VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

BOARD OF TRUSTEES
WORK SESSION

Third Street Firehouse
Greenport, New York

October 18, 2018
7:00 P.M.

B E F O R E:

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

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

MAYOR HUBBARD: Call the meeting to order with the Pledge to the Flag.

(All stood for the Pledge of Allegiance)

MAYOR HUBBARD: Thank you. Okay. Just two side notes. The Village Attorney is teaching a class for Suffolk County this evening, so he's not going to be here. And our Treasurer, Robert Brandt, went home ill today, so he's not going to be here.

Following that, we'll start with Chief Jeffrey Weingart, with family.

CHIEF WEINGART: How's everyone tonight?

TRUSTEE ROBERTS: Great.

TRUSTEE ROBINS: Good, thank you.

CHIEF WEINGART: Really nothing much, just except the reports that were turned in. And I have four applications for membership. Travis Maker into Eagle Hose, Harley Britt back in the Standard Hose, Meg Danisi for Rescue Squad only, and Claudia LaDu to the Phenix Hook and Ladder. I'll get the paperwork to Clerk Pirillo tomorrow morning.

MAYOR HUBBARD: Okay.

TRUSTEE ROBERTS: That's great, a lot of
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members.

MAYOR HUBBARD: Yeah.

CHIEF WEINGART: Yeah.

MAYOR HUBBARD: Any questions for the Chief on the report?

TRUSTEE MARTILOTTA: No.

MAYOR HUBBARD: All right. We do have hydrant test.

CHIEF WEINGART: Hydrant testing on the twenty --

TRUSTEE PHILLIPS: Twenty-eighth of October.

CHIEF WEINGART: Twenty-eighth at 9 a.m.

We're going to put a -- there should be a --

TRUSTEE PHILLIPS: It was --

MAYOR HUBBARD: It's on there now.

TRUSTEE PHILLIPS: It's on there already.

CHIEF WEINGART: Okay.

MAYOR HUBBARD: I saw it when I pulled up.

CLERK PIRILLO: It will be noticed in the paper of the 25th.

TRUSTEE ROBINS: That's a Sunday, correct, this Sunday?

CHIEF WEINGART: Yes.

TRUSTEE ROBINS: Yes. Thank you.

CHIEF WEINGART: The following Sunday.
TRUSTEE PHILLIPS: It's the day after the Halloween Parade on the -- yeah, the Sunday next. By the way, I attended Jeff Kalin's presentation at the library for a description of the Fire Department. He did a really good job finding some very old pictures. It was interesting. And he was very informative on what's entailed in becoming a volunteer. I don't know if he uses that to teach the new -- you know, you have four new applicants coming in. It might be worth them to review it. It was interesting, it was.

CHIEF WEINGART: I'll let him know.

TRUSTEE PHILLIPS: Okay. Thanks.

MAYOR HUBBARD: Okay. Anything else for the Chief?

TRUSTEE MARTILOTTA: No, sir.

CHIEF WEINGART: No?

MAYOR HUBBARD: Thank you very much.

CHIEF WEINGART: Cool.

TRUSTEE ROBERTS: Thanks, Jeff.

CHIEF WEINGART: Thank you.

MAYOR HUBBARD: Enjoy your night.

CHIEF WEINGART: Have a good night.

MAYOR HUBBARD: You, too. Okay. The
Village Administrator report.

MR. PALLAS: Thank you, Mayor, Board. Just a -- not an extensive report tonight.

In terms of resolutions, the first one is the American Public Power Association Legislative Rally. I attend that. I don't attend every year, but I like to have it available to me if it's -- if there's a good meeting that's going to be held and we can schedule some good Legislative meetings. So that's something annually that I do.

And it is -- although it's for the APPA, I do take the opportunity to discuss Greenport specific issues when I visit Legislative offices, so just so you're aware.

TRUSTEE PHILLIPS: Well, the attorney office that we retain, not Lamb & Barnosky, but the other one.

MR. PALLAS: Duncan Weinberg?

TRUSTEE PHILLIPS: Yeah. Do they attend that, or --

MR. PALLAS: They don't attend the Legislative rally, but Susan Stohr, who does for the -- our State Association, she's being paid by the State Association for that. She's the one that makes the arrangements, and sets up the
meetings and prepares briefers for the Legislators as well.

TRUSTEE PHILLIPS: Okay. Because we really haven't had much of a -- you know, a description as to what they've been doing for the last year. Is there some way we could get some type of, you know --

MR. PALLAS: For Duncan Weinberg?

TRUSTEE PHILLIPS: Yeah, just, you know, what are their -- what are some of the important points that they're --

MR. PALLAS: I'm sure, yeah. I can, I can certainly have them do that. I mean, it's a -- yeah, I can definitely do that.

TRUSTEE PHILLIPS: No. Just, you know, bullet points.

MR. PALLAS: Yeah, yeah.

TRUSTEE PHILLIPS: Just, you know, what they're working on.

MR. PALLAS: Yup.

TRUSTEE PHILLIPS: I mean, we haven't heard about it for quite a while.

MR. PALLAS: Yes, it's -- I mean --

TRUSTEE PHILLIPS: It is --

MR. PALLAS: They do very little for just
the Village.

TRUSTEE PHILLIPS: But it's a conglomeration of everybody, but it's --

MR. PALLAS: Correct, they're 13 member systems.

TRUSTEE PHILLIPS: Right, but it's still --

MR. PALLAS: But, no, you should have an update, yes.

TRUSTEE PHILLIPS: We're paying, we're paying money for it.

MR. PALLAS: Yup, absolutely.

TRUSTEE PHILLIPS: It would be nice to get some type of bullet points on it, that's all.

MR. PALLAS: Yes, absolutely, I can do that.

Just two added resolutions, one for new hires, part-time hires for -- two for the Marina, and one for the Carousel. That's not on this printed agenda.

Moving on to the Departments. Road Department, Water Department, no -- no specifics to point out. Just you can see, we're starting to get into the process of closing out the summer and beginning to get ready for the winter, so that's time for this. You can tell from the weather tonight, it's cold enough for that, so we're
TRUSTEE PHILLIPS: Anticipated date for the ice rink to go up?

MR. PALLAS: We'll have it prepared. You know, in -- I think usually just before Thanksgiving we'll have it up. No reason to think we won't have it ready this season.

