that we bought upstairs is a scanner. If that's -- we're going -- we're investigating that. We already have calls into that to our I.T. people. If that's the case, that would be excellent, because, as I explained to Trustee Roberts, a lot of my documents, birth and death records, are oversized, and those can't be handled by a regular scanner.

We were discussing the fact that a majority of the items that we would start with would be the birth and death records and Building Department records.

TRUSTEE MARTILOTTA: Sure.

CLERK PIRILLO: Okay? Probably those are the ones that first need to be on the system, quote, unquote.

TRUSTEE MARTILOTTA: Okay.

TRUSTEE ROBERTS: Most commonly requested, most costly for us to find.

CLERK PIRILLO: The birth and death records are the most difficult to replace, so that makes them the most valuable, and Building Department records are the most requested.

TRUSTEE MARTILOTTA: Sure. No, I had saw your FOIL request. I was -- wow.

CLERK PIRILLO: Yeah. So those -- right. And
you saw them, the records, so --

TRUSTEE MARTILOTTA: Yes, ma'am.

CLERK PIRILLO: So those are the two categories. We are hoping that it's the case that the machine upstairs does, in fact, work that way, because if that's the case, we've just saved quite a bit of money. Now, that having been said, you may have to put some of that money back into licenses, if Southold Town doesn't have enough licenses for us. In other words, there's a certain set number of licenses.

TRUSTEE MARTILOTTA: Sure.

CLERK PIRILLO: That will be determined by the grant paperwork, the grant that we -- excuse me -- that we worked on in conjunction with Southold Town and the Southold Town one is a voluminous document. I've obtained a copy of that document from Clerk Neville in Southold Town.

My Deputy Clerk, Jeanmarie, contacted General Code, who is also a very valuable resource to us. They are in the process of -- they will be -- I'm sorry -- analyzing the document, the application document to find out exactly what -- exactly what we gained through the application.

TRUSTEE MARTILOTTA: Sure.
CLERK PIRILLO: And exactly what we're entitled to. They're going to give us a synopsis and let us know, and then we should be ready to go.

TRUSTEE MARTILOTTA: Okay. That's just great. Do you have any idea when they're going to be able to get back to us with -- because when I spoke to the Clerk --

TRUSTEE ROBERTS: I.T., Lloyd.

CLERK PIRILLO: Lloyd Reisenberg?

TRUSTEE MARTILOTTA: Lloyd. When I spoke to him -- Doug and I went there when we first got elected. I can't remember what month it was, it doesn't matter. He said he thought that we were in the clear as far as licensing, and they had enough, like, memory, I guess is the right word, for the computer to store all the documents.

CLERK PIRILLO: Since your -- that was correct at the time. And since your conversation with him, the method that they used, you know, the method that they used for connectivity changed.

TRUSTEE MARTILOTTA: Okay.

CLERK PIRILLO: Okay. It's a good thing, but we just have to make sure that everything is compatible, okay? It's our hope that it is --

TRUSTEE MARTILOTTA: Sure.
CLERK PIRILLO: -- because this way, again, we save money. Hopefully, with the grant that we worked in conjunction with Southold Town, okay, we have enough licenses. If we don't, we've saved the money on the machine, quote, unquote, so that we no longer have to put money into that, okay? We can put it towards the licenses, if we have to.

TRUSTEE MARTILOTTA: Okay. And then --

CLERK PIRILLO: All that should be wrapped up. I expect that it would be wrapped up within a few weeks.

TRUSTEE MARTILOTTA: That's awesome. Then I guess the followup question would be, if we should be able to wrap this up within the next few weeks, do we have the personnel available to begin?

MR. BRANDT: I'd like to interject, please, if I could.

TRUSTEE MARTILOTTA: Please.

MR. BRANDT: The one point, the scanner everyone keeps referring to is, in fact, the copier, the new copier on the second floor, which does get used quite a bit.

TRUSTEE MARTILOTTA: Sure.

TREASURER BRANDT: So that there's going to be a timing issue to get someone in there scanning as...

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well. I don't know about personnel, but I just wanted to make sure that people were aware of that.

TRUSTEE MARTILOTTA: Okay.

CLERK PIRILLO: The two issues are this one, with the timing, and the second is, which I touched on briefly with Trustee Roberts today, is the issue of our own capabilities in the office with our server. So we don't want to clog the system, because it's a tunnel, similar to the Holland Tunnel, right, and you can only put -- and you can only put so much into it.

TRUSTEE MARTILOTTA: Sure.

TRUSTEE ROBERTS: Right.

CLERK PIRILLO: Okay? So, if we need to expand that in any way, we could. We could also explore the possibility of scanning off hours, unless an hour is the traffic hours with the upstairs copier. That would solve most of your problems as well.

MR. BRANDT: The server we have is scalable, it will expand readily. That's an easy -- that's an easy fix.

TRUSTEE PHILLIPS: Robert, isn't that copy machine, is that where all the electric bills and the utility bills are printed out?

MR. BRANDT: Correct.
TRUSTEE PHILLIPS: Okay.

TREASURER BRANDT: Correct. And it's also -- Derryl uses it, Paul, myself, Linda. That's why I just want to make sure that we're not, you know, forced out on our machine.

(Laughter)

TRUSTEE ROBERTS: With all due respect, Robert, the Town of Southold has a lot more people working there and a lot more documents than we do and somehow they manage to figure it out. I think we're all smart enough to figure this out, right?

MR. BRANDT: I just wanted to make sure that it isn't being monopolized two days a week, or something like that.

TRUSTEE ROBERTS: Understood.

TREASURER BRANDT: We could work out a schedule that accommodates everybody.

TRUSTEE ROBERTS: What I would be interested to know, so we can get our arms around this, I think we need to kind of -- need our arms around the cost of this in terms of probably temp resources. If we had a sense of the number of pages, I mean, this is a wild guesstimation, but number of documents in building, number of documents in birth and death, number of documents in the basement, number of
documents that this Board -- you know, in broad brush strokes, so -- and we have somebody do -- Joe, or somebody do an hour's worth of scanning, and, okay, we can do 25 an hour. I think we need -- we need to probably take it in chunks. It's not going to be cheap. We need to prioritize and figure out, you know, how much. Do we have money in the budget for this, and we have to weight it against -- I was thinking, as Ray was talking, sludge hauling is sort of the FOILing of the Clerk Department. It's this kind of thing where if we can make an investment in temp resources to get the documents online, no longer does anyone in Village Hall have to spend times with building files, and worrying about a document getting lost and -- you know, and then we've got a problem because this person thinks that this CO should have happened and shouldn't have happened. We're learning this kind of in a hard way right now and it's causing a lot of time for everybody. This is a huge time savings overall, not to mention transparency to the public.

