VILLAGE OF GREENPORT  
COUNTY OF SUFFOLK STATE OF NEW YORK  
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BOARD OF TRUSTEES  
REGULAR SESSION  
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Third Street Firehouse  
Greenport, New York  

September 28, 2017  
7:00 P.M.

BEFORE:

GEORGE HUBBARD, JR. - MAYOR  
JACK MARTILOTTA - DEPUTY MAYOR (ABSENT)  
MARY BESS PHILLIPS - TRUSTEE  
DOUGLAS W. ROBERTS - TRUSTEE  
JULIA ROBINS - TRUSTEE  

JOSEPH PROKOP - VILLAGE ATTORNEY  
PAUL PALLAS - VILLAGE ADMINISTRATOR  
SYLVIA PIRILLO - VILLAGE CLERK
(The meeting was called to order at 7:02 p.m.)

MAYOR HUBBARD: We'll call the meeting to order. Pledge to the flag.

(All stood for the Pledge of Allegiance.)

MAYOR HUBBARD: Please remain standing for a moment of silence for Barbara J. Loeb, Gwendolyn A. Martin and Kathy Syron.

(All Remained Standing for a Moment of Silence.)

MAYOR HUBBARD: Okay. Thank you. You may be seated.

TRUSTEE PHILLIPS: Jack gonna be late?

MAYOR HUBBARD: He's coaching a football game.

TRUSTEE PHILLIPS: He's not going to be here?

MAYOR HUBBARD: Well, no. He's going to try to get here when he can.

TRUSTEE PHILLIPS: Oh, okay.

MAYOR HUBBARD: I was just going to announce that.

AUDIENCE MEMBER: It's almost over.

MAYOR HUBBARD: Okay. Just under announcements, Trustee Deputy Mayor Jack Martilotta is coaching a football game that was moved to 5 o'clock today, so he's at the football game. He'll be here, depending on the game and whatever,
so he'll join us in progress. So I just wanted everybody to know that.

Other announcements: A certified forester from New York State will conduct an arborist training class on October 4th at the Third Street Firehouse, beginning at 8 a.m. This is going to be for our Village workers, along with some Town workers. Employees are going to be joining us. And anybody from the public who would like to learn something about pruning trees or bushes in their yard, it's open to the general public. So anybody who wants to come here, it's -- I believe it's going from 8 until 11:30. If anybody wants to come in and just learn something about the trees and what we got going on, come and join us.

Village Offices will be closed on October 9th, in celebration of Columbus Day.

The annual Homecoming Parade will be held on October 13th, beginning at 6 p.m. The parade there starts from behind the Arcade, goes down Front Street up to the high school. So that's open to the public. Everybody come on in and cheer Greenport along, it would be great.

Okay. We'll go to public hearings. We have two open public hearings. We'll just take
additional comments. Red line versions have been posted on the Village website of the proposed Local Laws. Before we actually go and put anything together for a vote, we're going to take comments again tonight, if anybody has additional comments. And then we would be discussing it at our work session in October, and possibly a vote, if everybody's comfortable with it, at the October work session, a vote for our October meeting.

So the first, proposed amendment to Section 9 and Section 18 (Multi family Dwelling) of Chapter 150 (Zoning) of the Village of Greenport Code. If anybody would like to address that, you're welcome. Just name and address for the record and we'll take your comments.

MR. SALADINO: John Saladino, Sixth Street. I make these comments for myself. I had made these comments previously, but I kind of thought I would just remind yous again of my concerns.

My opinion is, is that the Village Board's -- that Greenport Village's code works. We're looking for a solution for a problem that really doesn't address the problem. We're looking for a solution that doesn't address the problem. We're looking to expand the downtown area, perhaps create six,
eight, ten, twelve apartments, and it really
doesn't address the problem that Greenport is faced
with now.

The demographic that this particular code
amendment, from reading social media, is looking to
address won't be able to afford -- if you have a
private business that would be looking to expand a
second floor on Front Street, I think we kind of
went -- I think most people knows that Main Street
has second floors, is kind of built out. Front
Street would be the place we're talking about.

For a private business to expand -- I don't
see any builders in the audience, but it -- I mean,
it's reasonable to expect $200 a square foot, $300
a square foot to expand. To build 2,000 square
feet over a place like Colonial, or Agave, or in
the Gusmar Building, or to spend 5 or $600,000 to
create two or three affordable apartments -- I read
the Trustee's website, he says it's simple math. I
personally don't believe that. I don't believe
that somebody's going to invest that kind of money
for no return.

But aside from all that, aside from the
practical side of it, if I could just indulge you
for a couple of seconds.
In 1997, the code was amended to allow artist loft, which I thought was ridiculous at the time. I thought it was spot zoning, I thought it was the classic example of spot zoning. It was done by someone in Village government that had an interest in one particular building. It was the only building that took advantage of that for artist lofts.

In 2002, there was a code amendment to allow residential over commercial. Again, a Village official progressed that amendment. In reality, at that time, all it did was legitimize one particular building on Front Street and Fourth Avenue.

(Laughter in Audience)

MR. SALADINO: If I say something funny, could you -- could you tell me, this way I know to laugh, too?

MAYOR HUBBARD: Okay, I'll try.

(Laughter)

MR. SALADINO: Nothing was accomplished by that, except to legitimize that one building. Fifteen years later, the question came up again by perhaps someone else in Village government. I understand, George, you said no particular Trustee progressed this. That's contrary to what I
believe. I've been exchanging emails. At the risk of gas-lighting, I've been exchanging emails with a Trustee about this for a year-and-a-half prior to this coming up.

My belief is, is that the system works, you have scrutiny. Your code amendment, your code amendment allows the development and face of Greenport to be put on the desk of one person, the Building Inspector. Right now there's scrutiny by at least two Village Boards and by the public to get to voice their opinion. We changed the code, and all that happens is one person, who's fallible, who doesn't speak in ex cathedra, who can make a mistake, and I have 10 examples of mistakes that have been made. And I'm not looking to chastise anybody or point anybody's deficiencies out. They were mistakes, and the Village had to live with them because they were made. Sometimes they're caught, sometimes they're not.

Right now, any development, any new projects, there's scrutiny by the Planning Board, there's scrutiny by the Zoning Board, and by the public. This code amendment continues with what I believe is a flawed code amendment, Chapter 150-18-9 --9-18. No site plan review. I mean, I don't
understand that in this day and age.

You want to build a second floor, 2 1/2, or you want to put a floor-and-a-half above, a commercial building on Front Street, and as long as it complies with New York State Building Code, takes no consideration into parking, into density, into spacial density, into landscaping, or anything, and as long as it complies with New York State Fire and Building Code, it's allowed. And the person that decides that, who may or may not have a personal agenda, or who may or may not have an idea, or who may or may not -- feels that they're entitled to interpret the code.

Just for the interest of full disclosure, I'm on the Zoning Board, and -- but I speak for myself.

I don't think it's right. The Zoning Board sees applications all the time where someone progresses them in error. This Board is reluctant to post building permits on the website, privacy issues. I don't -- I don't quite understand that, but it's your choice to make.

For 15 years Chapter 150-9-18 was stagnant. No one took advantage of it, because it wasn't practical. It was progressed for one piece of property until 2016, when the Meson Ole building
came under reconstruction and the question came up. The Zoning Board made an interpretation, and right after that we're looking to change the code. Buildings in the Waterfront Commercial that were built did so, I believe, with a zoning variance, the 17 Front Street, but --

TRUSTEE PHILLIPS: The Galleria?

MR. SALADINO: Galleria.

TRUSTEE PHILLIPS: That had a zoning amendment. That had a zoning amendment.

MR. SALADINO: That's my point. It went to Zoning, they looked at the project and it worked. It wasn't as-of-right. The same thing with the building on Main Street and Center Street.

The code works. I mean, if you want to change it to make things better, that would be good, but you're not making things better. You're pandering to a particular demographic on social media, that if these apartments were built, they couldn't afford them anyway.

I mean, so all I'm asking this Board to do is think about it. Don't buy into what happened in the past. Don't -- don't buy into that paradigm, is what I'm saying. It's not simple economics, it's not simple math. You're not going to cure the
housing crisis in Greenport by creating six, eight, ten apartments in the downtown area. It's not going to revitalize Greenport. It's not going to create a new dynamic. It's not Williamsburg. As much as some people would like it to be Williamsburg or Bushwick, or pick another neighborhood in New York City that's -- it's not, it's not going to happen, it's a different dynamic. So I would ask you to consider that before you vote. Thank you. Thanks for listening.

MAYOR HUBBARD: Thank you.

MR. TASKER: Good evening. Arthur Tasker, Beach Street in Greenport.

First, I'd like to say that I am very much in tune with what Mr. Saladino was -- just had to say, but I want to go off on a little bit different direction, and somewhat repetitive perhaps, with some concerns that I've already expressed, but to make that they're clearly understood.

First of all, the proposed legislation for amending 150-9-18 is riddled with errors. It was done in haste, it was a knee-jerk. I can't understand why it was allowed to be done without -- without the review. But the quantities and numbers of apartments, and how many can be built and how
many can't be built, and so forth is all wrong, notwithstanding the errors in that drafting, and giving consideration for the fact that it was probably done in haste, because somebody said, "Hey, we got to do something real fast, because the Zoning Board is going to do an interpretation and we're going to be out of business," that it was very poorly crafted.

The fact of the -- here are the -- here are the more salient points that I think should be considered. First of all, no one knows how many -- I think that Mr. Saladino asked this question several months ago -- how many building -- how many apartments were constructed over retail in the downtown area recently or at any time? And the second and perhaps more important question is, how many could be built? The number is probably very small in terms of talking about more than three, which I think is what everybody's worried about. If we can't have -- if we can't have three or more, well, we're done. And no one knows the answer to either of those questions, how many were created, how many could be created, which is perhaps the more important question, and yet you're going to go ahead and change the statute to just go ahead, and
in my opinion will be bowing to special interests, first.

First of -- and more than that, the apartments that will be created on Front Street above retail are not going to be affordable houses. Mr. Saladino suggested that they're going to cost something like 2 or $300 a square foot to construct a building on top of Colonial or one of those buildings. That's not going to be rented for affordable rates, you can be sure, absolutely sure. More likely, it will be an Airbnb, which brings me around to the other point, and that is the rental, rental law in its entirety, unless there is a comprehensive look -- and I've said this back in November 19 -- 2015, at least. Unless there is a comprehensive look taken at all of the rental laws, in other words, occupy-for-money laws in the Village of Greenport, it's going to be chaos, because if you start picking at short-term rentals, long-term rentals, whatever kind of rentals, it's going to remain a chaotic situation. So this needs very, very careful examination.

Trustee Roberts has been proposing and suggesting a comprehensive study of those sorts of things. I'm not exactly sure what that entails,
but it's certainly going to be a step in the correct direction. So I would encourage you to do that. I would strongly encourage you not to undertake these modifications to the existing laws before you know where the train is going. Thank you.

MAYOR HUBBARD: Thank you. Mr. Moore.

MR. MOORE: Good evening. Doug Moore, 145 Sterling Street.

Just as a matter of disclosure, I'm a former Chairperson of the Zoning Board of Appeals. I'm just two days away from my first anniversary. So I'm glad that John has stayed in.

My mind isn't constantly assaulted by the code currently, so I may be a bit foggy, but this has been kicking around even while I was involved in zoning.

It seems this arose out of the fact that the multi-family housing was a section of the code all by itself, with no reference to where it applied. And, on the other hand, the apartments over business part of the code said nothing about how the apartments might be regulated, and made no reference that this was Residential District. It's obviously Business District. The purpose of these
corrections, and my recollection is they seem okay, I mean, they clarify quite a bit.

I do agree with John and Arthur, that the code needs revision, because to create a multi-housing section of the code that doesn't say where it can be is kind of pointless. And it seems to me that while it might be on the shoulders of the Building Inspector, the current code for apartments over business have restrictions, and they don't require Planning Board review. But, on the other hand, I don't see any benefit of kicking it to another Board for them to make up their minds whether it's okay or not, especially on a case-by-case basis.

I think there can be review of the code to make it much clearer and set limits, if needed, and set necessary review, if needed, for apartments over business, which I think is one of the biggest concerns.

I think the multi-family housing part of the code is a moot point, because the requirements of multi-family housing are so restrictive that I doubt there's a lot in the Village where you could build a new one. So I think the focus is on the commercial apartments, and I'd encourage you to...
review the code and think about a more comprehensive overhaul of the code in those areas.

Thanks.

MAYOR HUBBARD: Thank you.

MR. SWISKEY: William Swiskey, 184 Fifth Street.

If I could ask for a little clarification from the lawyers. Is this revision of the code, is it just targeted towards one certain area, commercial area? I mean --

MR. PROKOP: No. It's all commercial districts.

MR. SWISKEY: So if I got a commercial business on Fourth Street, I can put apartments above it, even though the -- it's basically a nonconforming use that I have?

MR. PROKOP: It's a -- the intent was to make residential above commercial a conditional use, the same way that it is now in Commercial Retail.