TRUSTEE PHILLIPS: No, I'm just --

MR. PALLAS: But it is on schedule for that.

TRUSTEE ROBINS: Paul, I have a question.

The culvert at the end of Third Street on the left side, you know, right before the ferry line, is still not in good --

MR. PALLAS: Yes, we were --

TRUSTEE ROBINS: It caved in. What's -- do you have a date on that?

MR. PALLAS: I don't have a date yet. We have actually on a -- oh, no, that's a different contract. We have a call out to them. I think Derryl's speaking with them today. We have two projects for them to do, and they're trying to combine the two projects at the same time, at least some time after next week.

TRUSTEE ROBINS: I'm concerned again that it's not secured well. Those barricades are all
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collapsed in. There's no safety protection around it for residents and --

MR. PALLAS: I'll have it -- I'll have that, the barricades refreshed.

TRUSTEE ROBINS: Okay. Thank you.

TRUSTEE ROBERTS: Do we have two hockey clubs again this winter?

MR. PALLAS: We've heard from one of them. I don't think we've heard from the other one. Margo is going to reach out to them. I spoke to her yesterday about it. She hasn't gotten back to me, so I don't know if she's had a chance to do that, or if she did, if they got back to her. I anticipate that we will.

TRUSTEE ROBERTS: Great.

MR. PALLAS: Moving on to the Sewer Department. Just on the report that we send out to the DEC, I just want to point out again that we do operate the plant well under the DEC requirements, so they continue to do a very, very good job with that.

On the treatment plant and the collection system, primarily just routine maintenance. No large projects, with the exception of the September report that was done in October. The
manhole replacement on Sixth Avenue, that is, I believe, if not completed, almost completed.

TRUSTEE ROBERTS: It looks like they're almost done.

MR. PALLAS: Yeah. All they have to do is some patching on top, I believe.

TRUSTEE ROBERTS: Awesome.

MR. PALLAS: Last time I spoke to them.

TRUSTEE ROBERTS: We talked -- we had a presentation last week from Glynis, and you had said in the email, I think just people should know, that you're looking into -- I know it's big project, we're looking into ways to reclaim the -- or reuse the effluent, right?

MR. PALLAS: Yeah. I was going to speak about this next month. We just -- we just went to -- Adam Hubbard and I visited the Riverhead wastewater treatment plant, where they actually do reuse the effluent for irrigation purposes. It was a preliminary meeting. There were a host of people there from Riverhead, the golf course, Peconic Landing, were all interested in that process. Again, just at the beginning stages.

They invested a considerable amount of money, but it's a lot more water than we can
produce that they produce. So I don't -- I don't know if it's -- how scalable it really is. It may not be, but we're going to certainly continue to look at it.

As I explained to the folks from Peconic Landing and the golf course, our main purpose of that meeting was just to see if it -- if it was even something to even think about, and it definitely is, there's no question about it.

TRUSTEE ROBERTS: Well, great, thanks for that. And has there been any update on the connection across the -- Stirling Harbor to the yacht yard project?

MAYOR HUBBARD: There's a meeting coming up on November 9th --

MR. PALLAS: Yeah.

MAYOR HUBBARD: -- with people from the parent company from Brewer's and Stirling Harbor --

TRUSTEE ROBERTS: Oh, good.

MAYOR HUBBARD: -- with Stephen Bull, Mike Acebo, Paul and myself. We just confirmed. We got the paperwork yesterday, confirmed the date. We're waiting for them to actually confirm the date, but I believe it's going to be 9 o'clock
on --

MR. PALLAS: Yeah.

MAYOR HUBBARD: -- November 9th.

TRUSTEE ROBERTS: Great. Thank you.

MR. PALLAS: Moving on to the Electric Department, again, nothing major. We did do our -- our summer DMNC test was completed.

The only item I want to point out is the basement floor has been sealed and tested, and it's all sealed. That will finally close out the County Notice of Violation from years ago. That was the last element that we had as we -- as far as we know. So we're just waiting for formal paperwork from the County to close that out as well.

TRUSTEE PHILLIPS: Paul, I happened to take a visit up to the light plant a couple -- two weeks ago, maybe a week ago, and I was totally impressed by the changes with inside the building and the work that Doug and the crew have done. Hopefully, we'll get to the outside with the cement cracking, driveway, whatever, but okay.

MR. PALLAS: Yeah. We -- I know the exterior does need some work, but it's -- a couple estimates we got, actually, it's very, very
expensive, because it's all reinforced. So we're going to probably do it -- have to do it in stages.

TRUSTEE PHILLIPS: Right. But, as I said, I was very impressed with the inside. And they've done a lot of work, and they have been very conscientious about moving things forward there. So they -- as I said, I was impressed.

MR. PALLAS: Thank you. I'll pass that on to them. Thank you very much.

TRUSTEE PHILLIPS: Okay. Great.

MR. PALLAS: Moving on to Recreation --

TRUSTEE ROBINS: Oh, just one question.

MR. PALLAS: Sure.

TRUSTEE ROBINS: I happened to look at your, you know, daily totals of energy used, and I noted, and I'm just curious, I'm assuming this is related to air conditioning. It looks like, you know, Labor Day or the day after Labor Day was a high of 126 and change. That's megawatts or kilowatts, kilowatt hours?

MR. PALLAS: This is kilowatt hours.

TRUSTEE ROBINS: Kilowatt hours.

MR. PALLAS: This is daily kilowatt hours.

TRUSTEE ROBINS: Daily kilowatt versus down,
at the end of September, down to 72,000. So
that's like, you know, a major drop. Is that
basically you think mainly related to air
conditioning and hot weather?

MR. PALLAS: Yeah, it's almost air
conditioning load.

TRUSTEE ROBINS: It is?

MR. PALLAS: Yes.

TRUSTEE ROBINS: It doesn't have to do with
the drop-off in population or anything like that?

MR. PALLAS: I don't, I don't believe so.

You can actually -- I haven't done this here, but
I've done it in other places, where you can
actually track load versus temperature, and it
significantly matches that.

TRUSTEE ROBINS: Yeah.

MR. PALLAS: Nearest that.

TRUSTEE ROBINS: Okay.

AUDIENCE MEMBER: I apologize. Is this like
the Greenport Trustees meeting?

MR. PALLAS: Yes.

TRUSTEE MARTILOTTA: This is it.