So if there is a way to get to some estimates for how many hours it would take to do the building, the birth and death, and then, say, maybe in year chunks of Village Board, Zoning, Planning documents

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to get on there. And then we can sort of say, okay, if we just had one full-time -- one FTE resource going at this eight hours a day, it would take us 20 years to do every document, that's obviously not going to work. What are we -- let's pick the ones that are most important, do those first, and maybe it's 10 grand at 10 an hour or something that is a first -- I'm just making numbers up. But we have to be able to make a financial decision on this if we're going to commit to it.

TRUSTEE MARTILOTTA: One of the things, if I may, when we were talking about you have a paralegal person available to you, I would think that this would fall under that in some ways, like being able to scan the documents in such a way that they could be used. We might -- I don't know, it might not.

TRUSTEE ROBERTS: Too expensive.

MR. PROKOP: Part of it, sure. Maybe legal documents.

TREASURER BRANDT: They could be able to prioritize.

TRUSTEE ROBERTS: It's very expensive.

TRUSTEE PHILLIPS: That's a waste of time.

TRUSTEE ROBERTS: I'm thinking temp agency.

MAYOR HUBBARD: Okay.
TRUSTEE MARTILOTTA: With that, too, I mean, whatever it might be. But when we look at how much times we're spending on these, on these FOIL requests and the amount of work it's taking, I mean, that's making it very difficult, I would think, for the full-time staff. So we're --

MR. PROKOP: That's a good point that you just made. I mean, that's like a central point. I missed that in the discussion with the Board. The amount of -- the alleviation of the amount of time that we would be devoting -- that we do devote to FOIL now.

TRUSTEE ROBERTS: This will wait two weeks sometimes, you know.

TRUSTEE MARTILOTTA: Not that it would necessarily disappear, but at least for the building requests, they would all be online, just like they do at Southold Town. I would think it would just make everybody's life so much easier.

MR. PROKOP: You could respond to a FOIL by just telling the person that it's already online.

TRUSTEE ROBERTS: Well, that's what you do in the Town of -- if you own property in the Town of Southold, you just go on the website, not to mention protection against Article 78, because, you know, we remove human error, some human error, like losing a
document, it's all there.

MAYOR HUBBARD: Okay. Well, once this is up and running, you might be able to also get a college student, an intern.

TRUSTEE MARTILOTTA: Sure.

MAYOR HUBBARD: Political Science or something, that, you know, learn this is what Planning Board does, this is what they're doing, as you're make copies of a folder. It could be something that we'd be able to get, you know, an intern to work on. If it's set up by summertime, somebody to do that. Even Suffolk Community College has kids that come out and do stuff and we might be able to get a couple of them for a summertime --

TRUSTEE MARTILOTTA: Sure.

MAYOR HUBBARD: -- to pass you a bunch of it, you know.

TRUSTEE ROBERTS: Yeah.

TRUSTEE MARTILOTTA: May be incredible. Right, awesome.

TRUSTEE ROBERTS: Great. Moving on to housing. So just if the -- just looking at the financials, we haven't had community development block grant money in here, and I know that in the past, that has been a big part of what we do here. We'd just like the --
we'd like a resolution just so we're clear that we have authorization from this Board to do so, to work with Asha. I think I will reach out to HUD, the Suffolk County folks, and get this Village back receiving money from HUD.

I've raised the point earlier about how I think we need to do more activity to bring money in to support the work we want to do. So I'm just asking for a resolution for us to go and do some research on your behalf, and then, potentially, let's figure out what we think it's going to take to apply for something.

And I think they have an application cycle coming up. I know that HUD's pushed everything down to states, and even the counties, so it's no longer federalized.

At any rate, go get some information. And if there's a huge cost in terms of staff time involved, then we figure out, you know, do we carve time out to -- how much could we help to support. Does it take people away from other tasks? Do with need to -- I think, typically, with these things, you have to hire -- there are HUD grant experts out there. So, anyway, I can't get you any data about -- I don't want to make any decisions on spending any money.
right now. I'd like your approval to go and do some research with Asha, since this is her -- I'm assuming she would be the right person, Robert.

MAYOR HUBBARD: Well, I was going to ask Robert that. Is she going to be available for that? Should we be looking at a grant writer, or is that something that she -- I don't want to take her away from what she's got to take care of.

TRUSTEE ROBERTS: To do research, that's all.

MR. BRANDT: That's my concern. It would depend on how -- you know, the time. I mean, she does have clients that come see her scheduled, but then she does have clients that come in unscheduled. So that might be a bit of a conflict. I have a bit of an issue with that.

MAYOR HUBBARD: Okay.

TRUSTEE ROBERTS: Four hours maximum between now and the next work session to do a little research to figure out if we can get some money into this Village.

MR. BRANDT: I don't mean to be difficult, I'm agreeable. I'm just saying that we'd have to work it out with her schedule. She does --

TRUSTEE ROBERTS: Understood.

MR. BRANDT: And I'd like to be apprised of
that before she commits to you.

TRUSTEE ROBERTS: That's fine. And I think we're making a phone call.

TRUSTEE PHILLIPS: Well, I think that, in all honesty, Robert, you're her supervisor, correct?

MR. BRANDT: Correct.

TRUSTEE PHILLIPS: And I think that's something that perhaps Trustee Roberts and Trustee Martilotta needs to sit, before we do anything, is to sit down with you and discuss the -- first of all, who's going to pay for Asha. Asha is under the -- her salary comes out from the administration of the HUD grant, correct?

MR. BRANDT: Correct.

TRUSTEE PHILLIPS: There is no Village money that goes into her salary, correct?

MR. BRANDT: Correct.

TRUSTEE PHILLIPS: So that's -- that -- you know, her FTE is really based on a funding source that's not taxpayer dollars.

And the other thing is, is that Robert and I have done a fair amount of research on the CDBG money that's left. And there is the question of the house on Webb Street that I believe the Village Attorney is looking into at one point with Suffolk County,
because we were committed to do something. And we also have a fair amount of mortgages that are coming back from the original CDBG grant funding that happened 20 years ago, I guess it was, when we built houses. What was it? We gave them grant money deposit, and they're starting to come back in payments as the houses are being sold.

So I think that, at some point, if you would like to sit down with Robert and I, we can go over with you things that we discovered over the last year as to what we can do and what we can't do at the moment.

In talking with Asha, I'm sure that she's giving you a different perspective from her point of view, but the Village --

TRUSTEE ROBERTS: I haven't spoken to her about it.