MR. SWISKEY: Yeah, I understand that, but there are --

MR. PROKOP: In the other districts.

MR. SWISKEY: There are businesses in -- on side streets in the Village that are not in the -- what we refer to as a Commercial District. For
instance, all right, just -- this is -- I'm sorry
for this, Mary Bess, but could Mary Bess just put
two apartments above her fish place under this new
provision?

MAYOR HUBBARD: That's commercially zoned,
the property is.

MR. SWISKEY: Yeah, so that's what -- that's
what I'm saying. So she could do that.

MAYOR HUBBARD: If it's commercial, it's --

TRUSTEE PHILLIPS: I'm waterfront, I'm
waterfront commercial.

MAYOR HUBBARD: Right, so it's --

MR. SWISKEY: Yeah. So she could -- under
this code, she could put her apartments.

TRUSTEE PHILLIPS: I could put one on First
Street if I wanted to on the building.

MR. SWISKEY: You're talking about the old
ice company? I thought there were people living
off Dussy Air Conditioners (phonetic).

TRUSTEE PHILLIPS: That's part of
ClearingHouse's business.

MR. SWISKEY: Well, I won't go there. All
right. But no. What I'm saying is I'm trying to
get clarity. In other words, right now, all right,
if I have a commercial structure say on Front
Street and I want to go up a second floor, I can do it, right?

MR. SALADINO: Yes.
MR. SWISKEY: And have how many apartments?
MR. SALADINO: Two.
MR. SWISKEY: Two. And this new provision of the code would do what?
MR. SALADINO: Two to three.
MR. SWISKEY: Oh, I could do -- oh, from two to three.
MR. PROKOP: Two to three.
MR. SWISKEY: Oh, all right. So that's the main difference in the old code and the new code.
TRUSTEE ROBERTS: And adding the other commercial districts, right?
MR. PROKOP: Yeah, it adds it to the other commercial districts, sure.
TRUSTEE ROBERTS: And R-2.
MR. SWISKEY: And R-2. Because, you know, I'm -- there's one commercial district, what we call, that's from probably -- you could say it's from Fourth Avenue to Steve Clarke, up to say Park Street, right? Am I right or wrong? That would be considered our commercial, you know, the big -- so you're saying that -- again, back to Mary Bess'
fish store. That's now becoming part of that
district? I'm a little confused. I'm seeking --

MAYOR HUBBARD: Whatever it's -- if it's
zoned commercial now, you'd be allowed to put
apartments above it.

MR. SWISKEY: Oh.

MAYOR HUBBARD: But exactly where that's
zoned or which -- each building that is, Bill, I
don't -- without a map, I can't answer that.

MR. SWISKEY: Yeah.

MAYOR HUBBARD: But if you have commercially
zoned property and you want to put residential
above commercial, this would allow that, up to
three units. Four units or more would have to have
a site plan review with a sprinkler system and
everything else.

MR. SWISKEY: All right.

MAYOR HUBBARD: So three units would be
allowed. That's what State Code says, more than
three units. That's why this is worded to include
that.

MR. SWISKEY: All right. So -- but we do
have some businesses that are not -- that are --
basically, you could call them spot zoning.
They've been there forever, side stores, you know
what I mean. You've been there, George, you know
what mean, what Greenport is. Those people, they
could put three apartments up there, too, then.
Say the little --

MAYOR HUBBARD: If it's a preexisting
commercial use in a residential area, it's not
commercially zoned, so they would not be able to do
that.

MR. SWISKEY: All right. That's --

MAYOR HUBBARD: That would be my
interpretation. It's not commercially zoned, so
it's -- I mean, residential above commercial. If
it's preexisting, they're allowed to be there, but
they can't go and modify and make a bigger
commercial use of what they have.

MR. SWISKEY: That was the answer I was
looking for.

MAYOR HUBBARD: Okay. That's --

MR. SWISKEY: Is that correct, Mr. Prokop?

MR. PROKOP: I think that's correct, yes.

MR. SWISKEY: All right, because that's all.

And as far as people talking about parking, I
mean, we just gave a variance for 20 parking
spaces. That argument's irrelevant.

MAYOR HUBBARD: Okay.
MRS. WINKLER: Maritza Winkler, Fifth Street, 175 Fifth Street.

I wonder if Paul Pallas or our Village Attorney can help us with where we are with PSEG -- I always get that wrong -- in terms --

MAYOR HUBBARD: Okay. I don't want to cut you off, but that will be in the public portion of this. Right now we're just working on this one --

MRS. WINKLER: I'm sorry, I forgot about that.

MAYOR HUBBARD: No, that's fine.

MRS. WINKLER: Okay.

MAYOR HUBBARD: We're just going to go through these two public hearings just to continue information --

MRS. WINKLER: Got it, sorry.

MAYOR HUBBARD: -- and then you'll be allowed to speak.

MRS. WINKLER: That's fine.

MAYOR HUBBARD: Okay. Any other comments on -- go ahead.

MS. WADE: I just want to apologize, that it seems that the red line version --

MAYOR HUBBARD: Okay. Just your name and --

for the --
MS. WADE: Thank you, George. Randy Wade, on Sixth Street in Greenport.

MAYOR HUBBARD: Okay.

MS. WADE: That the red line version just went up. I'm hoping I can use that as an excuse for not having reviewed it thoroughly.

I think it's great we have rentals above stores. I'm not worried about parking downtown. We should encourage people to not have cars when they live downtown. But I'm more concerned about some of the review issues that other people have brought up, so I'd really like to look at it.

I also think you might benefit -- I sat in on the Alcohol and Firearms Committee that Southold Town has, and you might benefit by having a Working Group actually, you know, dissect this and have assignments to do some research.

I'm a little worried. I think site plan review is really important, and there may even be requirements for sprinklers for smaller than four apartments, especially if they're above a restaurant. Those tend to be really big fire hazards.

So just I hope you delay the public hearing another month and have a committee. Thanks.
MAYOR HUBBARD: Thank you.

MS. ALLEN: Chatty Allen, Third Street.

I have to disagree about there not being a parking issue, as someone who lives semi in town that has parking space, but it's not always available to me.

When you live in town, especially during the blocks of months when there's a lot of vehicles and you work different hours, you can leave for work, there's plenty of parking. You come home, you want to be able to park and go home, not park blocks away and walk. So there is a parking issue. And to add more is going to make an even deeper parking issue.

And I agree with what John was saying. Unfortunately, I didn't have time to read the updated version of this, you know, so it is a little confusing. You know, are you trying to do affordable housing above the stores? Is that what really is behind all of this? That's not going to be the solution for affordable housing in Greenport. You know, you're not going to be able to rent. I mean, rents out here right now already go for at least 1500 and up for a one bedroom apartment in most places. If someone's building
additional, it's not going to be that kind of rent. So those of us that live here that are looking for places to live, that's not going to be an area, and then you do have to worry about where do I park. You know, I go grocery shopping, I have all these bags. How -- how do I get them, you know, home without walking, you know, how many blocks? So I do agree, parking needs to be taken into.

It also needs to be looked into the individual buildings how many of them can actually handle being built up. Some of these buildings are so old that they're not going to handle people building up. And I'm afraid that if it's passed, they're all going to be like, "Oh, another way to make more money, let's build up."

I think that safety issue needs to be looked into. You know, I know some of them do have, but, you know, like a said, these are old buildings, and a lot of them need upgrades to them. And if you're going spend that kind of money, like the speakers before us said, you're not going to get affordable rents. I mean, unless you're a millionaire that money doesn't matter and you can rent affordably, I don't see that happening. So I really think it
should be -- that should be taken into
consideration along with this. Thank you.

MAYOR HUBBARD: Okay. Thank you. Any other
comments on Chapter -- Section 9, Section 18 of the
Multi-Family Code --


MAYOR HUBBARD: -- Chapter 150?

(No Response)

MAYOR HUBBARD: Okay. We'll -- we'll
continue that public hearing until next month.
We'll take more comments. Everybody please review
it, look at the red line version, and come back
with more discussion. We'll be talking about it at
our work session.

All right. We also have proposed amendment
to Chapter 103, the Rental Regulations for
Residential Properties for the Village of Greenport
Code. If anybody has additional comments on that,
we will take that at this time.

Right now, what we have proposed is really
just to get all rental units in the Village
inspected, get the rental -- get a rental permit,
get them inspected, make sure they're safe for fire
-- smoke detectors, CO detectors, and the place are
livable. That's what we're looking for at this
point right now. So if anybody has additional comments on Chapter 103, please come on up and give your name, address for the record and --

TRUSTEE ROBERTS: While she's walking up, can I ask a question? Do you -- do you plan to move to close the hearing and vote next month?

MAYOR HUBBARD: If the Board is comfortable with doing at that, yes. I mean, I'd like to get --

TRUSTEE ROBERTS: I just want people to know.

MAYOR HUBBARD: Yeah. Go ahead.

MS. GORDON. Linda Gordon, 218 Fifth Street. I saw that a lot of -- a lot of verbiage had been removed in the red line -- lining of it, and I was wondering if the presumptive evidence is like completely gone. So if you -- like amount of cars, or if you -- which would give say a neighbor the opportunity to say, "Well, it appears that there's too many people in that apartment." But if this in here, the 103-12 regulations, A, no rental shall be occupied by more than the number of persons permitted to occupy the rental property under the -- these other codes. Now is that something that can be enforced? Does that have anything to do -- will eliminate the five people who know each other,
can live in an apartment? That's one of my questions, if -- because if you're taking out the presumptive evidence, then, hopefully, that it would eliminate this -- what the Village allows now.

But -- and also for D, the leasing, subleasing, occupancy or use by a tenant of less than the entire rental property is prohibited. Does that mean rooms can't be for rent in apartments? Because there are ads for rooms. People pay over $800 for a room in an apartment or a house, and many times don't have kitchen facilities. So is that -- would that, D, take care of that kind of thing?

MAYOR HUBBARD: That's where we're heading to. I mean, you know, some people on Airbnb or the other things, they say you can rent just a room, or whatever. We're trying to make sure, if you have a rental anywhere in Greenport, that it gets inspected and looked at.

MS. GORDON: Yeah. But aside from Airbnb, like the traditional rentals, apartments.

MAYOR HUBBARD: Apartments, yes.

MS. GORDON: Okay. That's --

MR. PROKOP: And what -- D is also -- Mayor

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Hubbard is correct. Another aspect of D is that it's to -- it's to try to stop or slow down people basically renting a unit, you know, renting, say, a three bedroom unit and then subleasing to six other people that the -- that the original landlord doesn't know. So --

MS. GORDON: Great.

MR. PROKOP: It's -- you know, some places you would call it shares or things like that.

MS. GORDON: Right.

MR. PROKOP: But the idea is that whatever the -- whatever the rental unit is that's identified, whether it's a room or an actual apartment, that it stay -- that it stays integral as the rental unit, it doesn't get then subleased again and again.

MS. GORDON: Right. And then -- okay, that's great. And in the beginning of the -- it says that the landlord or whomever is responsible for that property has to submit in a permit, you know, who's there, how many people, that kind of thing, that kind of information for the Village; is that correct? So that he's not taking three rooms and renting them all out for $800 a piece, or is that still something they can do? Because that's a big
thing for why there -- people can't rent
apartments.

MAYOR HUBBARD: Right.

MR. PROKOP: Yeah. It's more or less we're
concerned about occupancy, the total occupancy,
whether or not the occupancy complies with New York
State Law and also is safe.

MS. GORDON: Okay.

MR. PROKOP: The other thing -- your question
about presumptive --

MS. GORDON: Yes.

MR. PROKOP: -- evidence is you did notice,
that is correct, it was -- it is proposed to be
taken out. But the reason why is we're trying to
get -- you know, continue to streamline the law
until it gets to a very simple version of it. And
we were at the point where the presumptive evidence
of overcrowding was -- or of occupancy was
basically two pages, or, you know, 20% of the law.
And it just seemed -- we're working on overcrowding
situations now. I'm working with the Code
Enforcement and the Building Inspector on that, and
the -- basically, it's just redundant to what we're
already considering. So it didn't seem to be a
necessary part of the law.
MS. GORDON: I think that's great. If the code then is enforced, like you're saying, then the presumptive evidence is not necessary. But the whole success of this relies on codes being enforced. Thank you.

MAYOR HUBBARD: All right. Thank you. Any other comments on Chapter 103 of the rental law?

(No Response)

MAYOR HUBBARD: Okay. We will discuss this at our work session. If the Board feels comfortable at that point, everybody's got it, we'll review it again. We're missing one member tonight. But if everybody's comfortable at the work session, then we'll just -- we can put it up for a vote at the October meeting.

TRUSTEE ROBERTS: Would you like a motion to close the hearing?

TRUSTEE PHILLIPS: I think that --

MAYOR HUBBARD: Yeah. I mean, we could vote to close the hearing, and then just, you know, go with what we have, our discussion like we normally do, and then we could put it up for a vote, and it is what it is.