TRUSTEE ROBINS: Thanks. I happened to
glance at that.

MR. PALLAS: Again, moving on to Recreation.
Obviously, Maritime Festival was a -- was a good success, the Marina was full. We've already taken reservations, or fully booked, rather, for reservations for next year's Maritime Festival, so that, that also looks good.

The Marina Office hours have now changed to 9 to 5. The Marina Office -- the Marina, rather, is closed officially now. Well, this is the September report, but they are officially closed.

We're working on estimates for painting the exterior of the buildings. They're in -- if you take a close look at them, they really do, they do need to be painted. We're hoping to get that done this Fall.

Moving on to the Rec. Center itself. Our after school program has started. Everything, the startup went very, very well, we had no issues. Margo is working to develop some field trips and programs, working with the library, continue to work with the library on some of those programs.

The campground, we continue to get rents. There's fully -- we're still fully booked through the end of the season, which ends November 1st. So the campground is in good shape. And we'll
begin -- once it closes, we'll begin figuring out what we want to do for expansion over the winter and get it prepared for next season.

TRUSTEE ROBERTS: Do you have a guess as to -- I love looking at the end of your numbers. Marina holding steady after a big increase last year when we added DOCKWA, the app. Is your guess on Carousel drop weather?

MR. PALLAS: I believe so. Yeah, it was -- it was relatively rainy, if I remember correctly.

TRUSTEE ROBERTS: Rainy or cooler.

MR. PALLAS: So it was cool. That's the only thing I can think of. There was no -- it's very hard, the Carousel, to discern what drives those -- that, to be honest. It's -- yeah.

TRUSTEE ROBERTS: Yeah. Well, I say this a lot, but when I first got involved in this, it was real hit or miss what kind of experience you had down there. And people went to Facebook and talked about all kinds of experiences. And I'm probably there more than anybody else in this village, and every time, consistently, great job, the rings. The kids have a good time. Everyone's really friendly. And the people who work there are just, you know, great. It's a really good --
I think it's a really good calling card for our village, and people come here and they go on that Carousel and they have such a great experience, so.

MR. PALLAS: Great. I'll pass that along as well. Thank you very much.

Moving on to the Building Department. Again, nothing specific, other than to note that we continue to process building permit applications and do inspections. No real delays in any of that.

Rental permits are -- inspections are being done consistently now as they come in, as we're -- we seem to be doing a -- keeping up with that workload as well.

And that's all I have.

TRUSTEE ROBERTS: And we're close. We're -- we listed the Plan Reviewer, and, hopefully, in a couple of months, maybe, because we know we're going to need that for the big winter pre-season push.

MR. PALLAS: Yes, we did. We did, we did advertise it. I don't know where we are in responses. I think it closes the end of this week.
CLERK PIRILLO: Yes.
MR. PALLAS: It closes, so I don't -- so we'll wait and see what the responses are, if there's any -- anybody on the list that responds that is willing to work here or that we want to work here.
TRUSTEE ROBERTS: Right.
TRUSTEE PHILLIPS: Is that similar to what I see in the Town of Riverhead, is advertising for a building, a building plan reviewer?
MR. PALLAS: I don't think so. If that's what they call that title, that is likely for the permit process. In bigger, in bigger municipalities, they go through almost like a two or three-step process, where someone actually sits down and reviews it, and then they pass it on to somebody else, who will then do a final review, who will then issue the permit. So it's almost -- it's a different process when you have a bigger municipality.
TRUSTEE PHILLIPS: Oh, okay. I was just curious, because in reading it, it sounded familiar, but okay.
MR. PALLAS: There's -- if you read through some of the Building Department titles in Civil
Service, there's a -- there are a lot of similarities, but they -- you can get caught on some of them where it's a site plan review, or talks about site plan review, but has nothing to do with planning review. They just call it a site plan review, but it's more for building permits, depending on the actual title.

TRUSTEE PHILLIPS: Okay.

TRUSTEE ROBINS: So is this Plans Reviewer then for site plan reviews only and not for building permits, like --

MR. PALLAS: Correct.

TRUSTEE ROBINS: Okay. So --

MR. PALLAS: That's the goal. You can certainly --

TRUSTEE ROBINS: Okay.

MR. PALLAS: -- depending on the person and the experience levels they have, they can certainly assist with that.

TRUSTEE ROBINS: Right.

MR. PALLAS: But it's really more for the Planning Board process.

TRUSTEE ROBINS: Okay. Because I'm thinking of big projects where somebody comes in and brings, you know, a set of plans that are 30, 40
pages, you know, full architectural plans.

TRUSTEE ROBERTS: Yeah.

TRUSTEE ROBINS: You know --

TRUSTEE ROBERTS: A hotel.

TRUSTEE ROBINS: Yeah, or others that may be coming down the line. And, you know, do we have somebody on staff right now that's capable?

MR. PALLAS: Yes.

TRUSTEE ROBINS: Because that's quite a job.

MR. PALLAS: Yeah. Well, that's the permit process, that's not the site plan.

TRUSTEE ROBINS: It's not the site plan?

MR. PALLAS: No. The site plan does not get into construction level plans. It's just the -- literally, the site plan and some interior layouts. That's the main function of the site plan review. The interior building construction plans is part of the building permit review, which we do have staff to do that.

TRUSTEE ROBINS: Okay. Thank you.

TRUSTEE ROBERTS: So you think you're covered for this pre-season rush with the Site Plan Reviewer, plus --

MR. PALLAS: I do, yes.

TRUSTEE ROBERTS: Okay
MR. PALLAS: Yes.

TRUSTEE ROBERTS: So we've taken the Building Inspector's job and put it in three different places?

MR. PALLAS: Yes and no. I mean, it depends on, again, what you call a Building Inspector.

TRUSTEE ROBERTS: Right.

MR. PALLAS: But the permit process is being handled now with current staff, primarily with Greg, with some assistance from the Fire Marshal. But Greg has taken on more, more responsibility for that, with the training of the Fire Marshal, which has gone very, very well.

Greg has picked up a lot. Greg has all the certifications necessary to do all of the inspections that we require. Really, it was a matter of experience and having someone behind him to show him all the different details. The fact that we have the Manhattan project in process was very beneficial. So there's a lot of detail in there that he could pick up on and learn, and he's used some of that training in other sites on his own.

TRUSTEE ROBERTS: Okay.