TRUSTEE PHILLIPS: Oh, okay. All right.

TRUSTEE ROBERTS: I was just trying to -- take Asha out of the mix. I would like a resolution from this Board for us to go research HUD community block -- development block grants.

TRUSTEE PHILLIPS: Well, Robert and I have been doing it already, so that's why --

TRUSTEE ROBERTS: Well, we haven't won one in a very long time, so I think --
TRUSTEE PHILLIPS: We haven't presented one in a very long time, and that was a decision of the previous Board to not pursue it, and I can't understand as to why that was done, okay?

TRUSTEE ROBERTS: I'm offering to go do some leg work to get us some money. Can I please get a resolution saying that it's okay? And we'll sit down and we'll talk.

TRUSTEE PHILLIPS: I'm not saying that. As I'm saying, it's identical.

MAYOR HUBBARD: Taking Asha there, because I don't want to designate her with a name on there that's saying she's going to be doing it.

TRUSTEE ROBERTS: Fair enough.

MAYOR HUBBARD: Get information from her, you know.

TRUSTEE ROBERTS: And do it myself.

MAYOR HUBBARD: Yes.

TRUSTEE ROBERTS: Okay.

TRUSTEE MARTILOTTA: All right.

TRUSTEE ROBERTS: Anything else you want to talk about now, or are we --

TRUSTEE MARTILOTTA: Yeah, one thing real quick. For this -- as the snow is coming up, are we -- we were talking about this a little last month.
MAYOR HUBBARD: Yes.

TRUSTEE MARTILOTTA: I just want to make sure, I brought the code in this time. Are we going to try and get somebody to clear sidewalks for people who don't, or is that not something -- or are we going to try and put an RFP out to get somebody with a snowblower, if they want to go around town?

MAYOR HUBBARD: That was not my intention. It was to take care of the stuff downtown that we can direct our guys to do and everything else. That's really -- I don't know how we're going to pay for that and get somebody to do it. I know you could add it onto their tax bills and everything else. I don't think that's going to -- I would not feel comfortable with us hiring somebody to go down and just start doing people's sidewalks.

TRUSTEE MARTILOTTA: Okay.

MAYOR HUBBARD: I'd rather put the responsibility back on them.

TRUSTEE MARTILOTTA: Okay. And take --

MAYOR HUBBARD: And start an announcement now and just tell them, "You need to make sure you have arrangements for it, start doing it." We could add it to their utility bill --

TRUSTEE MARTILOTTA: Okay.
MAYOR HUBBARD: -- saying, "Sidewalks must cleared, we are going to be enforcing it this year, you need to clear your sidewalks off," and try to do it that way.

I'm just afraid -- there's a lot of guys that go out there and do it themselves, and if you need to get somebody, they're walking all around town when it's happening. I'd rather us not get in the process -- in the business of doing it for people and adding it to their tax bills.

TRUSTEE MARTILOTTA: Very fair, very fair.

MAYOR HUBBARD: You know, the downtown area, I've already talked to Paul about that. That really was just a matter of making sure that we're expending the resources to do it.

TRUSTEE MARTILOTTA: Yes, sir.

MAYOR HUBBARD: And we've already discussed that, and we will -- we will take care of it.

TRUSTEE ROBERTS: I just wanted to -- I just wanted to ask.

MAYOR HUBBARD: Yes. No, I know, yeah.

TRUSTEE MARTILOTTA: That was all.

MAYOR HUBBARD: Yeah.

TRUSTEE ROBERTS: Could we get a list of the people that we -- on whose doors we taped green

Flynn Stenography & Transcription Service
(631) 727-1107
notices last year for the purposes of figuring out --
I think some of those people are physically unable
to --

MAYOR HUBBARD: Sure.

TRUSTEE ROBERTS: -- to do their sidewalks.
And I don't want to give them another green notice,
because it is upsetting. And I also think maybe,
just as neighbors, we can post that list around, and,
you know, like I already know of one person, "Do you
want me to go take care of her sidewalk for her,
because I don't want her to get a green notice." But
I think it might be nice to just --

MAYOR HUBBARD: Yes.

TRUSTEE ROBERTS: You know, with their consent,
you know, can we -- and somebody will take care of
it, but it just --

MAYOR HUBBARD: I'm sure they will.

TRUSTEE ROBERTS: And make sure Ed doesn't --
MAYOR HUBBARD: Do we have a list of who
Paul -- I mean, who Ed gave them to?

ADMINISTRATOR PALLAS: I'll check. I'll check
with Ed. I don't know if he's -- I don't know if --

MAYOR HUBBARD: He'll remember the main spots,
the ones. He'll know the main areas.

TRUSTEE ROBERTS: He'll know the ones who
yelled at him.

    MAYOR HUBBARD: Yes.

    (Laughter)

    TRUSTEE ROBERTS: And it's just informally.

    MAYOR HUBBARD: But we can go with information, try to make it more available. We can put it on the website, saying, "We need to clear the sidewalks without recurrence of what happened last year." Let -- you know, public notification to everybody, let them know that we're going to do something about it this year, and, hopefully, they'll -- that will rectify the problem.

    TRUSTEE MARTILOTTA: Sure.

    TRUSTEE PHILLIPS: I think we just need to make sure to tell them that we're enforcing it this year and because in years past, it's been -- you know, we've gone, we've given them notice, you know, we're done talking. And I think there's a lot of vehicles available, but I think we need to tell them that this year it's going to get enforced.

    MAYOR HUBBARD: It was a major problem last year, we're not going to tolerate it again. Okay. Paul will take care of that.

    TRUSTEE ROBERTS: Paul, thanks. And towing, are we going to do anything?
MAYOR HUBBARD: Well, we do that on an emergency basis. I mean, there's only one guy that was ever willing to do it for us, but he also plows snow. And last year, when we needed him, he was jammed up with his own stuff.

TRUSTEE ROBERTS: Do you want to put out an RFP, see if we get anything?

MAYOR HUBBARD: I don't know if anybody's really going to respond back to it and all. I mean --

TRUSTEE ROBERTS: There's one way to find out.

MAYOR HUBBARD: Yes. No, I understand that. I mean, the trouble we've run into in the past is when the cars -- by the time we need to plow them -- I mean, need to tow them, there's five foot of snow around it and they can't get to the car to try to do it. I think, again, trying to notify people ahead of time. Or we can do an RFP, I mean, to see if anybody's interested in doing it for us. Usually, it's just a matter of a phone call. We can call around and ask, you know, the five local guys that do it. You know, there's only a few of them around here that actually do it. And most of them in the past said they're too busy, they didn't want to, because we've tried it in the past. But we can make some
phone calls again. The ones we called last year, we'll call them again.