TRUSTEE ROBERTS: I'm just asking if that's --
MAYOR HUBBARD: Okay, yeah. No, that's fine. You want to --

TRUSTEE ROBINS: I'll make a motion to close the public hearing.

MAYOR HUBBARD: Okay. Is there a second?

TRUSTEE PHILLIPS: I'll second it.

MAYOR HUBBARD: Okay. All in favor?

TRUSTEE ROBERTS: Well, can I --

MAYOR HUBBARD: Okay.

TRUSTEE ROBERTS: Can we talk about it for a second?

MAYOR HUBBARD: Sure.

TRUSTEE ROBERTS: So this would mean that we can still make changes.

MAYOR HUBBARD: Yeah. So we're closing the public comment period on it. I mean, it's been open for five months, six months.

TRUSTEE ROBERTS: Five months, yeah.

MAYOR HUBBARD: We've had plenty of comment on it, so yes.

TRUSTEE ROBERTS: Yeah, it's been five months. Okay, yup.

MAYOR HUBBARD: Okay. All in favor of closing the public hearing?

TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.
Opposed?
(No Response)
MAYOR HUBBARD: Motion carried. We're going
to close that public hearing, and we'll discuss it
and put it up for a vote for our October meeting.
Okay. Now we'll move on to public to address
the Board. Maritza, you're first up.
MRS. WINKLER: All right, then. Once again,
Maritza Winkler, 175 Fifth Street.
PSEG, can someone help us understand where we
are, and what is left in the process before they're
onsite? Because the only thing that I've seen, and
thank you, Mary Bess, that you sent out a notice of
an ENB, Environment Notice --
TRUSTEE PHILLIPS: They published in the
Environmental Bulletin.
MRS. WINKLER: Thank you. Okay. All these
initials.
TRUSTEE PHILLIPS: That they had completed
that.
MRS. WINKLER: That permit process was being
reviewed, or had commenced, or something along

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those lines.

TRUSTEE PHILLIPS: They had completed --

MRS. WINKLER: Is that right?

TRUSTEE PHILLIPS: They had completed their application and it was being considered within the agencies that needed to review it.

MRS. WINKLER: Okay. Thank you. What I'm trying to get at is have we completed the Environmental Impact Study? Have we -- before that, did we go through the process of correcting all of those environmental assessment forms that all of us were initially alarmed at because they were incomplete and inaccurate? And it was my impression that we had secured the services of Cashin or some consulting firm to help us with the SEQRA process in January and go through some of those steps, and help review that document and help with the process.

So I'm just really quite confused as to where we are, what we've done, and what's left before they arrive, because I did see some documents on the website surrounding this project today that are new -- Tuesday, that are new. And I haven't had a chance to -- to really study them, but the plans appear to be different. They -- the construct --
not the construction, the draft plans or proposed plans, as they were referred to. Help me, Paul. You don't know anything about what I'm saying?

    MR. PALLAS: No, I do. There was like several different questions in there.
    MRS. WINKLER: Yes.
    MR. PALLAS: So first, and, Joe, chime in if I'm wrong --
    MR. PROKOP: So maybe I could talk about SEQRA.
    MR. PALLAS: That's fine.
    MR. PROKOP: And you could talk about the plans? Is that --
    MR. PALLAS: That will work.
    MR. PROKOP: Okay. So with regard to SEQRA, we've got -- Board, through the process, has gotten -- the Village has gotten questions throughout the process that have to do generally with the different type of SEQRA review than what is happening here. So one of the types of SEQRA review that can be done on different types of projects is an Environmental Impact Statement. In this type of project, there is not an Environmental Impact Statement or an EIS. And some of the questions that we've -- that I've seen or
have been asked, you know, because they've been
asked of the Board, really have to do with that
process, which is not what we're doing.

This process has what's called a Long Form, a
Long Form Environmental Form with addendums to it,
or addenda, and where some of the information is
expanded on. We did -- there was an initial draft
of that, and the Village and also Cashin had
comments to that, to that initial draft. And there
was significant amendments to the initial draft
based on those comments, which came out as the last
version, which I think was submitted about a month
ago, if I'm not mistaken.

TRUSTEE PHILLIPS: March. They started
in March.

MR. PALLAS: The month of June. June, if I
remember correctly, we received the updated --

TRUSTEE PHILLIPS: Right.

MR. PALLAS: -- EAF with a cover letter.

MR. PROKOP: In June.

MR. PALLAS: In June.

TRUSTEE PHILLIPS: In June, yes.

MRS. WINKLER: And was that posted or --

MR. PROKOP: Yes.

TRUSTEE PHILLIPS: Yes. That was posted,
MR. PROKOP: As soon as we got it, it was posted, yes.

MRS. WINKLER: So -- okay.

MR. PROKOP: So that -- what that led up to was, you know, another comment period. It seemed like everything was in order, and then a permit process with the DEC. And, as you said, the PSE&G is still in the middle of -- is still in the permit process with the DEC.

But if you're asking whether there's going to be a -- I think I got a question as to whether or not --

MRS. WINKLER: Yes.

MR. PROKOP: -- there's going to be a hearing on the final EIS and things --

MRS. WINKLER: Or a meeting or something.

MR. PROKOP: That's a different type of process. That's not --

MRS. WINKLER: That's not this one.

MR. PROKOP: That's not the process that's here, that's before us.

MRS. WINKLER: Will there be any meeting to confirm the details of the project, any final plan, discussion, any calendar of activity, what to
expect? I did notice a traffic plan on the website today that appeared. So no?

MR. PALLAS: The plans that are -- that are currently posted on the website have been posted for a number of months. They -- whatever plans have been received, I reviewed them. They're substantially the same construction as before. And the EAF was posted as well at the same time, so I'm not sure. That has all been posted for some time.

MRS. WINKLER: Okay. So --

MR. PALLAS: So in answer to your --

MRS. WINKLER: There isn't anything else that's formal that will be discussed with the community, correct, is that what you're saying?

MR. PALLAS: I don't believe there's any requirement to do that, I don't -- at this stage.

MR. PROKOP: Well, you know, comments could be made at any time.

MR. PALLAS: Yes.

MR. PROKOP: But there's no -- there's no formal hearing or -- one of the things that I was asked is if there's going to be a formal hearing on the environmental study; there's not. It's not provided for by law.

MRS. WINKLER: I think part of the confusion
comes from one of the -- some contract language
that talked about the final plans being confirmed
60 days or so before commencement of the project.
And we've asked a number of times are these the
final plans, and we've been told that they are the
most updated plans, and if they change, they'll
change after the bidding process, or something
surrounding that. Is that pretty much correct,
Paul?

MR. PALLAS: The only thing that would change
now, since they've put it out to bid, is if the
contractor, the successful contractor makes any
changes to it, which is not likely.

MRS. WINKLER: Okay. So I guess many of the
residents were just thinking that, okay, it's not
final until it says it's final, so --

MR. PALLAS: Well, again, all that would
change is an internal process with PSEG to change
the stamp for construction instead for bidding,
that's all that would happen.

MRS. WINKLER: Okay. And may I confirm that
you are committed to appointing someone to be a
contact person, an ombudsman? Because that's been
discussed, I guess, or has been pending for a
while, and we haven't gotten an update. So I just
want to confirm that we are going to go ahead with
that.

MAYOR HUBBARD: Yes, we are.

MRS. WINKLER: Okay.

MAYOR HUBBARD: I could tell you that I've
had six people in the past week-and-a-half --

MRS. WINKLER: Okay. Good to know.

MAYOR HUBBARD: -- that I thought would be
very capable of doing it, but for one reason or
another have declined the invitation.

MRS. WINKLER: I see.

MAYOR HUBBARD: So as -- I wish I could have
announced that tonight, that I had somebody, I have
a couple of more phone calls out, but as right now,
nobody has wanted to take on the position.

MRS. WINKLER: Okay. That's it. Thank you.

MAYOR HUBBARD: Okay. Thank you.

MR. WINKLER: John Winkler, 175 Fifth Street.

Just to continue the conversation about
PSE&G. I guess my first question should be one of
the permits that they're filing for, is there a
wetlands permit that they're filing for? Is that
process, is --

MAYOR HUBBARD: Okay. I'm sorry, John. Just
I was --

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MR. WINKLER: Okay.

MAYOR HUBBARD: Can you start over, please?

TRUSTEE PHILLIPS: Sorry.

MR. WINKLER: I'm sorry.

TRUSTEE PHILLIPS: I had to ask a question.

MR. WINKLER: That's okay.

TRUSTEE PHILLIPS: That's all right. I'm sorry.

MR. WINKLER: I just want to follow up on Maritza's questions with PSEG. I guess my first question, has there -- a wetlands permit been filed by PSE&G for this project --

TRUSTEE PHILLIPS: There's been three permits.

MR. WINKLER: -- on the Greenport side?

TRUSTEE PHILLIPS: There's been three permits filed for the PSEG permits. There's wetlands and -- it's a little confusing.

MAYOR HUBBARD: No, there's no --

MR. PALLAS: There's no --

MAYOR HUBBARD: There's no wetlands permit needed for us.

MR. PALLAS: Correct.

TRUSTEE PHILLIPS: Oh, for us. I'm sorry.

MR. PALLAS: If you're talking about for us,
John?

MR. WINKLER: Yeah. I mean, are they -- are they --

TRUSTEE PHILLIPS: Oh, not for us. I'm sorry, I misunderstood you.

MR. WINKLER: The DEC, are they requesting a wetlands permit for our side of the project?

MAYOR HUBBARD: The DEC is, and we are not requiring one ourselves.

MR. WINKLER: Okay. So --

MAYOR HUBBARD: Is that -- if that's --

MR. WINKLER: I'm just -- I'm just confused, because we have a CAC, and I'm just asking you. They're going to be part of this review. And the problem I'm having with this, the comment period is over, the 21st ended comment period, okay? And I had a conversation with the DEC a couple of days ago about this termination on -- by the park that was going to be on the west side, on the bathroom side of Fifth Street. And I was concerned that the water level there is going to be constantly filled with saltwater.

So, you know, I'm an electrician, 35 years in business, and water and electricity don't mix, especially saltwater. So I was concerned about
this, and I did some research, and about
submersible switchgear, and they said, "Oh, yeah,
you know, it's done all the time." Okay?

So I sent a letter to a young lady, Ms. Gallagher, at DEC expressing my concerns, and
then I saw the drawing today on the website, and
possibly had been there and I haven't looked. The
last time I had looked at it, I saw a drawing,
there was going to be a manhole where they were
drilling. That was going to be a first manhole, I
think it was 10 by 20, or whatever, is going to be
there, and then it was going to go over to the east
side of the street and then up, up Fifth Street.

Now I see the drawing and there's two
manholes, not on -- not one on the west side, of
one on the east, they're both on the east side,
okay? Maybe 100 feet from -- I don't know if
everybody's familiar with the end of Fifth Street.
There's a curb before you get to the beach, the
sand, and there's like -- from what I can gather on
the plan, I couldn't scale it, but it's going to be
like 100 feet from that point, but on the east
side, okay?

I had got a letter from PSE&G that that
termination is going to be a passive termination,
whatever that means. But, yet, on the plan, it calls for some kind of gear, okay? It's a little bit farther away from the water, okay, which is a change, okay?

And I -- I don't know how people could have commented on this project without having the information they need to have, okay? If the drawings aren't approved, they're all bid drawings, and that -- they're all preliminary drawings, they're not the final, and yet we're supposed to make comments.

We had a meeting in 2016 at the Schoolhouse. We were assured that that wasn't going to be the final public meeting with PSE&G. We were told that that wouldn't count, and evidently it now counts. And there's just -- we just have -- this project could start basically any minute when they get the -- maybe within the next month, and the residents of Fifth Street have no information of what the final thing is going to be, okay?

If the preliminary drawings are it, well, now there's a big change. I'm concerned that the CAC is not involved in this. I would like the residents of Greenport to have the people that we've instilled trust in to look at this, and I
think it's something that should be added to this. If they're going to apply for a wetlands permit, then the CAC should look at it also. There might not be any problem whatsoever, but there are -- as a resident in the Village, that's my final thing. I don't -- the DEC doesn't care about me. You know, I mean, they're going to just do what they're doing. You know, if it's cool, it's cool, but for not to have the CAC to look at this I don't think is right, okay? Just an added thing, just to make sure everything's cool, but I think they should be involved.

Again, I'm still -- the ombudsman situation, in all honesty, and I don't know if Billy's been asked, but to me he seems to be the most qualified guy. I know you don't get along with him and he can be course and -- but he knows this Village like crazy. He did run our utilities for years. And I don't know if he'd accept it, but the residents of Fifth Street need somebody that they -- that's going to be looking out for them, and I think he's definitely qualified to do it, and I recommend the Board try to get him. And that's just my opinion.

So, please, try to get some more information out to us, I mean, final stuff, because this could
happen any minute, and we're going to be in a
little bit of turmoil for a while. The drilling
part of it, maybe not so much, but the rest of it,
it's a little confusing on what's happening.