TRUSTEE PHILLIPS: So, Paul, let me ask a
question. You have it divvied up. And how much
of any full-time effort is now being diverted, you
know, is actually being used by you in reviewing
or dealing with the Planning Board or --

MR. PALLAS: It's still too much, and that's
why we're looking for the Site Plan Reviewer. You
know, there are some projects pending right now
that really need a thorough review, which, I mean,
I'll be honest, I'm not 100% qualified for. I
could manage through it, but it would be better to
have someone with experience to do that.

TRUSTEE PHILLIPS: So the ultimate goal is
for you to be walking away from it, so that your
workload will now get back into other
directions --

MR. PALLAS: Correct.

TRUSTEE PHILLIPS: -- in the bigger picture?

MR. PALLAS: Correct. And only, you know,
things of larger projects would come to me and I
wouldn't get the questions that I get now.

TRUSTEE ROBERTS: Great.

TRUSTEE ROBINS: I have another question.
So correct if I'm wrong. Is that the job that
Glynis Berry was doing us --

MR. PALLAS: That's correct.
TRUSTEE ROBINS: For us before?
MR. PALLAS: Yes, yes.
TRUSTEE ROBINS: And we decided to terminate our relationship with her?
MR. PALLAS: To go in a different direction, yes.
TRUSTEE ROBINS: And we're looking for somebody else --
MR. PALLAS: Yes.
TRUSTEE ROBINS: -- to replace her?
MR. PALLAS: I've reached out to one who declined, unfortunately, to do it on a contract basis, at least as an interim. I'm gathering some names for others. If we do run -- there are some companies that can do it, but they're rather expensive. And since these costs are passed on to the developers, I felt it just didn't seem fair to go with a higher price if we can find somebody else. We may have to do that in the short term, but we're just going to take it one step at a time.

TRUSTEE ROBINS: That does not put us off from our eventual search of getting a full-time Senior Building Inspector?
MR. PALLAS: Again, I think we're managing a
process with Greg right now. I don't believe --
as he gains more experience, I don't know we --
the Village only ever had the one, and I think
we're fine with -- personally, I think we're fine
with that.

TRUSTEE ROBERTS: So then could there be a
path where -- I'm worried about the scenario where
we have some pretty complex properties here. Some
properties, commercial properties, have just
changed hands, so who knows what's coming. If
this gets -- if the person doing it now, our Code
Enforcement Officer, who's now becoming -- I
guess, sort of doing Building Inspector work,
which is great and he's certified, and you're
happy with his job, can we then -- if he -- if we
get more work than we can handle, can we then
bring the contract traffic people in to help him
with the traffic stuff, so he can -- in other
words, do you have places you can deal with
overload if --

MR. PALLAS: Yeah. I mean, in the summer,
we do that now, so I --

TRUSTEE ROBERTS: Right.

MR. PALLAS: You know, so I don't, I don't
see any --
TRUSTEE ROBERTS: What happens in March?

MR. PALLAS: I think we're -- yeah. We don't -- the traffic control is not as heavy in that -- in those months. So it kind of works well bringing them in in the summer, but we could, we could look at that.

The other option is for complicated projects, even if they're building inspection related, you can -- we can -- we have the ability to contract it out, there are firms that do that. And if it's a complicated enough project, we --

TRUSTEE ROBERTS: Good. Okay.

MR. PALLAS: -- we will do that. I've reached out to firms in the past just to get a feel of the availability and cost, and it is a viable option.

TRUSTEE ROBERTS: Great.

MAYOR HUBBARD: And we have not given up on the Senior Building Inspector. We're waiting for a new list. There was nobody available in the past time. We've tried to get -- lure people away from where they were and nobody's been interested. So it's going to be a discussion we're going to have to have of whether we want to increase our offer to somebody to try to make it more
beneficial for somebody to leave where they are, you know, to come to us, because, you know, we were always lower on the pay scale, and people that have been other places for 8, 10 years, they're making a higher amount. So if we are serious about getting a Senior Building Inspector or somebody that's higher up with, you know, more years of training, we're going to have to up the ante on it, if we -- if the Board decides that's what we want to do.

TRUSTEE ROBINS: I think that's a discussion we definitely need to have.

MAYOR HUBBARD: Well, that's --

TRUSTEE ROBERTS: Yes, we do.

MAYOR HUBBARD: Okay.

TRUSTEE PHILLIPS: Yes, because I think what Paul has just mentioned is more of a let us get through it until we --

MAYOR HUBBARD: Right.

TRUSTEE PHILLIPS: -- firmly decide which direction we go.

MAYOR HUBBARD: Based on questions, are we handling stuff and everything else, yes, we are handling things. We've got paperwork from the State that expanded Greg's role of what he's
allowed to do and what he can take care of, and he's doing a very good job with that with some training, but he doesn't have 10 years in a Building Department, you know. And you learn more every day by experience. That's where Andrew has been helpful. But we're trying -- you know, Andrew's very busy with his other jobs and everything else, so he's not available to us so much as we would need, so that's why Greg has stepped up to keep everything moving. But we have not abandoned the idea of having somebody that's going to run the actual Building Department and all.

TRUSTEE ROBINS: Okay.

MAYOR HUBBARD: But we've got to wait for availability of somebody, and, like I said, sweeten the offer.

TRUSTEE ROBINS: I'm not, I'm not criticizing at all.

TRUSTEE PHILLIPS: No.

MAYOR HUBBARD: Yeah. No, I know.

TRUSTEE ROBINS: I think we're managing with what we have right now. I just think that we all as a Board need to be, you know, forward-thinking on this, and that's the discussion we should have.
MAYOR HUBBARD: Yup.
TRUSTEE ROBINS: So thank you.
MAYOR HUBBARD: Okay.
MR. PALLAS: That's it for me. I have for Robert's --
TRUSTEE MARTILOTTA: If I may real quick.
MR. PALLAS: Sure.
TRUSTEE MARTILOTTA: I don't mean to interrupt. Just a quick question. How's the expansion on the Highway building going, the Highway Department?
MR. PALLAS: We've started to do some minor --
TRUSTEE MARTILOTTA: I see the fences down, I saw some things moving.
MR. PALLAS: We moved some fences around.
TRUSTEE MARTILOTTA: Just at first blush.
MR. PALLAS: We've cleared the ground, if you will --
TRUSTEE MARTILOTTA: Okay.
MR. PALLAS: -- and expanded some of the growing pains. You know, the equipment is not on top of each other. They're using the garage space now for repair work a little bit here and there --
TRUSTEE MARTILOTTA: Sure.
MR. PALLAS: -- which is making it a lot more comfortable for them to work in. I have to sit down with staff and Derryl and come up with a formal plan, an overall plan that I would present to you all to approve before we took any major action.