TRUSTEE ROBERTS: I got one, I'll send it to you.

MAYOR HUBBARD: Okay, that's good.

TRUSTEE ROBERTS: Thank you.

MAYOR HUBBARD: Okay.

TRUSTEE MARTILOTTA: Thank you.

MAYOR HUBBARD: All right. Thank you.

MS. BRAATEN: Is it okay if I take five minutes.

MAYOR HUBBARD: Yes, yup. We'll take a five-minute break for the stenographer.

(Whereupon, the meeting was recessed at 10:15 p.m. and resumed at 10:20 p.m.)

MAYOR HUBBARD: Okay, we're back. Okay. I got my report. Most of the stuff I had we've taken care of.

I do have a letter here. Mike Osinski is working on a grant for storage, for a storage facility for all local baymen, and he wants -- he needs a letter that the Village is behind the project. The grant is due on the 24th, so he wants us to vote on that, authorizing me to sign a letter stating that the Village would be interested in it. If you want, I'll just -- I'll read this real brief.
At this time, he simply requests a letter of support for his grant application, and he indicates that if they are funded, we would work with the association to find an acceptable place for a small storage and shellfish education center in the Village of Greenport. The intention of the storage facility is to allow free storage for any local baymen or oystermen who want to pool their product for shipment west, allowing them to save money on shipping and delivery costs through collective contracting of such services. The intent of the project is to be cost-neutral to the Village, and would be funded entirely by grant money. More information is available, and they've got the grant there.

So, basically, I'm going to offer a motion this evening, resolution to direct Clerk Pirillo to draft and Mayor Hubbard to sign a letter, a letter -- to sign a letter to Mike Osinski offering the Village of Greenport support of the Long Island Oyster Growers Association application to the New England Interstate Water Pollution Control Commission's Peconic Estuary Program Education and Outreach Grant, including possible exploration of hosting a shellfish storage facility in the Village of Greenport.

I make that a motion. So moved.
TRUSTEE ROBINS: Second.
MAYOR HUBBARD: All right. All in favor?
TRUSTEE MARTILOTTA: Aye.
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.
Opposed?
TRUSTEE PHILLIPS: I have to recuse myself --
MAYOR HUBBARD: Yes.
TRUSTEE PHILLIPS: -- because I'm involved in
another project that's dealing with this grant. So
I'm recusing myself from the vote.
MAYOR HUBBARD: Okay. Motion is 4 to 0, with
one recuse. Motion carries.
Write up the letter. Mike, if you want to work
with her, whatever you need actually in the letter,
and I'll sign tomorrow.
MR. OSINSKI: By the end of the week, I'll just
get back to you.
MAYOR HUBBARD: Yeah. Just work on exactly
what the wording needs to be and I'll sign it, not a
problem.
CLERK PIRILLO: You have to do it tomorrow,
correct?
MR. OSINSKI: 24th.
MAYOR HUBBARD: 24th is Tuesday, so.

MR. OSINSKI: Oh. Tomorrow is Friday. Okay.

CLERK PIRILLO: Tomorrow is Friday.

MAYOR HUBBARD: Yes.

CLERK PIRILLO: Okay.

MR. OSINSKI: So any -- just say -- you know, who knows what --

MAYOR HUBBARD: Well, just email, get together with what it is, and I'll stop by and sign it and we'll get it off to you.

MR. OSINSKI: Okay, I appreciate it. I'll talk to you tomorrow.

MAYOR HUBBARD: Okay, good. All right. Thank you.

Okay. One other topic I had, we've been discussing health insurance back and forth here for years, months, whatever. I want to propose a resolution on the health insurance that -- the argument has always been that part-time Trustees, part-time Mayor should have part-time benefits. It's an idea that was put out there about three years ago, that Board Members that want to take the health insurance, they get the single plan. If they want the family plan, they have to pay for it themselves. We've talked about it, I've discussed it.
I'd like to put that on the agenda to vote on that, that there would be health insurance for any Board Member who wants it, but would be only for individual plan. If they want the family plan, they have to pay for it themselves. That will be on the agenda for next week. And that would be effective January 1st, start of the new year.

MR. PROKOP: They would pay for the difference.

MAYOR HUBBARD: They would pay for the difference if they want the family plan, yes. They themselves would be covered.

ATTORNEY PROKOP: Okay.

MAYOR HUBBARD: If they want the family plan --

MR. PROKOP: Got it. I just want to make sure.

MAYOR HUBBARD: Well, yeah. Well, we'll make sure, when the resolution is worded, that's the way it is, and that would be effective January 1st, 2016. And we'll discuss that, if we could then next week.

Also, I just want to announce, we should have done it when everybody else was here, our meeting next week is not on Thursday, on Thanksgiving, it will be on Monday, the 30th. I should have announced it at the beginning, I forgot, but just so next Thursday, we're going to be home having pumpkin pie. I won't be here, but we'll be here Monday, the 30th,
at 7 o'clock, for our meeting.

I had something else for Executive Session. We have a contract to discuss. And that's all I had.

So I will offer it up now to public to address the Board. Mr. Tasker.

MR. TASKER: Good evening. Arthur Tasker, 17 Beach Street, Greenport.

First of all, I'd like to offer an apology to particularly Mr. Corwin and the rest of the people who attended the meeting for being part of the hilarity in the back of the room. It was unfair to all the people who were here. I have to say, however, that the discussion of the taxi location and so forth reminded me of too many Saturday Night Live skits that I've seen, and I spent my time trying to figure out who was playing the John Belushi role and who was playing the Gilda Radner role.

That being said, I would like to talk about some of the agenda items kind of in reverse order.

First of all, I'd like to congratulate the Board on having what struck me as a very sensible, if not conclusive, discussion on how to deal with rental laws, whether short term, long term, Airbnb and so forth, because it seems to me that a cohesive, comprehensive look at all of these is probably
worthwhile.

On the other hand, I don't think that just because the long term rental law, for example, has not been enforced, shall we say for want of a better word, is any reason to throw it out as not being workable. The cost of doing that has to be -- has to be -- any law that like that, enforcing, introducing any law like that, the cost of doing that has to be measured against the benefit. It isn't just a cost item, there's a benefit to the community. Sometimes that benefit is very hard to measure in absolute terms like dollars, but its there, or you wouldn't have considered doing it in the first place. There was a reason to do it, there's a need, let's say, just from a public safety and health standpoint to have a rental law that looks into this issue. So the mere cost of implementing it is not what we meant of whether or not the baby should be thrown out with the bath water.