Two man -- two -- I mean, these manholes are,
picture this, 20 feet long, 10 feet wide, and 6
feet deep, okay? There's going to be one on the
preliminary plan at Johnson Place, and then 700
yards or 700 feet towards the water, there's going
to be another one. I'm still confused about that
termination. I don't know whether it's just the
two cables, the submersible cable and a landline
coming in, and they're going to splice it there and
then embed it in concrete so there's no chance that
the water can get to it. I have to have -- I have
to call this guy tomorrow to confirm it. The
letter he sent me was very confusing on that point,
because the plan says there is some kind of gear in
that manhole that they're now proposing.

So I just -- I just hope that the Board is
crossing the T's and dotting the I's on what
they're required to give us, okay? They're
required to do certain things in this contract,
notifying the residents, emails, all the stuff, the
pictures. Maybe the Village committed to that.
But this could start happening, and I just hope
we're following up on all those little things,
okay? Thank you for your time.

    MAYOR HUBBARD: Thank you.
    MR. WINKLER: I appreciate it.
    MR. SWISKEY: William Swiskey, 184 Fifth
Street.

They brought up something on the PSE&G thing,
and there was a few meetings ago, it came on
that -- the last revised drawings, or whatnot, were
on the website, so I looked at them. They weren't
any different then. Now, suddenly today, I mean,
John has a letter from PSE&G. They moved the
location of this submersible switch from the
waterfront to the intersection, basically, of Clark
and Fifth Street, which is where I live. I mean,
was the Board of aware of that? Was Paul aware of
that?

    MR. WINKLER: I think it's Johnson, Johnson.
    MR. PALLAS: Bill, I have to --
    TRUSTEE ROBERTS: Johnson.
    MR. PALLAS: I mean, Bill, I'd have to look
at the plans to know exactly where it is. I don't
it's that far up.
    TRUSTEE ROBERTS: Johnson.
MR. SWISKEY: Nine -- John, has the letter --
MRS. WINKLER: It is Johnson.
MR. WINKLER: I think it's Johnson.
MRS. WINKLER: But that's different than --
MR. SWISKEY: No. It said 700 feet, did it not?
MR. WINKLER: Yeah. Again, it's from the water, from the curb.
MR. SWISKEY: Seven hundred feet is quite a ways up the street.
MR. WINKLER: It's still 200 yards, over 200 yards.
MR. SWISKEY: Yeah. I mean, you can count telephone poles. It's 100 feet between telephone poles. Seven hundred feet is way up the street. I mean, that's a significant change that, you know, we just become aware of? I mean, I thought the revised plans were supposed to be on the website. I looked, there was no revised plans. I mean, are we being run rings around?
MAYOR HUBBARD: No, we just --
MR. PALLAS: Bill, I'm sorry, the revised plans are on the website and they have been there for quite some time.
MR. SWISKEY: Not when I looked at them, and

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it doesn't show that -- moving that switch.

MR. PALLAS: Again, I don't have the plans in front of me, Bill, so I can't respond.

MRS. WINKLER: They are now.

MR. SWISKEY: What?

MRS. WINKLER: They are now. They were not there Tuesday.

MR. SWISKEY: Yeah, they're up today. Yeah, it's like the red lines were up today. I mean, it's been month and months.

MR. PALLAS: Bill, I'm sorry, I have to correct you. They've been up for a number of months, it's not -- they were not put up today.

MR. SWISKEY: Yeah, they were put up and they were the old plans. They didn't show the switch being moved, Paul. Yeah, yeah, yeah, yeah.

TRUSTEE PHILLIPS: I mean, I'm sorry, could --

MAYOR HUBBARD: Let me just clarify this. If John got something from PSE&G today that he got that we have not even seen yet, we'll contact them tomorrow. We'll get John's letter and ask them about it tomorrow morning. You know, I mean, he said something -- when he said that they moved the switch gear and the other box, I didn't know that,
we didn't know that. So he contacted them
directly. We will contact them tomorrow and get an
answer for you.

MR. SWISKEY: Yeah. And then --

MAYOR HUBBARD: That's all. I mean, you
know, if they changed the plans, we're going find
that out tomorrow morning, and then we will let
everybody know about it. I'm glad John contacted
them and brought it to our information, but I
didn't know that until right now. So, you know, we
really can't answer that, Bill. We'll get an
answer tomorrow morning from them.

MR. SWISKEY: Well, maybe somebody should ask
PSE&G with authority, "What are you doing?"
Because that's what you usually do when somebody
tries to give you the stepover toehold. I mean, I
found it almost like -- oh, and were they staging
equipment on the parking lot on Shelter Island the
other day?

MAYOR HUBBARD: Not that I know of, I didn't
see anything there.

MR. SWISKEY: I was told by a fairly reliable
source that they were drilling bore holes,
checking. I mean, is like -- I understand the
contract is now signed with Shelter Island. It
will take 20 days to find out exactly what they
got, but -- and there's a barge down there at
Claudio's. Does it got anything to do with this
project, Paul?

MR. PALLAS: I wouldn't know, Bill. I
don't keep -- monitor what's at Claudio's.

MR. SWISKEY: Anyway, let's leave that
subject, and I'd appreciate somebody looking into
it. But 700 feet is a long ways up the street.
It's big, you know what I mean? That switch is
going to wind up someplace close to my house in the
ground. And, basically, if I recall, the plans
call for a manhole every 900 feet, because that's
the length of the cables they're buying, looking at
the old plan; am I right or wrong?

MR. PALLAS: If that's what was on the old
plans, they haven't modified that, to my knowledge.

MR. SWISKEY: So there will be a lot of
splicing done with this cable, I assume.

MR. PALLAS: I would assume they would splice
in the manholes, that's what they're generally for.

MR. SWISKEY: Yeah, all right, just because
they're rather large manholes, and they're going to
be there forever. And if they're not properly
installed, your street will settle around them and
you'll have like -- but, anyway let's get on to other things.

Well, the -- I guess Adams Street is dead, the Adams Street turn?

MAYOR HUBBARD: At this moment now, it is, yes. We're going to continue the construction on Main Street, get everything else taken care of, and we'll reevaluate that at a future time.

MR. SWISKEY: Because tractor trailers use that street, and for a tractor trailer to make a U-turn, you'd have to go -- you'd have to give up all your handicapped parking spaces, and so it's -- and there's never been an accident that I know of in the last 10 or 15 years at that intersection between -- on Main and Adams, so I don't know what the problem is. Every once in a while somebody sneaks out and stops traffic. But it's going to get worse, not better, as we get more crowded.

MAYOR HUBBARD: Right. That's why it was a proposed plan. And we did a walk-through down there, myself, Paul and Derryl. We walked the whole area Monday morning and we reviewed everything. And at this time, we decided that it wasn't prudent to do it, and that's what's reflected in the newspaper article and what we're
MR. SWISKEY: All right. The Main Street sidewalk between -- are we removing those -- are we widening this street down by the flower shop, Peter Clarke's flower shop? Is that -- this project going that far, because I see the trees are slated for removal.

MAYOR HUBBARD: Are we widening the street down there? No. We're putting in what they call a rain garden and a small spike-out where the drain is there, and improving the crosswalk, so people can walk across there -- adding a crosswalk, I should say, at the end.

MR. SWISKEY: But the trees are coming out?

MAYOR HUBBARD: Yeah. There's a tree that's heaving the sidewalk and everything else. There's a tree that is coming out, yes.

MR. SWISKEY: All right. And now on the other section between Bay and Central Avenue, how far back -- how much are we widening this street?

MAYOR HUBBARD: Twenty -- 20 inches?

MR. PALLAS: Twenty or 22.

MAYOR HUBBARD: Twenty.

MR. PALLAS: Twenty-22.

MAYOR HUBBARD: Twenty, 21, something like
that. It will be in line -- if you go from Chase
Bank to the corner of my father's old gas station,
it will be in the same curb line as the rest of
Main Street.

MR. SWISKEY: Because the telephone poles
alone are going to have to be six inches further
back than that, from the edge of them.

MAYOR HUBBARD: Yes, they will.

MR. SWISKEY: And they're almost going to be
in the middle of the sidewalk. They're going to be
quite an obstruction there. Plus, I don't -- are
we going to remove those ourselves?

MAYOR HUBBARD: The poles? Yes, we are.

MR. SWISKEY: All right. And the phone
company is on board with it? Because, you know,
until you get the phone company and the cable off
the pole, you can't really do much, you know. So
the pole is going to be sitting where they're going
to be pouring cement until all those utilities are
off the pole. So it's not going to be a week, or
whatever, because the phone company I know works
slow. They'll hang you out for months. So you
might want to get all of your -- before you start
the sidewalk, you might want to get the utilities
moved.
MAYOR HUBBARD: But they've got to tear out the sidewalk first, which is what they're going to be starting. The trees are coming down on Monday, and then they're going to tear out the sidewalks, and then our utility guys will start resetting the poles in the proper location for the expansion.

MR. SWISKEY: Okey-doke. And no high voltage wires are going to wind up over private property, is it?

MAYOR HUBBARD: No, they're going to be over the sidewalk.

MR. SWISKEY: All right. That's all I wanted to know. And, you know, there was one -- something here about a resolution, but -- oh, I can't find it. Probably not important, anyway.

Oh, the agendas have been coming up late on the website lately. I mean, they're either coming up the day before or the same day as the meeting. I thought we were going to make an effort to get the agendas up there at least two days early.

MAYOR HUBBARD: Okay. We have been trying to do that. I mean, I just --

CLERK PIRILLO: It was up. There was a problem with the work session agenda, agreed, for which I apologize. This agenda was up earlier than
what you're saying, though, Bill. The work session
agenda was problematic, though.

MR. SWISKEY: Yeah, the work session agenda
was, because it's kind of hard to read an agenda
in -- you know, in a couple of hours that you have
when you go to -- anyway, thank you. Have a good
night.

MAYOR HUBBARD: All right, you, too. Thank
you.

MR. TASKER: Arthur Tasker, again, Beach
Street.

A point of information. The public hearings
that were just held, which ones were closed for
these amendments to Section 9 and Section 18 or --

MAYOR HUBBARD: No.

MR. TASKER: I'm sorry.

MAYOR HUBBARD: No, it was not closed.

MR. TASKER: That was not, okay.

MAYOR HUBBARD: No, it was not.

MR. TASKER: It was the next one for Chapter
103; is that correct?

MAYOR HUBBARD: Correct.

MR. TASKER: All right. I just -- it wasn't
clear to me which one you were closing. And that
means that although you may deliberate at your next
meeting, it's an up or down on it, on that, as it is presently written; is that correct?

MR. PROKOP: No, that's not correct.

TRUSTEE PHILLIPS: No, that's not correct.

MR. TASKER: So if there are changes, does it not need to be presented to the public again for comment?

MR. PROKOP: No. The Board can make changes until the -- eight days before the meeting. It has to be a public document.

MR. TASKER: What meeting?

MR. PROKOP: But there doesn't have to be a public hearing on it.

MR. TASKER: Can the public --

TRUSTEE PHILLIPS: But we have the option to do a public hearing --

MR. PROKOP: You have the option.

TRUSTEE PHILLIPS: -- if we so choose.

MR. PROKOP: Yes.

MR. TASKER: The option, but not the -- not the requirement --

MR. PROKOP: Yes.

MR. TASKER: -- to have a public hearing. So you can change this 103 Rental Law and not -- not permit the public to comment publicly on it, is
that correct, before you vote to adopt it?

MR. PROKOP: No, that's not -- that's not correct.

MR. TASKER: Well, maybe somebody could explain to me how it works, then. I'm sorry. How will it work if you make changes at your next work session in the proposed 103? What's next? What's the next move?

MR. PROKOP: The public will be -- can comment on it.

MR. TASKER: When?

MR. PROKOP: That's up to the Board. And the Board could have another public hearing or reopen the public hearing, but it doesn't have to. That's the option of the Board.

MR. TASKER: So how would they comment if it were not at a public meeting?

MAYOR HUBBARD: Our work sessions are a public meeting. You'd be allowed to comment that day.

TRUSTEE ROBERTS: And at the regular meeting, if we were to vote, right?

MR. TASKER: So it's in the --

MAYOR HUBBARD: Yeah.

MR. PROKOP: That's right, at the regular
meeting.

MR. TASKER: It's in the open to the public portion that they would be permitted to comment, not in a formal public hearing; is that correct?

MAYOR HUBBARD: But the public hearing's been open for six months. We've been listening to everybody for six months, so --

MR. TASKER: George, I know. George, I understand that, and I know you want to close it, but you can't close it and change the game and not let people comment in a public hearing.

MAYOR HUBBARD: We haven't changed it in six months, Arthur, we're trying to just bring it to a head and get it voted on.

MR. TASKER: I'm simply asking. You can change it at your next meeting, can you not? You can deliberate and make changes.

TRUSTEE ROBERTS: Procedurally, so we can --

MR. TASKER: Yes.

TRUSTEE ROBERTS: -- answer Mr. Tasker's question. Joe, you said eight days, so --

MR. TASKER: What's -- eight days until what?