TRUSTEE MARTILOTTA: The larger parking lot space, or whatever the proper term for that, is working out well so far?

MR. PALLAS: Say again?

TRUSTEE MARTILOTTA: The larger lot space. I don't know what the proper term is.

MR. PALLAS: Yes, definitely.

TRUSTEE MARTILOTTA: It's working out?

MR. PALLAS: Definitely is.

TRUSTEE MARTILOTTA: Good.

MR. PALLAS: It's a lot easier to move trucks around. They don't have to take three trucks out to get to the one in the back. It's --

TRUSTEE MARTILOTTA: Perfect.

MR. PALLAS: It's certainly made a big difference for them.

TRUSTEE MARTILOTTA: That's excellent.

Thank you.

MR. PALLAS: Okay.
MAYOR HUBBARD: Okay. Go ahead. You're going to move to Robert's report?

MR. PALLAS: We're moving to Robert's, yes.

MAYOR HUBBARD: Okay.

MR. PALLAS: Just two resolutions for budget, budget amendments, one for rebuilding pumps at two pump stations, and the second one is for purchase of a second pumpout boat, a used pumpout boat, but it's in, as far as we can tell at the moment, very, very good shape. It's from Riverhead. And I do, I do want to point out that Sylvia, the Village Clerk, did a really outstanding job of getting that for us. She put a lot of effort into that and it's appreciated.

TRUSTEE ROBERTS: So we have two boats?

MR. PALLAS: We will have two pumpout boats.

TRUSTEE ROBERTS: That's great.

TRUSTEE MARTILOTTA: Awesome.

MR. PALLAS: And this one is significantly larger, it's like twice, twice the size of the current one, so it will --

TRUSTEE ROBERTS: Nice job, guys.

MR. PALLAS: It will really --

TRUSTEE MARTILOTTA: That's great.

MR. PALLAS: Yeah.
MAYOR HUBBARD: It was a surplus from Riverhead, and it took a lot of finagling with grants and paperwork and everything else to get it, but they finally --

TRUSTEE MARTIOLTA: Finagle away.

MAYOR HUBBARD: Yeah.

(Laughter)

MAYOR HUBBARD: Well, it will be here for next season.

TRUSTEE MARTIOLTA: That's outstanding.

MAYOR HUBBARD: We'll have -- you know, we'll have a bigger, better one, along with our others as a backup.

TRUSTEE MARTIOLTA: Thank you. That's great.

TRUSTEE ROBERTS: And what fund is that coming out of? I don't have the numbers memorized. A, General Fund, or Capital?

MR. PALLAS: I think it's Capital, yeah.

TRUSTEE ROBERTS: Yeah, okay.

MR. PALLAS: Yeah, it's Capital.

The rest of his report is pretty standard stuff. If you have any questions, I can bring it back to Robert tomorrow. And if not, that's it for me.
MAYOR HUBBARD: Right. Just report that the auditors are here.

MR. PALLAS: The auditors are here, correct.

TRUSTEE ROBINS: Oh, really?

MR. PALLAS: They've been here since --

TRUSTEE PHILLIPS: It's coming out of the reserves.

MR. PALLAS: -- Monday or Tuesday.

TRUSTEE ROBERTS: Yeah.

MR. PALLAS: And the --

TRUSTEE PHILLIPS: It's coming out of the reserves, yeah.

MR. PALLAS: Yeah. They should be finished by tomorrow, I understand.

TRUSTEE PHILLIPS: Okay.

MAYOR HUBBARD: Okay. But just so everybody knows that they are here. They're going through our --

MR. PALLAS: They are here, yes.

TRUSTEE ROBERTS: Thanks.

MAYOR HUBBARD: -- year-end audit.

MR. PALLAS: Sitting right outside my office every day.

MAYOR HUBBARD: Yup. Okay. Thank you.

Village Clerk.
CLERK PIRILLO: Good evening, everyone.
TRUSTEE ROBERTS: Good evening.
MAYOR HUBBARD: Good evening.

CLERK PIRILLO: Beginning at the end, as usual, with the additions. The first one is that I am asking permission to attend the Long Island Village Clerks and Treasurers Association meeting on November 8th. And I -- it is in Riverhead. I don't normally attend these, because they're held quite far away in Nassau County. So because some of us on the outer layers of Long Island grumbled about it, they're now holding it in Riverhead. So I would like to attend that. It's $35 for the seminar. The key seminar is regarding cyber security. And that, again, is on the 8th.

Another add-on, and this is in conjunction with Paul, is a proposed contract that I circulated late in the day, with apologies, for DeAl Concrete to work on Main Street. This is part of their County contract, and I added the County contract paperwork to the contract, and along with the estimate.

MR. PALLAS: This project is associated with the water main extension on Main Street as part of an upgrade of a building, a builder, a developer
that's working on it. I've talked about this before, I think, when we purchased the material for it. This is now the final step, is to get the contract.

And, again, we apologize that it came out late. I actually thought we had done this contract, but it was -- we didn't. So we're adding it on now.

TRUSTEE PHILLIPS: Paul, is this the same time frame that we're getting back to the problem down at the end of Third Street with the culvert?

MR. PALLAS: Yes, it is the -- it is the --

TRUSTEE PHILLIPS: Okay.

MR. PALLAS: Right. We've had -- we've had the -- this on the books with DeAl since -- for a while, and we're just -- they wanted to do both projects at once, because that's all we have for them right now, and they don't want to came out for -- to them, these are both small projects, they'd rather combine them.

TRUSTEE PHILLIPS: No, I understand, but we have a time from on it, though?

MR. PALLAS: I don't have it yet. I will, I will get -- try to get it from Derryl tomorrow.

TRUSTEE PHILLIPS: Okay. Because I do know
that that -- and I agree with Trustee Roberts,
that, you know, I've mentioned it, she's mentioned
it, I'm sure Doug has mentioned it.

MR. PALLAS: Yeah.