Having said that, mention was made of a big change in rentals, real estate and so forth, but it concerns me that Airbnb, VRBO are held up with these great big hobgoblins that we can't deal with. They are just reservation services, that's all they are. They don't go out and buy real estate. They don't go
out and say, "You know, you could get around the B&B laws of your municipality by advertising your property for rent on our nifty little website." But, in fact, that's what people are doing, they're using Airbnb as a way to circumvent Greenport's rental laws, Southold, or anybody, anybody else that has one.

And there are many very sensible communities that have implemented short term rental laws that do take control, meaningful control, over the way short term rentals are dealt with that come in through Airbnb and circumvent all the regulations; City of Santa Monica, Chicago, San Francisco. San Francisco is in the past, not a good example, but there are many, many ways to do this. And I'm glad to see you're going to take a comprehensive look at this that will also include -- that will also include short term rentals.

I was concerned to overhear, because that's all it was, mention of Matassa and an Article 78. As all of you -- most of you will remember, I was very involved in the opposition to the Matassa dock permit. I'm surprised to hear that it's an Article -- that's it's reached the Article 78 stage without any knowledge, at least on my part, and I
follow these things pretty closely. Why is this not made -- the information not made available on a piece of litigation that the Village is involved in? I know everyone is, "Well, litigation, you can't talk about it," attorney-client privilege and all that. I'm an attorney, I know all about that. But the mere fact of the issue is not privilege, it's a public record. So I was struck by the -- I was struck by the fact that this -- you know, an Article 78 is a big deal, and the fact that no mention has ever been made of it, and if I hadn't been listening carefully, I would have missed it in this meeting, too. So I'd like an -- I'd like an update on that from somebody, if I might.

There was a question raised about accessory buildings and the regulation of those. I've forgotten exactly who it was, but I think it was Mr. Pallas who made the comment that with accessory buildings, as long as it's within -- as long as it's within the setbacks, you can do anything you want. And while that may perhaps be largely true, it doesn't matter even if it's outside the setbacks, because every application I have seen for a variance for a pre-built accessory building that violated the setbacks, the variance has been granted like
Halloween candy, they hand them out like that for accessory buildings and setbacks.

And that brings me to a broader question of the policy determination, the policy direction that the Boards have in this Village, the two or probably most important Boards, the Planning Board and the Zoning Board, because over the past several years, I've been involved in attending many of the Zoning Board meetings, seeing what is done, the applications that are made. I've opposed a number of them, I've spoken in favor of a number of them.

But, basically, not to -- not to sound flip about it, but it seems to me that the Zoning Board, particularly with regard to side yards, and setbacks, and area variances, and stuff like that, has never met a variance application it didn't like. And that flies directly in the face of one of the primary objectives of zoning, which I think was mentioned by one of the other people earlier, and that is that the purpose of the zoning law is to eliminate nonconforming use, yet every time you create -- you give a variance, you create a nonconforming situation, and it is probably so universal that people just expect it. You can build something and get a variance, you can do it without a building.
permit and go back and get a variance, because it's
too easy to get forgiveness than it is to get
permission, and that's something that needs to be
tightened up. Fines, you know, things like that are
one way to control that, but the policy that the
Zoning Board and Planning Board follow, what is it?
Who sets that policy? That policy, it seems to me,
should be being set by the Village Board, and you
say, "Okay, Village Board, we want you to" -- or,
rather, Planning Board or Zoning Board, "We want you
to be paying attention to nonconforming uses and
regulating those and eliminating those, not
increasing them. I don't know that they get any kind
of direction whatsoever. I don't know who creates
the direction or the policy that these two Boards
follow, but it doesn't seem to me to be in support of
the objectives of the zoning laws of the Village.

I witnessed this afternoon at a Planning Board
meeting, they were considering an application for
subdivision of some property on Third Street that
would create from a not -- already nonconforming lot
to new even more nonconforming lots, and they tabled
it, well, the Planning Board tabled it. But had they
gone ahead, and let's say in the course of that
meeting, had they gone ahead and granted their
permission to subdivide, A, you would have two
nonconforming lots with buildings with nonconforming
side yard setback areas, and all that kind of thing,
and they would have gotten a variance without having
gone before the ZBA.

Now the ZBA required the property owners on
First Street, what's -- Hugh Prestwood and Judy
Ahrens own the big house on First Street that ran
through to Second Street. And about three years or
so ago, they applied to the Zoning Board to subdivide
their property into -- to create, guess what, two
nonconforming lots, while they could have created a
single nonconforming lot without even requiring a
variance.

The hardship that they said, the hard -- the
financial hardship that they stated was that, "Well,
if we only got one lot to sell, we won't make as much
money as if we had two," which is pretty ludicrous, I
have to say. But the point is that they were
required to go before the Zoning Board to subdivide
their property to create nonconforming-size lots.
How is this other application now on Third Street
before the Planning Board to get the same thing that
will result in an end run around the Zoning Board?

So it brings me back to my original question,
who's in charge here? Who's setting the policy for
the Zoning Board and the Planning Board in terms of
what their objectives are, what their directions are,
and what they're trying to do to accomplish that will
benefit the Village at large, not cry-babying for,
oh, this poor person, they built their shed in the
wrong place, so they ought to be given a variance,
because they didn't think to do it right.

So I ask the Board, this Board, to look into
setting policy, to look into guiding and directing
how you want these appointed Boards to be operating
in the interest of the Village. Thank you.

MAYOR HUBBARD: Thank you. All right. Just
before I call anybody else up, when he mentioned the
short term rental, I do have the updated stats. I
was going to read them before to everybody. This is
the update from the -- not the short term, excuse me,
the long term rental. Make sure I'm on the right
page; I'm not.

I got this today from the Building Department.
I read the one last month. This is the update for
this month. They had four new incomplete
applications; 12 complete applications. Two
properties have changed hands; applications need to
be resent. Three properties are owner-occupied and
not rentals. Twenty-two inspections were completed, two more are scheduled, and all the second notices have been sent out. So last month, two sections had been sent out; the other two got sent out, and they did 22 inspections for the month, they have two more scheduled for tomorrow.

So they had a lot done in this past month. We've told them they need to step up, start getting this stuff done. Ed Ward is certified to do inspections now. He's doing one of them. I know he's doing tomorrow because of a conflict, so he's doing that. So they are making progress. Hopefully, within another month or two, everybody will be inspected and we'll have a real idea of where we're going with that. Okay?

So I didn't want to cut the public short, but I forgot about it until Mr. Tasker mentioned it, and it was underneath my pile.

Anybody else wish to address the Board?

Mr. Swiskey.