TRUSTEE ROBERTS: I just want to clarify what Joe said. Joe said that up until eight days before the time when we vote we can change it and publish
that; is that correct?

MR. PROKOP: The final, the final version has
to be available to the Trustees seven days, not
including Sundays and holidays, before the vote.

MR. TASKER: I'm not a Trustee.

TRUSTEE ROBERTS: Trustees or public?

MR. PROKOP: The Trustees. The final version
of the law has to be available to the Trustees
seven days, not including business days -- excuse
me -- not including Sundays and holidays, before
the vote.

TRUSTEE ROBERTS: So eight days.

MR. PROKOP: So normally it's at eight days,
right.

MR. TASKER: That's the Trustees, not the
public?

MR. PROKOP: Well, it's a public document.

TRUSTEE ROBERTS: And, Mr. Mayor, I think
you've always published everything online. So if
there's a change up to eight days, you'll certainly
direct the Clerk to publish it online?

MAYOR HUBBARD: If we make a change between
now and then, if we change something at the work
session, we could just say we're going to reopen
the public hearing --
TRUSTEE ROBERTS: Right.

MAYOR HUBBARD: -- if somebody has something they're going to change. If it stays as the same document, then we're just going to go ahead and put it to a vote.

MR. TASKER: I'm with you, but I think you just said the magic words. If we make a change, we're going to have another public hearing. You -- I think, if I quoted --

TRUSTEE PHILLIPS: If it's a major change.

TRUSTEE ROBERTS: We would have to by law, according to what Joe just said.

MR. TASKER: Well, that's what I was just asking.

MR. PROKOP: No, you don't have to have another public hearing. You do not -- it's the option of the Board as to whether or not to have a public -- to reopen a public hearing or have another public hearing. However, there will be two -- as the Mayor said, there will be two opportunities for public comment between the time that the law becomes public in its final version and the vote, if that's -- if there is a vote.

TRUSTEE PHILLIPS: Can I just --

MR. PROKOP: I don't --
TRUSTEE PHILLIPS: Wait a minute. Let me ask a clarification here. If we change it drastically at the work session, we, as the Board, have the capability, in fairness to the public, have -- of passing a resolution, to either reopen or conduct another public hearing, correct?

MR. PROKOP: Yes.

TRUSTEE PHILLIPS: That is if we have some major significant changes to the document. If we change a word here or a word there, we do not have to do that, correct?

MR. PROKOP: Yes.

TRUSTEE PHILLIPS: Is that clear?

MR. TASKER: Well, I can understand that nonsubstantive changes are not going to require another hearing. But if there are substantive changes, it's like you're -- it's like the proposal of a new law or a new ordinance, and new ordinances require public hearing, not public comment, public hearings. Thank you.

MAYOR HUBBARD: Liz was standing, so we'll go to her. Then, Ken, you're next, okay?

MS. SMITH: Hey. Liz Smith, 309 South Street.

I don't want to take us down a rabbit hole,
but I'm still, quite frankly, bent out of shape with what happened at the work session last week. The grandstanding, hate-filled show that went on, or was permitted to go on for over half an hour has me very uncomfortable. And I have a question that I need to ask. Are we allowed to use this podium for political gain and as a sort of pulpit for that sort of activity? And if I'm not being clear, let me say, so I'm running for office, vote November 7th. Can I talk about my platform here?

MAYOR HUBBARD: That normally is not allowed, no.


MAYOR HUBBARD: Okay.

MS. SMITH: Thank you for the clarification. I just need -- I need it to be said publicly, because I am actually very upset. I think what went on last week was appalling and unacceptable, and I hope we never have to withstand that sort of public attack on someone in this forum again.

Thank you.

MAYOR HUBBARD: Thank you. Ken is next.

MR. LUDACER: Ken Ludacer, 133B Sixth Street.

Yeah, I have a petition I want to present to the Board. Let's see. There are 103 signatures on this petition, and it reads as follows:
"Petition to regulate the use of gas-powered leaf blowers. We, the undersigned residents of the Village of Greenport, ask, urge, and entreat the Greenport Village Trustees to explore and enact some means to ban, restrict or curb the use of gas powered leaf blowers within the Village."

Numerous towns in New York State have already enacted bans or partial bans on gas powered leaf blowers, including Tarrytown, New Rochelle, Larchmont, Bronxville, Hastings on Hudson, Mamaroneck, Rye, White Plains and Yonkers.

In voting to restrict gas powered leaf blowers, these towns and others cited not only the maddening decibel level and corresponding loss of quality of life, but also the threat to both the public health and the health of the environment by way of the particles of mold, feces, fertilizer and heavy metals that are blasted into the air, exacerbating asthma and respiratory conditions, particularly in children, and adding to the contamination and nitrogen level in stormwater runoff.

Lastly, it should be noted that the New York State Department of Conservation, after referencing a study that found that, quote, human health can be
impacted from noise, fuel, and exhaust emissions and dust, recommends to, quote, rake or sweep leaves, or use a battery operated or plug-in leaf blower. Electric blowers are generally quieter than gasoline models, and do not generate ground level exhaust emissions.

Attached to this petition, please find this DEC document on leaf blowers, as well as other documents providing some insight into why the above-mentioned Town Boards voted to ban or regulate the use of gas-powered leaf blowers. We ask that the Trustees of the Village of Greenport review this material and considering following their lead in safeguarding the residents of Greenport.

And I have a copy for each Board Member of the petition. Here, Mayor, I'll give you the original.

MAYOR HUBBARD: Okay, thank you.

TRUSTEE PHILLIPS: Thanks. Leave one for -- leave one for Jack. I'll make sure he gets it.

MR. LUDACER: Oh, just one final word. I just want to mention relative to the 103 signatures, yeah, you're right, there is a -- maybe a handful who were like, "Oh, okay, Ken, I like
you, I'll sign it." But, by and large, at least
with the ones that I gathered, people couldn't sign
fast enough, and, likewise, you know, with a story
of their own about, you know, sort of the -- the
nuisance that they found these leaf blowers to be.
That's it. Thanks.

MAYOR HUBBARD: Okay. Thank you.

MS. WADE: Hi. Randy Wade, Sixth Street. I
also carried a petition. But before I say
anything, I wanted to read a statement from Selina
Truelove of Second Street, who also carried a
petition and felt very strongly about it.

"As a year-round Village resident who works
from home, I find the sound of gas-powered blowers
often an incessant drone in my part of town
maddening. When they wake my sleeping baby from
naps, I'm madder still. But my greatest concern is
the dust the blowers spread. On any given block,
at least one and often more houses are being
repainted or renovated. Some contractors follow
careful abatement for lead and asbestos, but many
just demo and sand recklessly. Toxic materials,
lead paint specifically, are scattered around the
job site, street and surrounding yards. They are
then blown far and wide when the landscapers
arrive. As a mother, these dust clouds terrify me both around my own home, where the dust settles on my porch, yard, and clothesline, and as I take my son on walks all over town.

Please consider this danger to our youngest residents as you consider the issue."

So I began taking an interest in this because of the noise, because the noise drives people crazy. And I also was astounded by how enthusiastically people signed the petition. I've carried petitions before and never have been so enthusiastically attacked.

Let me just read something from the CDC report -- or, no, from the Mount Sinai School of Medicine's Pediatric Environmental Health Specialty Unit. They say that gas-powered leaf blowers pose multiple health threats. They include spreading airborne particles, which can provoke asthma and other respiratory diseases, and potential pollutants like ozone, carbon monoxide, nitrogen oxide, and hydrocarbons, hearing damage from the engine noise and eye injuries from pebbles and twigs, and also the hearing damage has been reported by the CDC.

Some of the things that surprised me when I
did research was that either a quarter or a third, one said a third, but at least a quarter of the fuel does not combust and is vaporized into the air.

In 2011, Edmunds, the car reviewer, compared the two-stroke engine leaf blower with a Ford F-150 Raptor pickup truck, finding that a half hour of yard work produced the same amount of hydrocarbon emissions as a 3,887 mile drive in the truck. In other words, blow leaves from your lawn or drive from Maplewood to Juno, Alaska.

They did a test. One of the things I read, they had a grandmother challenge -- in several demonstrations go against an electric leaf blower, and she was -- the electric leaf blower was only 80% as effective as the grandmother. They had her up against a gas-powered, and the gas-powered was somewhat more effective.

Personally, I was so upset by -- this is too global, probably silly of me to say, but by the U.S. walking out of the Paris Accord, that I went to an Audubon lecture and they said there are things you can do, you can do them in your own community. You could, for instance, ban gas-powered leaf blowers, because they are so
environmentally wrong. And then when I was woken up by one, I thought, well, great. And then I started talking to people, and the very next day, after doing research, it turned out Ken had already of his own initiative was doing the petition. So I hope it's an easy win for everybody to pass this kind of regulation. Thank you.

MAYOR HUBBARD: Thank you. Chatty, and you're next, Bill.

MS. ALLEN: Chatty Allen, Third Street. My head's spinning right now. To address Liz Smith's comment, it did not start out as a political issue. It started out with a Village Official that texted something that got back to the people, who took it one way, and apparently he says he meant it another way. People said, "Oh, should it go in front of the School Board?" No, this is where it needed to come.

When a Village Official does something, you need to be able to have a voice and say, "Hey, you crossed the line." Yes, it did end up, I believe, with one person running on one side, and someone from the opposing side being involved. Towards the end, yes, it did turn political. But the basis for what was said last week, I feel this was the only
place for it to be, because underhanded things get done and then everybody kind of goes, "Ah, it's okay. We're not -- no, we're not going to bring this up, we're not" -- no.

The members of this community should be able to trust every single elected official, and things should not be done under the table, back door, whatever you want to call it. And people sometimes do need to be called on the carpet.

Okay. Second thing, when I first saw this thing online about banning gas leaf blowers, and I'm listening to the previous two speakers, going, wow, okay. I understand about the environmental issue. I am an asthmatic who's allergic to everything under the sun. We can't always regulate what's around us.

I live on the corner of Front and Third. My living room windows face Front Street. Every other day I have to clean my windowsills if my front windows are open, because of the fumes, the dirt from vehicles that pass through that corner round the clock. But I'm not going to stand up here and say ban this, ban that. I'm not going say get rid of your street sweeper because he wakes me up every morning. It's a part of life, that you do
sometimes have to deal with certain things. You know, I mean, the street sweeper is almost like an alarm clock. Yeah, it wakes me up a half hour before I should get up. But now with this, with banning because of health issues, do we now ban our street sweeper?

Does the Village employees who use leaf blowers, are they gas-powered? Would they now not be allowed to use those? Is it going to cost you more to have them sweep the downtown area by hand?

I just really think more has to go into this. Believe me, I understand about the allergens and stuff being thrown in the air, I've dealt with it my whole life, and I had two options. Figure out a way to deal, or live in a bubble and not go anywhere.

So it kind of -- you know, I'm on the fence. I understand about the noise. I've used electric ones and they're, you know, to me loud as anything. I used to put things in my ears.

But on a separate note, thank you for the job on Sixth Street. I said I did have a little snafu with one of my students, because I didn't realize you were digging up and putting in a new sidewalk. And when I got to the house this afternoon, I said,
"Uh-oh." But the guys that are working there are very professional. I explained my concerns about the child getting to her house. They said, "No problem," they took care of it.

And thank you also for rethinking Adams Street, because, from a delivery and a school bus point of view, I loved the idea, until I said, "Wait, how are we going to swing the bus from Adams Street in between parked cars?" So thank you for rethinking that. Thank you.

MAYOR HUBBARD: Thank you.

MR. MOORE: Doug Moore again, 145 Sterling Street.

I'll try and be brief on this, because time's moving on. But I have another environmental issue and that's the pollution of our local waters, principally, Sterling Harbor.

And I've been following the progress of the sewer extension for Sandy Beach, and I'm very glad to see that you're trying to move forward. But I have to admit, I was relieved to see the price tag, which I think set people back on their heels, whether this should go forward. And I think it's good you're going to be talking with the community members, Resolution 26, I support that, but I think
you should be talking on a much wider base. I think you're thinking small. I believe you should be looking at what you're trying to do, and that's protect the harbor.

And there's a lot more insults to the harbor than just Sandy Beach. You have two large marinas, each with a restaurant. The marina with the larger restaurant is actually on Village property. They use septic systems. One marina uses a pumpout boat, instead of putting it into their septic system. But the other marina, which I think is the larger, the Brewer's, disperses their pumpout waste into a septic system and into drain fields, along with their showers and their bathrooms and the restaurant.

So I would suggest that you think again, perhaps talk again with the Town. If you could establish a special sewer district that would encompass the properties that circle the harbor, and there's another perhaps two dozen residential properties that are not Village that could also benefit. Think of a more conventional sewer system approach up Manhasset and into our existing sewer system.

I'm not a sanitary engineer, but I think I
might be paraphrasing Bill Swiskey. But the plan that's currently in doesn't smell very good. It's a distributed multi-component system that serves a single area, and likely wouldn't be expandable.