TRUSTEE PHILLIPS: The Mayor has mentioned it.

MR. PALLAS: Yes.

TRUSTEE PHILLIPS: But it just doesn't --

MR. PALLAS: Understood, yup.

TRUSTEE PHILLIPS: You know, it's not a safe
situation.

MR. PALLAS: I understand.

TRUSTEE ROBINS: So is this -- if DeAl does
mason -- does sidewalk, concrete work, right,
they're not doing asphalt work? What are they --
what exactly are they --

MR. PALLAS: It's sidewalk.

TRUSTEE ROBINS: It is sidewalk?

MR. PALLAS: It's a sidewalk job.

TRUSTEE ROBINS: Okay.

MR. PALLAS: Yes.

TRUSTEE ROBERTS: On Main Street.

MR. PALLAS: On Main.

MAYOR HUBBARD: They're taking out --

MR. PALLAS: The water main is going in the
sidewalk.
MAYOR HUBBARD: Explain, explain it again.

MR. PALLAS: They're putting in a -- they're putting in a water main from East Front Street, the intersection of East Front Street and Main and Front.

CLERK PIRILLO: In front of 136.

MR. PALLAS: In front of -- right. And we're running it down to 136 Main --

TRUSTEE ROBINS: Okay.

MR. PALLAS: -- to put in a fire line, that's the main purpose. The current water service comes in off the back.

TRUSTEE ROBINS: Oh, okay.

MR. PALLAS: But it's way too small, and there's no way to get a main in the back that's large enough, so we had to go in the front.

TRUSTEE ROBINS: Okay.

MR. PALLAS: Rather than go in the street, it's much easier to actually go in the sidewalk in this case.

TRUSTEE ROBINS: All right. Okay.

MR. PALLAS: This is a culvert in the middle of the street there which is rather large, so this is a simpler process.

TRUSTEE ROBINS: Right. Okay. Thank you.
MR. PALLAS: Yup.

CLERK PIRILLO: Suffolk County -- I'm sorry. Reverting to my report as written, just some things that I wanted to highlight.

Suffolk County Legislature held two meetings regarding our proposed extension for our Habitat house, and that extension was granted. I'd like to thank Attorney Prokop for going to the second one for me that was held on October 2nd. I spoke on the 26th, and he spoke on the 2nd, and both were excellent responses, so that was good news.

Regarding bids and RFPs, we did receive one bid for the pumper truck for the Fire Department. That bid was in the amount of $708,000. There's a process for review of that bid. That bid needs to be reviewed by the Truck Committee, the Wardens, and, obviously, our Village Attorney, okay? So that will be a little bit before you see it placed on an agenda.

TRUSTEE ROBERTS: Backing up a sec, if I could.

CLERK PIRILLO: Sure.

TRUSTEE ROBERTS: Do you expect that we can get the deed done on the Habitat property next month?
MAYOR HUBBARD: Actually, Joe has paperwork just waiting for me to sign it, for him to bring it for me to sign it, and then --

TRUSTEE ROBERTS: Great.

MAYOR HUBBARD: -- we're completely finished with the project.

TRUSTEE ROBERTS: So we can vote next week.

MAYOR HUBBARD: No, we already voted to --

CLERK PIRILLO: You already voted.

TRUSTEE ROBERTS: We already voted, yeah, just need the paperwork.

MR. PALLAS: Yeah, there's nothing.

CLERK PIRILLO: We already voted.

MR. PALLAS: Yeah.

CLERK PIRILLO: There's no vote required.

TRUSTEE ROBERTS: So then they can start.

MAYOR HUBBARD: Yes.

CLERK PIRILLO: This was the step we were waiting for.

TRUSTEE ROBERTS: Great. So then Habitat could get its process maybe going before Christmas and get the word out.

CLERK PIRILLO: That's up to them.

MR. PALLAS: That's up to them.

TRUSTEE ROBERTS: That would be great.
CLERK PIRILLO: That's up to them.

MAYOR HUBBARD: When I spoke to Joe about it last week, it was just a matter of me signing the bottom of the deed that everything's completed to get an extension, the paperwork from them, put it together in a folder, hand it to Habitat, and it's all theirs.

TRUSTEE ROBERTS: That's great. Thank you for doing that.

CLERK PIRILLO: You're welcome. We received one bid only for plow -- plow-capable trucks -- excuse me -- for the Road Department and the Electric Department, and that bid package is being reviewed by the Attorney.

Thus far, moving on to the roof here at this building, two contractors have requested appointments through the Clerk's Office to review the project. Both appointments took place today. We're expecting two bids, at least, tomorrow. The bid opening is tomorrow. So unless another contractor requests an appointment, we'll be having two bids, theoretically.

Just reverting back to summer for a moment, our program down at the beach went swimmingly, pun intended. We had at one point 22 kids in the
water at the same time. At certain points, there were 67 new people that took advantage of the program. So we are, Paul and I are very pleased with the work of Christina Sun, and we just wanted to thank her for that.

Stirling Historical Society has kept the Schoolhouse open for each weekend. They had a tremendous response to their Hurricane Exhibit during Columbus Day weekend, where over 100 people attended. So they wanted to thank this Board for that opportunity, and also to let the Board know that they'll be stopping that after Shellabration, but then starting up again for -- with the special exhibit, with your permission, for "Black History Month".

TRUSTEE ROBINS: January.
CLERK PIRILLO: Okay.
TRUSTEE ROBINS: Is that January?
TRUSTEE ROBERTS: February.
TRUSTEE PHILLIPS: February.
CLERK PIRILLO: That's February, yes.
TRUSTEE MARTILOTTA: That was really outstanding. You know, my family really loved it, it was excellent.
CLERK PIRILLO: Yes, I did --
TRUSTEE ROBINS: Yeah, I was there.

CLERK PIRILLO: I did see it, also. It was

a -- I agree, I agree.

Also a separate note from Gail Horton. She
has been working with Carlos, our other Historian,
regarding the possibility of an historic plaque to
Henry Reeves. They are asking for our permission
to place a plaque on the mow strip by the current
bank. And I'll circulate this to the Board
tomorrow. And it is to read, "Henry A. Reeves
served as the Editor for 58 years of the Watchman
printed here." That was the former site. "Jailed
briefly for sedition in 1861. Later served as a
Congressman, Assemblyman and Town Supervisor."
And that's through the Press Club of Long Island.