MR. SWISKEY: William Swiskey, 184 Fifth Street. Arthur asked a question and then he moved on without an answer. Are we in litigation with Matassa?

MR. PROKOP: Yes.
MR. SWISKEY: We are?

MAYOR HUBBARD: Yes.

MR. SWISKEY: And what I wanted to ask is, we've hired a special counsel to handle it, then?

MR. PROKOP: No.

MR. SWISKEY: Because you mentioned another counsel and Matassa in the same sentence, so --

MR. PROKOP: What -- I'm representing -- I'm the counsel of record for the Village. I'm representing the Village in the Article 78. The Village -- the Village was served with an Article 78 petition challenging the denial of the application. I filed -- I prepared a motion to dismiss. I had another attorney in my office look over the motion before I filed it, and that's what -- that generated a bill tonight.

MR. SWISKEY: So that's -- and it's basically in its preliminary stages now, basically, this action?

MR. PROKOP: Yes.

MR. SWISKEY: What I can tell you. You made a motion to dismiss, his attorney will say no, and the Judge will decide whether to dismiss or whether it goes further, okay.

Here's one thing, George. At the next -- the
meeting's not on Thursday. What is it, Monday, the regular meeting?

MAYOR HUBBARD: Yes.

MR. SWISKEY: Can you have for the public a list of all litigations that the Village is involved in right now?

MAYOR HUBBARD: A list of what, Bill? I'm sorry.

MR. SWISKEY: Litigations or court cases the Village is involved with, who's suing us, who we're suing, things like that. It's a simple list. It doesn't have to have any details or anything.

MAYOR HUBBARD: Right.

MR. SWISKEY: It would be just like John Smith has filed an Article 78 against us, or we're suing this one for breach of contract, or something. You know, no details, just a list. I'd like to know how many litigations we're involved in.

MAYOR HUBBARD: Okay, yeah. I mean, we got served with one, somebody tripped over one of the curbs and said the curb shouldn't be there.

MR. SWISKEY: Yeah.

MAYOR HUBBARD: We just got served with that last week, so.

MR. SWISKEY: Yeah. But it would be nice to
know how many are there.

MAYOR HUBBARD: Okay. Well, we'll see how many there are and I can give you a number for that.

MR. SWISKEY: Anyway, and Arthur also talked about zoning and correcting deficiencies, and, well, I'm a realist. We live in a little Village where everything is compacted, and, you know, if you went to correct every deficiency, we'd have to tear down half the houses to make the other half legal. I mean, granting variances is what we have to do to almost survive now. So, you know, you have to take a careful look at what you're denying and, you know, more than that.

I mean, there are circumstances where you would turn them down, but there are other circumstances where, you know, somebody wants to put a shed on his property, but his house doesn't have a big enough lot to meet any of the setbacks. You know, it's -- in the Village it's hard. In other words, it's built out, we all know that. And, I'm sorry, but that's the way I feel and that's the way most people feel.

Why should we -- you know, we just can't step on our neighbors, is what I'm saying. If my neighbor wants to put in a pool and it's too close to my property line, I have no -- I haven't got a problem
with that, and I, like most people, don't. But if you enforce the code to its maximum, nobody's going to have a swimming pool, you know, 90% of the swimming pools will be gone in the Village. You just can't do that.

All right. Now let's get back to some other -- this was one issue -- I forgot some of things I was going to ask. I suggested a ferry fee and it was discussed during the campaign, you know, a dollar fee for each car getting on -- has there been any action on that? Has anybody made any inquiries whether we can do that or not?

TRUSTEE ROBERTS: Yes.

MR. SWISKEY: What?

TRUSTEE ROBERTS: Yes.

MR. SWISKEY: You made inquiries, Trustee Roberts?

TRUSTEE ROBERTS: Yes.

MR. SWISKEY: Is it possible for the Village to do it?

TRUSTEE ROBERTS: The people I've talked to say yes.

MR. SWISKEY: Well, then perhaps this Village Board should direct the Village Attorney or special counsel to look into it. And if we could collect a
hundred and some thousand dollars from the ferry,
every year we'd fix a lot of roads. Forget meeting
with Bridg Hunt and Southold and discuss the traffic
situation we can't fix anyway, not without condemning
land. I'd rather -- I would like this Board -- what
do you think, Trustee Phillips, do you think if we
could get this money we should go after it?

TRUSTEE PHILLIPS: I think that that's one of
the topics that will be discussed and has been
discussed with the Southold Transportation
Commission. It's part of -- part of why -- why
should the Village residents pay for roadway that the
income is benefitted over on the south side? And you
have interstate and intrastate, because once you have
somebody come off the Cross Sound Ferry in a tractor
trailer truck, it is now interstate, and there should
be money coming from someplace for that also.

MR. SWISKEY: I believe that also, too, but the
Shelter Island Ferry is something we can control.
And I -- in my estimation, we can get $100,000 a
year.

So I would ask at least one Trustee to maybe
put a resolution on for the next regular meeting and
have the -- I don't know. Get special counsel to
look into it, since our Attorney doesn't seem too
enthused about it, from what I can tell. Hire special counsel, spend a few bucks, and let's say if he's get's $100,000 -- I'm talking blunt here, all right? I'm sorry if it offends anybody, but it's just the way it is.

And, oh, the Light Plant, are we engaged in any litigation there or not?

MAYOR HUBBARD: Yes.

MR. SWISKEY: We have actually filed papers?

MR. PROKOP: No, we haven't filed papers.

MAYOR HUBBARD: We're going to discuss that in Executive Session. That's what the Village Attorney had said earlier.

MR. SWISKEY: All right. Because I was going through some old paperwork that I was sorting and throwing out at home, and some of these issues, like on the relay and the transformer, they go back to 2013, I mean, two years. When this project started, it was supposed to be done in less than a year.

We're now about four years out, and it's a mess, and it's probably going to cost close to a million dollars to fix it, because the only way to get that transformer parallel to the other one, and I can tell you that, is to send it away and have it rewound so the taps on it match the taps on the existing one.
One or the other has to change. You know, you can't make something out of a left and right hand, you have to make two right hands so they match. But, anyway, I think that's important.

And the tree trimming, I've been mentioning that for a while. We have to have the Power Authority come here to tell us to trim a tree? Have you looked at your wires lately? We've got limbs as big as my arm stretching above the primaries. If we get a wet, cold, snowy and blowy winter, the lights are going to go out in a lot of place in this town quite often. I mean, you're reaching a point where you're almost going to have to hire a contractor and spend 70 or $80,000 to do it, since you just ignored it on your own for so long, and, I mean, that was pathetic.