So I'd urge you to have broader discussions. I would be glad to join any discussions to try and move things along. But if the Town could buy in on it, you could have a much better benefit for the harbor, and you would solve the Sandy Beach problem as well. Thank you.

(Appause)

MR. SALADINO: John Saladino, Sixth Street. Is there going to be an Executive Session?

MAYOR HUBBARD: No.

MR. SALADINO: Are there any walk-on agenda items?

MAYOR HUBBARD: Not that I know of, no.

MR. SALADINO: I believe you. I have a question about -- I'm breaking in new glasses, so indulge me. Resolution No. 8, we're going to fund what we paid to the engineers for the Sandy Beach sewer system, but I would --

MAYOR HUBBARD: The work that's already been done, we have to pay for, yes.

MR. SALADINO: But I -- and, certainly, you
should. I was confused at the work session, or
maybe I wasn't listening because Billy was talking
too much.

(Laughter)

MR. SALADINO: But we're going to go forward
with the project, or we're going to just --

MAYOR HUBBARD: Actually, I was going to wait
and see what comments we had from people down
there. We have right now a tentative date. I
spoke with Rich McGrath, who's the president, I
believe, of the Sandy Beach Association. He -- put
him in contact with Paul Pallas. Paul had a
conversation with him today as I was coming home to
get to this meeting.

October 12th is a Thursday. We're trying to
schedule a meeting between the Sandy Beach
homeowners, the Village Board and the public at the
Schoolhouse at 6 o'clock. So that's October 12th,
6 o'clock, at the Schoolhouse. Rich is trying to
get his people all together on that. That's a date
that just got confirmed half an hour before our
meeting tonight. That's why nobody knew about it
yet, because we were trying to get together to see
if they could all make it.

We're doing a Thursday for them, so the
homeowners down there that do come out can stay here for the weekend. They come out a night earlier, and we're going to have the joint meeting with everybody.

So all these other questions, Cashin Associates, the engineers, are going to be here to decide -- you know, to explain their plan, their design, where we're going. So that's going to be the meeting where we decide where we're going with the project, between the homeowners, the public and the Village Board as a joint meeting.

MR. SALADINO: Well, that was -- that was one of the my questions, Resolution 26, would it be opened to the public?

MAYOR HUBBARD: Yes

MR. SALADINO: The fact -- okay, good. And 17, 17 is -- oh, the farmers market are going to go to the -- to the --

MAYOR HUBBARD: Moore's Lane.

MR. SALADINO: Moore's Lane. I fully support that. I would encourage you not to charge them anything.

MAYOR HUBBARD: Yes.

MR. SALADINO: And if it carries over until next year, I think it's a good idea that they're
over there next year, too. And I wouldn't have a problem if you didn't charge them anything over there, either.

And 19 is -- this I do have a problem with. Resolution approving the request of the Greenport Harbor Brewing Company close the street to vehicular traffic for -- for the annual Oyster Festival. Is there a fee attached to that for this mass public assembly permit? My point is --

MAYOR HUBBARD: Did they actually fill out a permit, or they just asked for the road closure?

CLERK PIRILLO: They just asked for the road closure.

TRUSTEE PHILLIPS: Road closure.

MAYOR HUBBARD: They just asked for the road closure.

MR. SALADINO: So the beer company makes a profit, the oyster guy makes a profit, the road is closed, and the Village gets nothing. That's not fair. If we're looking for an opinion, I don't think that's fair. I think there should be some kind of fee of -- I mean, you charge the Farmers Market to sell tomatoes. This guy, he's selling beer and oysters and he gets away for free. Not that I'm opposed to that, I just think everybody
should pay. I don't think anything should be for free.

24 is -- oh, I had some questions for the Attorney about the merging Chapter 118, subdivision merger of land. I'm not sure if I'm opposed to it, I just don't know enough about it. I think there's stuff down the line that might be a problem. You merge -- you merge a 700 -- a 7,000 square foot piece of property with a 7500 square foot piece of property, you wind up with a 14,500 square foot property.

We have a portion of our code that dictates lot coverage. I mean, the footprint of a house on that piece of property could be 4500 square feet, and if it goes up 2 1/2 stories, you're talking about an 11,000 square foot house. I mean, it's possible to have an 11,000 square foot house under this proposal on Monsell Place or Bridge Street. I mean, communities are -- I don't know if 11,000 square feet is a McMansion, but it's a big house. It's totally out of character for the Incorporated Village. So by doing this, that becomes a possibility.

The other possibility is by doing this, down the road, with property values the way they are in

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Greenport now, now the ZBA is -- and the Planning Board, because subdivisions come under the Planning Board, are going to see a lot more pieces of property asking for subdivisions. I mean, a 15,000 square foot piece of property is -- can subdivide by right and -- but now you have a 14,700 square foot piece of property, and speaking from recent experience, it winds up in front of the Zoning Board.

There's a provision in the code now for undersized properties, that they can be built on. There's a formula. Maybe Doug can refresh my memory. Four-tenths of the -- but to do -- I just -- I just don't -- I just -- I apologize for bringing this up now. I understand you're going to schedule a public hearing, but I don't know if I'll be here for that.

MAYOR HUBBARD: Okay. Just to clarify part of that, it's not a piece of land that has a structure on it. It's a vacant piece of land next to your property that you could merge that.

MR. SALADINO: That has a structure on it.

MAYOR HUBBARD: You can have one structure on it. You take the vacant lot and you could add to it.

MR. SALADINO: And then a vacant piece of
property.

    MAYOR HUBBARD: But can't buy the house --
the property next to you with a house and tear it
down and merge it together to put a bigger house in.

    MR. SALADINO: No, but you could have a piece
of property with a 1200 square foot cottage on it
and have a vacant piece of property next to you,
and get a demolition permit to knock it down and
build an 11,000 square foot house on it.

    MAYOR HUBBARD: Yeah. There's not many empty
lots in the Village and all, that's all I'm saying,
just -- okay. Well, we'll have the public hearing
on it. I just --

    MR. SALADINO: Okay. And I wasn't going to
bring this up, but somebody had mentioned -- I
think Doug mentioned about the septic systems in
Sterling Creek. It's an ongoing thing with me. I
mean, we're talking about noise and dust from leaf
blowers, which is a legitimate concern, but then we
treat the bay and the creek like a red-headed
stepchild. Six hundred boats, 700 boats in that
creek and you have two major violators.

    He brought up that Brewer's Greenport pumps
boat waste. They have a pumpout. They pump boat
waste into a septic system. The letter that we got
from Brewer's Sterling Harbor, when we -- when the CAC requested a pumpout, was that it's illegal to do that. It's illegal to pump boat waste into a septic system, into a -- am I saying that right? A septic --

MAYOR HUBBARD: Uh-huh.

MR. SALADINO: Cesspool, septic system. It's illegal. New York State -- Suffolk County Department of Health Services says that's illegal. This is ongoing. This is ongoing with that particular boat yard, 320 boats, 315 boats. To ignore this problem is unconscionable.

I understand that it might be -- it might be uncomfortable for people to discuss, and it might be -- I don't want to say politically incorrect. But to have an ongoing problem, at Brewer's Sterling Harbor, the septic system -- and this is empirical data, I mean, you know, I saw this, and if you asked the local cesspool guy, he'll confirm it. The waste from their septic system is leaching through the bulkhead. It's there for you to see. Someone -- the customers there -- I'm embarrassed to say, I didn't take it up with the proper authorities and stuff, but some of the customers did. I mean, that's unconscionable to have septic,
raw sewage -- not -- raw sewage in a parking lot, that people have to walk through that raw sewage. Raw sewage leaching through a retaining wall into the creek, I mean, I don't know how you guys put up with that. How -- like Chatty said, her head is spinning. My head is spinning with that. How does that even happen? How does that even happen?

I apologize. I'm asking questions that yous obviously don't have the answers to. If yous would, perhaps just think about it. And thank you, thanks for listening.

MS. BYRNE: I did not come here today to speak to you, I came --

MAYOR HUBBARD: Just your name and address just for the transcriptionist, so she can --

MS. BYRNE: My name is Catharine Byrne. I live at 134 Sixth Street in Greenport, and I have lived here since 2001. I came here because the quality of life is what I was looking for and I found it. I want to encourage you to listen to what is not a petty complaint. His complaint was not petty.

My complaint, the gas blowers, that's not a small thing. It's one of the things that must be listened to, because the greatest thing you have in
Greenport is you're giving us quality of life.

I'm 80 years old, I'm very healthy. I have a little limp. I want to stay that way. I hear all the noises every day, but I also hear the birds in the morning that wake me, and I hear the little, whoever they are, whatever they are, those little chippery things at night. It's a lovely community, but you must treat it with respect.

These are not petty complaints, it's your -- it's an honest community, it's democratic, it's clean. The air is clean, the food is pure and good. And the people I meet, the people who live here for a while or a long time are very good people.

You're a democracy in action, so please do not consider these complaints as petty. A gas blower is just a tiny, little piece of equipment, but it's part of a major policy program, and it's one that must be adhered to.

And I just say thank you very much. It's been a lovely demonstration of democracy today. We don't always get that, particularly not in the New York Times. I read it every day and I'm hearing a lot of dreadful stories. So this is a grand place to live, but you must continue the program. Thank
you.

MAYOR HUBBARD: Thank you.

(Applause)

MR. KREILING: Paul Kreiling, 149 Sixth Street.

I have two things that I want to address, one is the leaf blower issue that goes on. I truly feel there is a way, without stepping on all of our gardeners, so to speak, to at least stop the noise for Sunday. Wouldn't that be nice, Sunday, no noise? Wouldn't that be great?

The other thing that I'm talking about here is the sewage system going off to Sandy Beach and Brewer's. I happen to work at Brewer's. I'm a member of the CAC. I see what goes on. There are best practices. The company, not to be a company man, but they do their best to pull it all out of the system.

Sterling Harbor has a horrible problem, because it's a peninsula with a restaurant on the end, and it's saturated. Even though they -- even though they pump their septic system out, it's an impure system. It has to be resolved with a sewer, it has to be, it can't take anymore.

Brewer's, the other Brewer's, Brewer's
Greenport where I work, has a very large -- I think they have eight or ten septic systems built upland, and, yes, we do pump boats out into it. It was a preexisting situation. At the time it seemed to meet the demand. Again, time has passed, there is no solution to it. Even though the tanks are pumped out, even though they try to do best practice, it's not really solving the problem, because it's just an overused resource.

Sterling Harbor, our jewel, so to speak, is overused. And if we don't do something to stop what's going into it and to remediate what is in it already -- we've got all the roads running off into it, we have all of these things going on. And we are humans, we are limitless in our ability to imagine. Let's do something about it. We could put oyster beds in, we could put filtration systems. We have this huge filtration problem, the thing going on at the end of -- at the end of the -- by the hospital there, $138,000 to put in a gravel pit. They could do the same thing on every road at a fraction of the cost.

I truly believe that if Greenport is a green port, we better do something about it. Otherwise, we're going to have a septic port. Thank you.
MR. SWISKEY: George, can I say one more thing?

MAYOR HUBBARD: Go ahead, Bill.

MR. SWISKEY: William Swiskey, 184 Fifth Street.

If Sterling Harbor, Brewer's Sterling Harbor has a problem, they could pay to have a pipe bored under Sterling Creek to a manhole either on Manor Place or Monsell Place, fairly cheap, and put in a lift station of their own and pay to hook up to the Village sewer at their own expense.

I mean, you know, these people that say let's cut these other things, well, they're districting from the people that really deserve it, which are taxpayers of the Village of Greenport, those 26 houses on Sterling Avenue.

I mean, Sterling -- Sterling Harbor Marina is a simple solution. They just don't want to spend a couple of hundred thousand dollars. Thank you.

MS. DeCRUZ: Margaret DeCruz, 25 Washington Avenue, Greenport.

I came to support the restriction on the gas blowers, because the noise bothers me, so that's number one.

Number two, I want to thank whoever was
responsible for finally putting the lines on Route 48 to turn onto Main Street. It took forever, it seems like, but now it's so much better, because that was really scary, you couldn't tell. So I don't know. How did that finally happen?

MAYOR HUBBARD: I believe it was done between the County and the Town, but I'm not sure myself.

MS. DeCRUZ: It seemed to happen overnight.

MAYOR HUBBARD: I believe Al Krupski and the Town worked on that.

TRUSTEE PHILLIPS: Al Krupski and the Town worked on that.

MAYOR HUBBARD: So I believe --

TRUSTEE PHILLIPS: Yes.

MAYOR HUBBARD: Because the road is owned by Southold Town, Suffolk County and New York State. So I believe the County and the Town got together and got that done.

MS. DeCRUZ: And they did it overnight, I think.

MAYOR HUBBARD: Yeah.

MS. DeCRUZ: I mean, all of a sudden it was there.

MAYOR HUBBARD: Yeah.