TRUSTEE MARTILOTTA: Cool.

CLERK PIRILLO: Okay? So with the Board's
permission.

Last, but not least, the Clerk's Office has
undertaken two large projects. As we know, one is
the scanning project --

TRUSTEE MARTILOTTA: Yes.

CLERK PIRILLO: -- which is moving forward.

We are thousands of pages into our scanning.

There is an invoice on the abstract that reflects
the number of pages scanned. So that's the one hand.

On the other hand, we are making room in our files and in our basement by actually undertaking a major shredding project of documents that are no longer required. We are, of course, doing this using the records retention schedule, and we have created requisite forms that are records destruction authorizations, and those are signed off on by managers of the departments, as well as Paul and myself. So I wanted to let everyone know that that's happening in concurrence with the other project, so that we have more room for other records.

TRUSTEE ROBINS: You're scanning and shredding up a storm, right?

CLERK PIRILLO: We are.

(Laughter)

CLERK PIRILLO: We are.

TRUSTEE MARTILOTTA: Awesome.

CLERK PIRILLO: Okay. Jeanmarie actually did have a separate training meeting with a representative of New York State, just to ensure that our records destruction process was correct and in accordance with State Law, okay? So
everything -- not to worry. Everything that is
destroyed is quite aged. For example, we are
destroying water billing reports from 1987 and
1989, which are no longer required.

TRUSTEE ROBERTS: You're destroying only
paper?

CLERK PIRILLO: Yes.

TRUSTEE ROBERTS: Okay.

CLERK PIRILLO: As opposed to?

TRUSTEE ROBERTS: Hard drives and -- yeah, okay.

CLERK PIRILLO: Well, yeah. There were no
hard drives for that.

TRUSTEE ROBERTS: Obviously (laughter). I'm
saying overall, in the big picture right now,
we're only destroying paper?

CLERK PIRILLO: Yeah.

TRUSTEE ROBERTS: Okay.

CLERK PIRILLO: Absolutely. Any questions?

MAYOR HUBBARD: Any questions for the Clerk?

No?

(No Response)

MAYOR HUBBARD: All right. Thank you.

TRUSTEE ROBINS: Thank you, Sylvia.

MAYOR HUBBARD: Okay. The Village Attorney
report, does anybody have any questions on that?
He's not here, but we can direct the questions to
myself or to Paul that we could ask, if anybody
had anything.

TRUSTEE ROBERTS: Someone's going to ask for
the Genesys update. Can you give it briefly?

MAYOR HUBBARD: Yeah. I don't know if
anything's happened in the past month with that.
There were --

MR. PALLAS: There's been no -- there's no
significant change that I'm aware of.

MAYOR HUBBARD: We were trying to get
together with the meditator to try to do something
with that, and I haven't heard if anything was
changed with that.

TRUSTEE PHILLIPS: It's got a November 1st
deadline date, so --

TRUSTEE ROBERTS: It just keeps --

TRUSTEE PHILLIPS: Yeah, it keeps extending
out.

TRUSTEE ROBERTS: Well, the thing I'm
concerned about is there's note in here that says
that maybe we can't keep extending it. And so
when is that? And that was going to be my
question. What's the deal with that and --
TRUSTEE PHILLIPS: Well, he's also looking for a motion here, and he's requesting to approve the retainer letter.

TRUSTEE ROBERTS: For another firm.

TRUSTEE PHILLIPS: For another other firm.

TRUSTEE ROBERTS: Because --

CLERK PIRILLO: That would be Hamburger Maxson.

TRUSTEE ROBERTS: Because Kosakoff doesn't have time to do it.

TRUSTEE PHILLIPS: Yeah.

TRUSTEE ROBERTS: I mean, this is a little concerning, because these are the people we've sat down with and have been with us all along, and now, at the last minute, because we've delayed it so many times, now there's a new law firm coming in?

TRUSTEE ROBINS: From what I read in his report, though, he said that they weren't able at the time, you know, that this particular motion was -- took place. So I thought it was like a one time thing that they weren't available, right?

MR. PALLAS: Yeah. And if I may, I just -- I think this is just more of a cleanup item than anything else. This is not an attorney, somebody we're bringing on now, as someone who was brought
on early in the process that we no longer use.
This is --

CLERK PIRILLO: Before Sinnreich.
MR. PALLAS: Before Sinnreich. So this was -- this is just a cleanup.

TRUSTEE ROBERTS: Oh.
MR. PALLAS: We're not using them anymore.

This is to -- something happened in the past that we didn't formalize.

TRUSTEE ROBINS: Oh, it's a past one.
TRUSTEE ROBERTS: I see, several months ago.
TRUSTEE ROBINS: Okay. I thought it was --
MR. PALLAS: Right. So it's not -- we're not changing horses or anything like that.

TRUSTEE ROBERTS: We have to pay them.
MAYOR HUBBARD: Right.
MR. PALLAS: Yes.
TRUSTEE ROBERTS: Right, yes.
CLERK PIRILLO: Yes.
MR. PALLAS: Yes.

MAYOR HUBBARD: But if you can talk to Joe tomorrow, just have him send out a clarification to everybody on that of exactly where we stand.

MR. PALLAS: Yup.
MAYOR HUBBARD: I mean, he had the update
that he sent today. I did not -- I got that this evening when I got here, so I had not read it.

TRUSTEE PHILLIPS: It's a -- yeah, it's a little confusing with his wording here, so --

TRUSTEE ROBERTS: I feel like we're always reading something --

MAYOR HUBBARD: Okay.

TRUSTEE ROBERTS: -- that says the date to end this whole thing is two weeks from now, so.

But every time we ask for an extension, we get it, so. But several months ago, apparently we almost didn't until we hired these other people.

MAYOR HUBBARD: Okay. Well, I mean, we'll have him send an email around tomorrow to everybody just clarifying it. If anybody has questions, then send them directly to him.

That's, you know --

TRUSTEE ROBERTS: I'll do that. Thank you.

MAYOR HUBBARD: Okay. That's all we had under Reports.

Board Discussions:

The wetland permit application of North Ferry. Did anybody have any questions or comments on it?

MR. PALLAS: I don't have anything to add,
other than what I talked about last time.

MAYOR HUBBARD: Okay.

MR. PALLAS: You know, the CAC report that was sent out.