And I look at this and I think what do our people do all day? I don't see a bucket truck hardly out on the road ever. That's where they should be. They should be trimming trees, they should be replacing wire. I don't see any of that anymore at all, and that's from my perspective and I look. So it's time to tell somebody, it's like they -- probably all that chipper up there needed was a battery and drain the gas tank, put fresh gas in,
blow out the carburetor and start it. That chipper,
I don't think it has a couple of thousand hours on
it. It will run for another 20 years if you take
care of it. To say you can't trim trees because the
chipper doesn't work, somebody should have said a
long time ago, "Make it work." And to me, it's over
the edge.

And you better be careful with this sludge,
because, you know, if they start this drying bed,
what happens if you pour the sludge and it rains for
a week? It's going to be a mess, it will be a big
mess.

It was calculated, when we designed this plant,
because I was here when we designed it, that we were
going to have to pay to get rid of sludge, and that's
a built-in cost now. I don't know what this sludge
machine is going to cost or -- and there's another
thing. You don't want to spread sludge on your
property, because it's full of toxic metals, believe
it or not. What's in sewage sludge would make your
eyes pop. I mean, some people claim it's good
fertilizer. To me, I wouldn't have it on my
property, because it's going to leach down into the
water table with whatever heavy metals it's carrying.
So that one -- and I would recommend -- you know,
your man couldn't say, well, who exactly has this. I would tell him, "I want three plants in the northeast that are using this process" that had the same weather patterns, the same problems that we do and you go and look at those and ask those. That's the way you get a judgment, not that, "Well, I can't name any right now." A brochure from a manufacturer, guess what, that's not going to be the most informative thing there is. So I would be very careful about that.

If you need to increase revenues in the Sewer Department for maintenance, you raise the rates. Right now, your sludge is going away, when they pump it out, it's gone. You don't have to worry that it's toxic, that if you spread it on the ground, 10 years down the road somebody is going to sue you because you polluted them because they had a well. So these are one of the things that don't fix something that doesn't need fixing, not unless you know you're going to get a lot better solution, and I didn't catch anything there that said we were going to get a better solution.

I dispute his numbers. You're going to take 400 gallons of sludge and turn it into four pounds. It's going to be a lot more than that, because we
used to dry sludge up there for many years before we
got rid of it, and it's a lot more than that.

   You could pour a foot of sludge in the drying
bed, and when you were done, you still had six inches
of sludge, so that's only a 50% reduction. So I
would be careful about that.

   Oh, here's another one that I like, because
it's about money. Are we negotiating a new lease
deal with the museum? Because we should at least
being getting enough bucks out of it to maintain the
place. Right now, we get nothing, the Railroad
Museum. Is there any negotiations ongoing or
anything?

   MAYOR HUBBARD: They haven't been started yet, no.

   MR. SWISKEY: Doesn't anybody on this Board
feel it would be a good time to start?

   MR. FISHER: What museum, the Railroad Museum
or the Maritime Museum?

   MR. SWISKEY: Maritime.

   MAYOR HUBBARD: Maritime Museum.

   MR. FISHER: Thank you, Bill.

   AUDIENCE MEMBER: I was thinking the same
thing.

   MR. FISHER: This is why I'm here every week,
Bill, this is why I come, to keep you straight.
MAYOR HUBBARD: I knew what he meant, Don, because we hear it every month. Okay.

MR. SWISKEY: I know. I think that we need to get some bucks out of it, at least enough bucks -- what did we just put into it, a roof and a furnace? What was the total cost of that?

TRUSTEE ROBERTS: Fifteen grand.

MAYOR HUBBARD: I don't remember the exact number, Bill. More than we got in rent.

TRUSTEE ROBERTS: Eighteen grand, something like that.

MAYOR HUBBARD: Okay.

MR. SWISKEY: And we've been doing this for years. In other words, it's not -- we're not in the charity business.

All right. Let's see here. A couple of other things here. Oh, the CB -- community block grants. We used to get those a lot when your father -- especially when your father was here, George. You remember that. We built affordable houses. We got money for people that needed furnaces in their house. And it was almost like one Trustee was running roadblocks in front of another one who wanted to look into it. I think this whole Board as a whole should get together, and, you know, you could get a couple

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of quotes from -- there are professional grant writers. Go interview a couple of them and say, "Hey, this is our situation. Can you do anything for us, and what would it cost, and what's the likelihood?" You know, all that kind of stuff doesn't cost you any money. But you should look into it, not -- I got -- I just got the impression that a couple of people here, I don't know, maybe they don't like Trustee Trustees.

TRUSTEE PHILLIPS: I'm sorry, George. Can I clarify something? There's been a lot of work already done. And what I was suggesting to Trustee Roberts was to sit down and talk with Robert and I to see what we've already done as far as research. We already have reached out to some people to just get an idea of grant writing and grant money for it. There is no roadblocks, it was just a suggestion that there's been work done, and to work as a cohesive group; that perhaps he should sit down and let's talk it through first before we start going in two different directions.

MR. SWISKEY: Well, I think Robert is not an elected member, so Robert shouldn't be even interjecting in this. If he worked for me and he interjected like that, I'd shut him down. He
wasn't -- criticized a sitting Trustee, and that was another thing that I really didn't like. And I'm not a big fan of Trustee Roberts, because I ran against him, but you don't do that. How's that? I believe that. I'm sorry to offend somebody, but you just -- you just don't get that -- it's almost like a nasty attitude. And I think other people could sense it, too, in the audience and at the table.

Oh, and there's one other thing. This was about the Zoning, and the Lawyer should be there and not the Building Inspector. Well, maybe that's a good idea, because I don't know if the Building Inspector should be there or not. But I've gone to quite a few of these meetings and I've noticed that the Lawyer, when not -- even when not asked, interjects, he puts something in there.

Like there's one -- did you ever provide Chairman Moore with that document he asked for about the second floor deck on an already -- which already had zoning for a nonconforming use on the lower part? And you made a comment that there was a law or case law, and he asked you to produce it. Did you every produce it for him?

MR. PROKOP: I went back through the minutes and I didn't see the request that you're talking
about. But, however, there is a case and I will discuss it with the Board.

MR. SWISKEY: Because, to me, all you did is you set this guy back 30 more days, and you didn't produce any document, and that's not good. The Lawyer does not run the Board. The Zoning Board and the Planning Board run it, and if they want the Lawyer's opinion, they ask for it. He should not be interjecting or walking out in front and saying, "I want to say something," no. If they ask him a question, he answers it. If not, he's just keeps his mouth shut.

Anyway, have a good night.