MS. DeCRUZ: So that was great. Thank you.
MAYOR HUBBARD: All right. Thank you.
Anybody else wish to address the Board on any topic?
(No Response)
MAYOR HUBBARD: Okay. We'll move on to our regular agenda.
I'll offer RESOLUTION #09-2017-1, RESOLUTION adopting the September 2017 agenda as printed. So moved.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?
(No Response)

MAYOR HUBBARD: Motion carried.

Trustee Roberts.

TRUSTEE ROBERTS: RESOLUTION #09-2017-2, RESOLUTION accepting the monthly reports of the Greenport Fire Department, Village Administrator, Village Treasurer, Village Clerk, Village Attorney, Mayor and Board of Trustees. So moved.

TRUSTEE ROBINS: Second.
MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBINS: RESOLUTION #09-2017-3,

RESOLUTION approving the application for membership
of Michael Maloney to the Star Hose Company of the
Greenport Fire Department, as previously approved
by the Board of Wardens on August 15th, 2017. So
moved.

TRUSTEE PHILLIPS: Second.
MAYOR HUBBARD: All in favor?
TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE PHILLIPS: RESOLUTION #09-2017-4,

RESOLUTION ratifying the hiring of Kyle VanDuzer as
a part-time, seasonal Park Attendant at Mitchell Park Marina at a pay rate of $10.00 per hour, effective September 1st, 2017. So moved.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBERTS: RESOLUTION #09-2017-5, RESOLUTION authorizing the attendance of Trustee Julia Robins and Village Administrator Paul Pallas at the NYAPP Annual Fall Meeting from October 3rd, 2017 through October 4th, 2017 in Albany, New York, at a conference fee of $235.00 per person and a room rate of $249.00 per night per person, plus all applicable travel, meal and mileage costs, to be expensed from Account Number E.0782.000 (Management Services). So moved.

TRUSTEE ROBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBINS: RESOLUTION #09-2017-6,

RESOLUTION authorizing Treasurer Brandt to perform attached Budget Amendment #3743, for the funding of the replacement pump for Peconic Landing and replacement flow meters, and directing that Budget Transfer #3743 be included as part of the formal meeting minutes of the September 28th, 2017 regular meeting of the Board of Trustees. So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE PHILLIPS: RESOLUTION #09-2017-7,

RESOLUTION authorizing Treasurer Brandt to perform

Flynn Stenography & Transcription Service
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attached Budget Amendment #3745, for the funding of
two new service distribution transformers for the
Light Plant, and directing that Budget Transfer
#3745 be included as part of the formal meeting
minutes of the September 28, 2017 regular meeting
of the Board of Trustees. So moved.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBERTS: RESOLUTION #09-2017-8,
RESOLUTION authorizing Treasurer Brandt to perform
attached Budget Amendment #3748, for the funding
to -- for the funding to date the development of
design plans for the sewer main extension on Beach
Road, and directing that Budget Transfer #3748 be
included as part of the formal meeting minutes of
the September 28, 2017 regular meeting of the Board
of Trustees. So moved.

TRUSTEE ROBINS: Second.

Flynn Stenography & Transcription Service
(631) 727-1107
MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBINS: RESOLUTION #09-2017-9, RESOLUTION authorizing Treasurer Brandt to perform attached Budget Amendment #3749, for the funding of the emergency repair of the eastern pier at Mitchell Park Marina, and directing that Budget Transfer #3749 be included as part of the formal meeting minutes of the September 28th, 2017 regular meeting of the Board of Trustees. So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.
TRUSTEE PHILLIPS: RESOLUTION #09-2017-10, RESOLUTION authorizing Treasurer Brandt to perform attached Budget Amendment #3751, for the funding of a vehicle for the Water Department, and directing that Budget Transfer #3751 be included as part of the formal meeting minutes of the September 28th, 2017 regular meeting of the Board of Trustees. So moved.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed? (No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBERTS: RESOLUTION #09-2017-11, RESOLUTION authorizing Treasurer Brandt to perform attached Budget Amendment #3752, for the funding of the Bioretention basin, and directing that Budget Transfer #3752 be included as part of the formal meeting minutes of the September 28, 2017 regular meeting of the Board of Trustees. So moved.

TRUSTEE ROBINS: Second.
TRUSTEE ROBERTS: All in favor?
TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.

Opposed?
(No Response)

MAYOR HUBBARD: Motion carried.
TRUSTEE ROBINS: RESOLUTION #09-2017-12,
RESOLUTION authorizing the Village of Greenport to
conduct a lottery for five (5) deer hunting
permits, by bow and arrow only, as per New York
State hunting regulations, in the western portion
of Moore's Woods, beginning October 1st, 2017; with
not more than five (5) people at one time hunting
in the western portion of Moore's Woods. So moved.

TRUSTEE PHILLIPS: Second.
MAYOR HUBBARD: All in favor?
TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.

Opposed?
(No Response)

MAYOR HUBBARD: Motion carried.
TRUSTEE PHILLIPS: RESOLUTION #09-2017-13, RESOLUTION approving the attached retainer agreement; effective from May 23rd, 2017 through June 30th, 2020; between the Village of Greenport and special counsel Lamb and Barnosky, per the engagement letter from Lamb and Barnosky dated August 18th, 2017; and further authorizing Mayor Hubbard to sign the retainer agreement between the Village of Greenport and Lamb and Barnosky. So moved.

TRUSTEE ROBERTS: Second, and discussion. As I said at the work session, I'm not ready to give these guys another three years, so I'll be a no. I'd like to see the contract negotiation finished first.

MAYOR HUBBARD: Okay. Any other discussion? (No Response)

MAYOR HUBBARD: No? All right.

TRUSTEE ROBINS: You want to do a roll?

MAYOR HUBBARD: Yeah, let's do a roll call vote, please, Clerk.

(Roll Call Vote By Village Clerk)

TRUSTEE ROBERTS: No.

TRUSTEE ROBINS: Yes.

TRUSTEE PHILLIPS: Yes.
MAYOR HUBBARD: Yes.

CLERK PIRILLO: Thank you.

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBERTS: RESOLUTION -- sorry.

MAYOR HUBBARD: Go ahead.

TRUSTEE ROBERTS: RESOLUTION #09-2017-14,

RESOLUTION terminating, for non-performance, the
contract for liquid sludge hauling between the
Village of Greenport and Full Cesspool LLC, and
further accepting the attached proposal as
submitted by Russell Reid for liquid sludge
hauling. So moved.

TRUSTEE ROBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBINS: RESOLUTION #09-2017-15,

RESOLUTION ratifying the attendance of Clerk
Pirillo and Treasurer Brandt at the New York State
Retirement System Employer Education Seminar from
9:00 a.m. through 3:30 p.m. on September 28th, 2017. There is no charge for this seminar, and all reimbursable meal and mileage costs will be expensed from the corresponding account numbers. So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed? (No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE PHILLIPS: RESOLUTION #09-2017-16, RESOLUTION authorizing the attendance of any interested: Board of Trustee member, management staff personnel, Village Hall employee, Planning Board member, or Zoning Board member at the SCVOA Municipal Training session on October 18th, 2017 at the Hilton Long Island Huntington in Melville, New York. All applicable fees and mileage reimbursements will be expensed from the corresponding account numbers. So moved.

TRUSTEE ROBERTS: Second.
MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBERTS: RESOLUTION #09-2017-17, RESOLUTION approving the Public Assembly Permit Application submitted by the Greenport Farmers' Market to use a portion of the grounds at Moore's Lane, from 10:00 a.m. through 2:00 p.m. from October 7th, 2017 through November 18th, 2017; to provide for an extension of the Farmers' Market regular season. So moved.

TRUSTEE ROBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.
TRUSTEE ROBINS: RESOLUTION #09-2017-18, RESOLUTION approving the Public Assembly Permit Application submitted by the Greenport High School to close to vehicular traffic, and utilize the Village-owned streets from the IGA Supermarket to the High School, for the annual Homecoming Parade, from 5:30 p.m. through 6:30 p.m. on October 13th, 2017. So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE PHILLIPS: RESOLUTION #09-2017-19, RESOLUTION approving the request of the Greenport Harbor Brewing Company to close to vehicular traffic, and utilize Carpenter Street from Bay Avenue to East Front Street, for the annual Oyster Festival, from noon through 5:00 p.m. on October 8th, 2017. So moved.

TRUSTEE ROBERTS: Second.
MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBERTS: RESOLUTION #09-2017-20,

RESOLUTION accepting the resignation of Joseph O'Byrne as an Account Clerk Typist, effective September 29th, 2017. So moved.

TRUSTEE ROBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBINS: RESOLUTION #09-2017-21,

RESOLUTION accepting the price quotation submitted by Riverhead Ford Lincoln per the bid opening on September 12th, 2017 for the purchase of one (1)
2017 Ford F-250 (4x4) for the Road Department, at a price of $30,540.86; to be expensed from account H.5110.201 (Road Department Vehicle). So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE PHILLIPS: RESOLUTION #09-2017-22,

RESOLUTION accepting the price quotation submitted by Riverhead Ford Lincoln per the bid opening on September 21st, 2017 for the purchase of one (1) 2017 Ford F-250 (4x2) for the Road Department, at a price of $28,252.86; to be expensed from account H.5110.201 (Road Department Vehicles). So moved.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.
Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBERTS: RESOLUTION #09-2017-23,
RESOLUTION accepting the price quotation submitted by Lucas Ford per the bid opening on September 12th, 2017 for the purchase of one (1) 2016 Ford F-250 (4x4) for the Water Department, at a price of $31,990.00; to be expensed from account F.8310.416 (Transportation Expense). So moved.

TRUSTEE ROBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBINS: RESOLUTION #09-2017-24,
RESOLUTION scheduling a public hearing for October 26th, 2017 at 7:00 p.m. at the Third Street Fire Station, Third and South Streets, Greenport, New York, 11944 regarding a proposed amendment to Chapter 118 (Sub-Division and Merger of Land) of

Flynn Stenography & Transcription Service
(631) 727-1107
the Village of Greenport Code, and directing Clerk Pirillo to notice the public hearing accordingly.

So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE PHILLIPS: RESOLUTION #09-2017-25,

RESOLUTION approving the closing of North Street to Main Street, Main Street to the terminus of Claudio's circle, and Front Street from Main Street to the Carousel, from 11:00 a.m. through 12:30 p.m. on October 28th, 2017 for the Village-sponsored Halloween Parade, in collaboration with the Business Improvement District. So moved.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Wait, wait, wait, wait, wait. I have a question. I thought we were doing the parade at 10:30.
CLERK PIRILLO: The print materials that I saw today said 10:30 and our notes say 11. So if we go by the print materials, it can be 10:30.

TRUSTEE PHILLIPS: Okay. Because I believe --

CLERK PIRILLO: The print materials say 10:30.

TRUSTEE PHILLIPS: I think that's what we discussed, was 10:30. So do we need to amend this resolution?

CLERK PIRILLO: Yes.

TRUSTEE PHILLIPS: All right. So I propose a motion to amend the resolution to read 10 -- starting at 10:30 on October 28th.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: Okay. All in favor of the amended resolution?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Carried.

All in favor of the resolution as a whole?
TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.

Opposed?
(No Response)
MAYOR HUBBARD: Motion carried.
TRUSTEE PHILLIPS: Thank you very much.
TRUSTEE ROBERTS: Thank you.

RESOLUTION #09-2017-26, RESOLUTION directing Village Administrator Pallas to schedule a meeting between the Village of Greenport Board of Trustees, the Sandy Beach Homeowners' Association and Cashin Associates, to discuss the proposed sewer expansion project. So moved
TRUSTEE ROBINS: Second.
MAYOR HUBBARD: All right. And just I did announce the date and time that we're having the meeting, just so everybody has a couple of weeks to plan on that. Hopefully, it will be well attended by everybody, so --
TRUSTEE ROBINS: October 12th.
TRUSTEE PHILLIPS: It's October 12th.
MAYOR HUBBARD: October 12th --
TRUSTEE ROBINS: Six p.m.
MAYOR HUBBARD: -- 6 o'clock, at the Old Schoolhouse.

Okay. All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBINS: RESOLUTION #09-2017-27,

RESOLUTION authorizing the Village of Greenport to hold a fund-raising, family event at the Ice Skating Rink during Winter 2017, with Trustee Roberts spear-heading the event planning, and coordination services to be provided by Village management staff. So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

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MAYOR HUBBARD: Motion carried.

TRUSTEE PHILLIPS: RESOLUTION #09-2017-28, RESOLUTION approving all checks per the Voucher Summary Report dated September 22nd, 2017, in the total amount of $726,681.93, consisting of:

- All regular checks in the amount of $597,321.78,
- All prepaid checks (including wire transfers) in the amount of $129,360.15. So moved.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed? (No Response)

MAYOR HUBBARD: Motion carried.

Okay. I'll offer a motion to adjourn our meeting at 8:53. So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

I want to thank the public who's left for coming and have a good evening.

(The meeting was adjourned at 8:53 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 September 28, 2017.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of October, 2017.

[Signature]
Lucia Braaten

Flynn Stenography & Transcription Service
(631) 727-1107
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Flynn Stenography & Transcription Service
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## VILLAGE OF GREENPORT

### Budget Adjustment Form

- **Year:** 2018  
- **Trans No.:** 3743  
- **Period:** 9  
- **Trans Type:** B2 - Amend  
- **Trans Date:** 09/11/2017  
- **User Ref.:** ROBERT  
- **Status:** Batch  
- **Approved:** A. HUBBARD  
- **Created by:** ROBERT  
- **09/11/2017**  
- **Account # Order:** No  
- **Print Parent Account:** No

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<td>G.8130.203</td>
<td>MAJOR PUMP STATION REPAIR</td>
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**Total Amount:** 34,400.00
## VILLAGE OF GREENPORT

### Budget Adjustment Form

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<th>Year</th>
<th>Period</th>
<th>Trans No.</th>
<th>Trans Date</th>
<th>Trans Type</th>
<th>Status</th>
<th>User Ref</th>
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<th>Description</th>
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<tbody>
<tr>
<td>2018</td>
<td>9</td>
<td>3745</td>
<td>09/11/2017</td>
<td>B2 - Amend</td>
<td>Batch</td>
<td>ROBERT</td>
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<td>TO APPROPRIATE SURPLUS TO FUND THE PURCHASE OF TWO TRANSFORMERS FOR THE LIGHT PLANT</td>
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<tr>
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**Total Amount:** 40,000.00
## VILLAGE OF GREENPORT
### Budget Adjustment Form

**Year:** 2018  
**Period:** 9  
**Trans Type:** B2 - Amend  
**Status:** Batch

**Trans No:** 3748  
**Trans Date:** 09/12/2017  
**User Ref:** ROBERT  
**Approved:**  
**Created by:** ROBERT  
**09/12/2017**

**Requested:** P. PALLAS  
**Description:** TO APPROPRIATE SURPLUS FOR FUNDING TO DATE THE DEVELOPMENT OF DESIGN PLANS FOR THE CONSTRUCTION OF THE SEWER MAIN EXTENSION ON BEACH ROAD

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<tr>
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<td>G.8130.201</td>
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**Total Amount:** 69,000.00
## VILLAGE OF GREENPORT

### Budget Adjustment Form

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<tr>
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<tr>
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<tr>
<td>Requested:</td>
<td>P. PALLAS</td>
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<tr>
<td>User Ref:</td>
<td>ROBERT</td>
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<td>Description:</td>
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**Total Amount:** 38,000.00
**VILLAGE OF GREENPORT**

**Budget Adjustment Form**

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<td>P. Pallas</td>
<td>Approved:</td>
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<td>Description:</td>
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<table>
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<tr>
<th>Account No.</th>
<th>Account Description</th>
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<td>F.8310.416</td>
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VILLAGE OF GREENPORT

Budget Adjustment Form

Year: 2018
Period: 9
Trans Type: B2 - Amend
Status: Batch

Trans No: 3752
Trans Date: 09/13/2017
User Ref: ROBERT

Requested: P. PALLAS
Approved: Created by ROBERT

Description: TO APPROPRIATE SURPLUS FOR THE FUNDING OF THE BIORETENTION BASIN AND RELATED IMPROVEMENTS

<table>
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<tr>
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<tbody>
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<td>H.2816.500</td>
<td>TRANSFER FROM GENERAL...</td>
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<tr>
<td>H.8140.200</td>
<td>WATER QUALITY IMPROVEMENT PROJECTS</td>
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</tbody>
</table>

Total Amount: 558,800.00
August 18, 2017

Mayor George Hubbard
Village of Greenport
Village Hall
236 Third Street
Greenport, N.Y. 11944

Dear Mayor Hubbard:

Thank you for your interest in continuing our retention as the Village’s special labor counsel. This letter will confirm the scope and terms of our continuing representation and will ensure that we continue to have a clear understanding of these matters as we proceed into our new agreement.

1. **Scope of Engagement**

   The scope of this representation will continue to include serving as the Village’s special labor counsel effective May 23, 2017 through June 30, 2020. Our services will include the continuation of the current and one additional round of collective bargaining negotiations with the CSEA bargaining unit, including mediation, fact-finding and legislative determination hearings on behalf of the Village with representatives of the CSEA and drafting of the collective bargaining agreement with that unit. Services covered by the retainer also include attendance at Board meetings on a scheduled basis to discuss the contract, when necessary, and consultation on the administration of the collective bargaining agreement during its term. Excluded from the retainer will be administrative hearings, arbitrations and other litigation, personnel matters involving individual employees, personnel investigations and collective bargaining with any newly established units not listed above.

   The scope of our engagement may change if the Village asks the Firm to provide different services and the Firm agrees in writing to provide them or the Firm proceeds to provide them and bills the Village for them. If the Firm’s engagement changes, the terms set out in this letter will apply to the changed engagement, unless the Firm sends the Village a further letter modifying or superseding this one.
2. **The Client’s Duty to Cooperate**

The Village understands and agrees that, in order for the Firm to effectively represent it, it is necessary for it to assist and cooperate with the Firm. The Village agrees to: (1) make itself available to discuss issues as they arise in this matter, and to make decisions regarding the matter when necessary; (2) attend and participate in meetings, conferences, preparation sessions, court and administrative proceedings and other activities in connection with the representation; (3) provide complete and accurate information and documents to the Firm on a timely basis; and (4) pay the Firm’s invoices on a timely basis as provided herein.

3. **Responsibility and Team Members**

We will continue to represent you by using lawyers who are best suited to handle issues as they arise. We will continue to do everything we can to staff your work efficiently so that the charges you incur are reasonable and consistent with your requirements. Alyson Mathews and I will continue to be the attorneys primarily responsible for handling the Village’s matters.

4. **Keeping You Informed**

The Firm continues to be committed to keeping the Village informed about our work on any matters assigned to us. This includes continuing to let the Village know who is working on matters assigned to us, updating the Village on the progress of those matters, advising the Village of any potential problems or delays, and keeping the Village notified of costs. To this end, the Firm will continue to provide the Village with a report on the status of matters assigned to us as regularly as the Village requires. In the event that the Village needs to reach one of our attorneys and the person sought is unavailable, please leave a message describing the nature and urgency of the inquiry. It continues to be the Firm’s policy to promptly respond to all inquiries.

5. **Fees, Expenses and Billings**

(a) **Legal Fees**

Our fees for services will continue to be based upon a variety of facts, including the time and labor involved; the difficulty of the questions and the skill required to perform those services properly; time limitations imposed either by the Village or by the circumstances; the nature and length of the professional relationship between us; and the experience of the lawyers assigned to do the work. The hourly billing rates for attorneys and paralegals in our Firm vary and are re-adjusted periodically.
Notwithstanding this fee schedule, we have agreed to a retainer arrangement as follows: $25,000 covering the period May 23, 2017 through June 30, 2018, $25,000 covering the period July 1, 2018 through June 30, 2019; and $26,500 covering the period July 1, 2019 through June 30, 2020, payable in equal advance monthly installments.

If requested to represent the Village in matters outside of the scope of this retainer, we have agreed to cap our hourly rates at a special discounted rate of $295 per hour for a partner’s or counsel’s time effective May 23, 2017; $298 per hour effective September 1, 2017; $301 per hour effective July 1, 2018, and $304 per hour effective July 1, 2019. The rate for an associate attorney’s time will be $240 per hour effective May 23, 2017; $243 per hour effective September 1, 2017; $246 per hour effective July 1, 2018 and $249 per hour effective July 1, 2019. The rate will continue to be $150 per hour for recent law graduates, legal interns, summer associates and paralegal assistants. It is understood that our Firm regularly reviews and adjusts its rates each year, and that any change in our rates will be made only upon prior notice to the Village. We will continue to bill our time in quarter-hour (four to an hour) increments. These rates do not include any amounts that may be added to a particular invoice for disbursements and charges.

(b) Disbursements and Charges

The Village will also continue to be responsible for reasonable costs and expenses incurred. These costs and expenses may include travel and mileage expenses, computerized legal research, process and subpoena service fees, filing fees, overnight mail fees and similar items. These costs and expenses will be billed in the same manner as our fees or we may ask the Village to make direct payment to the party making the charge. We will continue to not charge for photocopying, domestic telephone calls, postage costing less than $1 or facsimiles.

(c) Billing Arrangements

Statements of fees, disbursements and charges will continue to be sent to the Village by the Firm on a monthly basis, with payment to be made within 30 days of receipt of the invoice. Please note that the Firm reserves the right to impose a late charge at the rate of 12 percent per annum on past due accounts. If the Village anticipates that payment will be delayed, please discuss this delay with me at the earliest possible opportunity. If the Village has any questions regarding an invoice, please contact me so that I can try to promptly answer them.

6. Communication Technology

We continue to be mindful of our obligation to safeguard our clients’ proprietary, sensitive, or otherwise confidential information. To this end, it is important that we continue to agree on the kinds of communication technology which will be employed in the course of this
engagement. If there are particular forms of communication technology that the Village does not wish us to use, or if there are other specific safeguards that the Village would like us to put in place, please promptly advise us. If the Village does not so advise us, we will continue to assume that the Village has given consent to, and accepted any risks attendant upon, the use of any means of communication that we deem to be appropriate (including cell phones, electronic mail, and facsimiles).

7. **Files**

The Firm generally retains clients' files for at least seven years after conclusion of the matter for which representation was provided. However, once the matter has been concluded, the Village may take possession of the files at any time by delivering a written and signed request to the Firm. If, upon the expiration of seven years after conclusion of the matter, no request has been received, the Firm reserves the right to destroy the files without further notice to the Village.

8. **Questions and Termination**

The Firm continues to have procedures to address any issue that the Village would like to raise, and we encourage the Village to inform us if at any time our services do not meet your expectations. We will continue to strive to promptly address any problem and in a professional manner.

You may end this relationship at any time by giving the Firm written notice, subject to your obligation to pay us according to the terms of this Agreement. The Firm, in turn, may withdraw from the representation upon written notice in the event that you fail to cooperate with us in any way that we may reasonably request, the Village fails to pay our invoices in full as submitted, or we determine in our reasonable discretion that it would be improper pursuant to the New York Code of Professional Conduct or impractical to continue our relationship.

9. **Resolution of Disputes – Arbitration**

Although we do not expect that differences regarding the payment of fees for professional services, costs and disbursements will arise between us, we recognize that disagreements can happen. It is, therefore, wise to agree upon a procedure for fairly and expeditiously resolving them. If collection efforts made by the Firm are unsuccessful, then the dispute, controversy or claim will be finally resolved by private, confidential binding arbitration as follows: (a) to the extent that the New York Fee Dispute Resolution Program (Part 137 of 22 NYCRR), which provides for the informal and expeditious resolution of fee disputes between attorneys and clients, applies to the dispute, controversy or claim, then resolution will be in accordance with
the rules and procedures of the Fee Dispute Resolution Program (a copy is available upon request); or (b) if the Fee Dispute Resolution Program does not apply to the dispute, controversy or claim, then the arbitration will be conducted in Suffolk County in accordance with the Commercial Arbitration Rules of the American Arbitration Association. Any decision or award issued in arbitration will be final, binding and non-reviewable.

10. **Entire Agreement**

   This letter represents the entire agreement between us concerning the terms and conditions of this engagement. By signing below, the Village acknowledges that this letter has been reviewed and understood and that it agrees to be bound by its terms and conditions. By signing below, the Village consents to continuing to be listed as one of the Firm’s clients in any of our promotion-related materials or activities. The Village’s permission to be listed can be revoked by it at any time. No change or waiver of any of the provisions of this letter will be binding on either the Village or the Firm unless the change is in writing and signed by both the Village and us.

   If this agreement is acceptable, please sign and return the original of this letter and retain the signed copy for the Village’s files. Kindly also attach for our records a copy of the Village Board minutes containing the Resolution authorizing this retainer.

   I look forward to continuing our longstanding professional and personal relationship with you and the Village!

   Very truly yours,

   [Signature]

   Richard K. Zuckerman

RKZ/z

READ AND AGREED TO:

VILLAGE BOARD, VILLAGE OF GREENPORT

By: ________________________________
From: David Dam [mailto:DDam@russellreid.com]
Sent: Tuesday, August 1, 2017 3:02 PM
To: Adam Hubbard <ahubbard@greenportvillage.org>
Cc: Rob Suessmann <rsuessmann@russellreid.com>; Peter Barrese Jr. <PBarrese@russellreid.com>
Subject: sludge hauling Greenport to Bergen Point

Mr. Hubbard:

Russell Reid will load transport and dispose of sewage sludge for the following rate:

$196.00 per 1,000 gallons

We will remove (2) 7,000 gallon loads next week on Monday, Wednesday and Friday.

Please confirm with a purchase order for these services.

Sincerely,

David J. Dam
Executive Vice President
P.O. Box 130
Keasbey, NJ 08832
800-356-4468, ext. 5429
Direct: 732-692-2429
Cell: 732-673-1641
ddam@russellreid.com
www.russellreid.com
www.mrjohn.com