MR. SALADINO: John Saladino, Sixth Street. Billy's my friend, he's my neighbor. We agree on 35 or 40% of the stuff that happens here. We agree on nothing when it comes to zoning.

I'm a code hawk. I think if you want to build a shed on your property that encroaches on your neighbor's property, build a smaller shed.

Having said that, I personally feel that the Building Inspector should be at the ZBA meetings. I think she's the one that -- I don't think it is a conflict. As a matter of fact, the course that I took suggested that if she was a member, it would be
a conflict, or if her boss was on the Zoning Board, it would be a conflict. But I think in my limited experience on the Zoning Board, I think the Building Inspector provides a lot of information. Sometimes tries to interpret, but I think the people there are smart enough to know what their duties and responsibilities are.

The lawyer, obviously, is there to interpret the law, to give any -- you know, I really don't have a problem with the system the way it is now.

Having said that, I do have a few comments. And I know it's late and I don't want to hold you. If you can assure me that you're not going to change the code about B&Bs, I'll sit down. But I do have some research that if you're going to bring it up and you are going to vote on it, I would like to share it with you.

MAYOR HUBBARD: We're not going to vote on it.

MR. SALADINO: Ever?

MAYOR HUBBARD: I did not say ever.

MR. SALADINO: Okay. Then I'm going to read it.

(Laughter)

MAYOR HUBBARD: Never is a long time, John, never is a long time

TRUSTEE ROBERTS: Let's hear it.
MR. SALADINO: I went over some of this and I expanded my research. New York State, in fact, does allow five rooms, but they leave it up to the municipality, it's not across the board. I stopped researching at 40 municipalities that only allows three rooms. So it's not like New York State says it's okay, so let's do it.

Southold Town, again, allows five rooms, but only on properties from two to 10 acres. So Greenport, three rooms; Southold Town, you have five rooms, but we've got to talk about oranges and oranges, quarter-acre lots as opposed to 10-acre lots.

Shelter Island, nobody talks about Shelter Island. Shelter Island allows B&Bs in residential district, only two rooms. So three rooms -- two rooms.

Mr. Prokop, he spoke about what the process would be. You don't have to change the code. They have an avenue open to them. They have an avenue open to them for relief, it's called a special use permit. I thought it went in front of the Planning Board, unless they needed a variance, and then it would go in front of the ZBA. If the use is allowed, if Zoning allows that particular use, they can apply
for a special use permit. It's -- in my opinion, it's crazy to change the code to accommodate perhaps one owner, perhaps two owners, to increase the rental stock, the rental hospitality stock by perhaps two rooms or three rooms.

I get the impression that the B&B owners, from my conversations with them last week, or last month, whenever it was, was that once you pass it, you change the code and it goes from three to five, that's it, the gate's open. I tried to remind you that there's a lot more involved with the code, parking, and screening, and proximity to boundaries, and designated parking.

Trustee Roberts mentioned that he doesn't drive around looking at violations. I don't think most people do, but most people that know the code, when they see one, they know it. If you knew the code and you saw it, you would say, "Well, that guy's asking to increase his room size, but he's in violation of the code as it stands now." And the majority of the B&Bs are in violation now. I'm not saying we should violate them, but, you know, you should kind of get your house in order before you ask for something extra, if you can.

So, if a B&B owner wants an additional room or
two rooms, let them apply for a special use permit. It goes to the Planning Board, presents a site plan. If he needs a variance for parking or screening, whatever, then he would go to the ZBA as part of the process.

Don't change the code. The code -- I made the mistake of sending in an email that I thought the code was sacrosanct. I'm a code hawk, I truly am. I think the code is there for a reason. I think you should abide by it.

It was brought up that the Founding Fathers allowed us to amend the Constitution, but in 239 years, they only did it 17 times, so they take it serious, too, and I think we should also. So -- and as far as -- as far as -- as far as the special use permit, it is an avenue open to them. It would benefit out of the nine -- I thought the head of the B&B Association said it was seven, George has said nine.

MAYOR HUBBARD: I thought it was nine, maybe it is seven.

MR. SALADINO: Maybe. I don't know. Whatever it is, whatever it is, if only one person could take advantage of it.

We had a public hearing three years ago, it was
well attended, there was 100 people there.

Overwhelmingly, they voiced their opinion against --

and the issue was three to five. It morphed into

parties and parking, and stuff like that, but the

neighbors spoke. The neighbors from West Dublin,

from Fourth, Fifth, Sixth Street and other places

spoke. It was overwhelming in favor of not raising

the number of rooms.

The Trustee mentioned last week two people

spoke in favor, they just happened to be B&B owners,

and two people spoke against. We weren't. You know,

I thought I presented the facts as they are. So

before we decide we have to do this because New York

State does it, or we should do this because Southold
does it, we don't live -- well, New York State, but

Greenport is autonomous. We should go back. If you

are considering it, like I suggested, go back to --
go back to 1989, go back, the people are still
around. We have to assume that those people were at
least as smart as the people that are serving today.

They did it for a reason. Whatever their reasoning
was, it made sense to them at the time. Perhaps you

should ask them.

Thanks. Thanks for listening

MAYOR HUBBARD: Thank you.

I'm very pleased to report that working with the MTA and the Long Island Railroad, we have the Box Car Exhibit up and in place. So that benchmark has been passed by us.

Our next benchmark is the licensing between the Museum and the MTA. I did speak to Joe earlier this evening. We've had our official Long Island Railroad Fire Marshal inspection of the property. MTA has turned over 16 feet to the south of the building to us to include the box cars, snow plow and the caboose.

And, at this point, Suffolk County and MTA is still waiting for the letter, resolution that you passed last month about the parking lot to the north. Joe is going to review that letter before it went in. So just a reminder to the Board and Sylvia, and I spoke to Joe earlier. I really, and the Board of Trustees really want to keep that moving along. The sooner we get that license, the sooner we can start working on the building. So if we could get that letter up, please. Thank you.

MAYOR HUBBARD: She's making a note of it right now, and we'll discuss that tomorrow.
MR. FISHER: Thank you very much. Thank you.

MAYOR HUBBARD: You're welcome. Okay. Anybody else wish to address the Board?

(No Response)

Okay. At 11:02, I'll offer a motion to adjourn to Executive Session to talk about personnel and litigation.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

We're adjourned to Executive Session. Have a happy Thanksgiving, everyone.

(Whereupon, the meeting was adjourned at 11:02 p.m.)
CERTIFICATION

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

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

THAT, the above and foregoing contains a true and correct transcription of the proceedings taken on November 19, 2015.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 2nd of December, 2015.

Lucia Braaten

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