MAYOR HUBBARD: Right. And taking care of the offsite work. Did we get that?

MR. PALLAS: I have to be -- I apologize, I have not sat down with North Ferry to discuss the details of that. I can, certainly.

MAYOR HUBBARD: Okay.

MR. PALLAS: Yeah. It kind of fell off my radar, I apologize.

MAYOR HUBBARD: Okay. Well, if we can get that clarified before we actually go, because I'm okay with voting for it, but we need to know exactly what we're doing for the offsite --

MR. PALLAS: Sure.

MAYOR HUBBARD: -- remediation in exchange.

MR. PALLAS: I will arrange a meeting prior to the vote and have something out to you all.

MAYOR HUBBARD: Okay. Well, just so we can explain that and we have that, so we all know what's being done --

MR. PALLAS: Sure.

MAYOR HUBBARD: -- as a trade-off on it.
MR. PALLAS: Yup.

TRUSTEE PHILLIPS: Well, that actually would have to be written into the -- that would have to be written into the determination.

CLERK PIRILLO: It's going to be written into the SEQRA resolution.

TRUSTEE PHILLIPS: The SEQRA.

MR. PALLAS: Correct, into the resolution.

TRUSTEE PHILLIPS: Right.

MR. PALLAS: As opposed to the CAC report.

CLERK PIRILLO: As well as -- as well as the other report.

TRUSTEE PHILLIPS: Well, no, I know -- yeah, but it needs to be in the official whatever we're voting on.

MAYOR HUBBARD: The resolution approving the permit --

MR. PALLAS: Correct, yes.

MAYOR HUBBARD: -- we need to have the wording in that, so.

MR. PALLAS: Yes. Yup.

MAYOR HUBBARD: So we need to have that.

MR. PALLAS: I will do that as quickly as I can.

MAYOR HUBBARD: For Monday.
MR. PALLAS: Yup.

MAYOR HUBBARD: So the Clerk can work on the agenda.

(Laughter)

MAYOR HUBBARD: Okay. Any other discussion on that?

(No Response)

MAYOR HUBBARD: Okay. We'll move that forward --

TRUSTEE ROBERTS: Straightforward.

MAYOR HUBBARD: -- to a vote, and just clarify this stuff so we can have it and everybody has that, okay?

MR. PALLAS: Yup.

MAYOR HUBBARD: All right. Proposed amendment to Chapter 132. 132 is the crosswalk public hearing we had last month.

TRUSTEE ROBERTS: Yes.

MAYOR HUBBARD: Correct, Paul?

MR. PALLAS: Sorry.

MAYOR HUBBARD: 132 is the crosswalk?

TRUSTEE PHILLIPS: 132 is the crosswalk, yes.

CLERK PIRILLO: Yes.

MR. PALLAS: Yes.
CLERK PIRILLO: Yes, it is.

MR. PALLAS: Yes, correct.

MAYOR HUBBARD: Okay. We had the public hearing last month, there was no comments. The Board have any discussion on that?

TRUSTEE ROBINS: Yeah. I live on Monsell Place. I go back and forth there, you know, several times a day, at least, and I personally don't see any reason for a crosswalk there. There's a crosswalk a block away over on Manor Place. I rarely see people crossing there.

So, you know, again, we were talking a little bit about crosswalk congestion, and people not using them. So, you know, I think that in this instance, you know, this is probably a little bit of overkill, crosswalk overkill. So I'm probably not going to support it, I don't think it's necessary.

TRUSTEE PHILLIPS: Well, I think it also gives the impression -- that is the last longest stretch on Main Street that does have a tendency for speeders, okay? They do tend to go a little bit faster. And I have seen people have to walk all the way down to Holy Trinity to get across to Main Street. So I just think that an additional
crosswalk would just give the availability of
somebody being able to cross a little bit sooner
onto the other side of the street without having
to walk all the way down to Holy Trinity and then
going back up again. And, also, it would also
give some sight of slow down for people coming off
of the Main Road. We have that on Route 25 going
out to the school.

I support it. I have seen people trying to
cross there. As I said, I saw the postman several
times trying to get across, and it was wait upon
wait upon wait. So, as I said, I am supporting
it, because I think it's needed, so.

MAYOR HUBBARD: Okay. Any other discussion?

(No Response)

MAYOR HUBBARD: Okay. We'll put it on the
agenda for a vote.

Okay. Proposed amendment to Chapter --
Village Code Chapter 103. 103, that's the rental
law, correct?

MR. PALLAS: That's the rental law, yes.

MAYOR HUBBARD: Yup. Okay. Just making
sure.

(Laughter)

MR. PALLAS: That's the one.
MAYOR HUBBARD: You know, we had a two-hour public hearing on it last month and everything else. It's -- you know, it's down to us now. I will give you some information.

I had a meeting with Brian Cheeseman on Saturday. He had spoken to he said 90% of the people that have the Airbnbs that came to the meeting, and everything else. They had a consensus of ways the law could be improved to make it better, more equitable to everybody.

He did give me some paperwork. I discussed it with the Village Attorney, with Paul, modified it a couple of times over the past week. I finally got a final version back from Joe around 2:30 today. I have -- well, yeah, I got copies here for everybody to look at. I really -- just the general consensus that they had was right now you're allowed 26 short-term rentals per the law that we have written now. They asked for that, instead of 26, to be 35. All right? So that would be -- you'd be allowed to have 35 short-term rentals in the non-owner-occupied single-family dwelling, right? If I'm wording that correctly the way we had it.

TRUSTEE PHILLIPS: Right, right.
MAYOR HUBBARD: So we said, you know, the 14-day minimum allowed 26 short-term rentals a year in what we have written and we had the public hearing on. They felt that was too restrictive and nobody does the 14 days. So that's why that would work out to 75 -- 26, if you had three-day stays, would be 72 days of rentals, if everybody -- you know, just using a basis of --

TRUSTEE ROBERTS: Yeah.

MAYOR HUBBARD: -- 26 on that three days a piece, Friday, Saturday, Sunday.

TRUSTEE ROBERTS: So you're going to rewrite it to be numbers of days instead of the 14-day thing?

MAYOR HUBBARD: Yes. Okay? But this is -- it's a proposal, you know, that's really -- it's really what the Board wants to do, if we want to --

TRUSTEE ROBERTS: Yeah.

MAYOR HUBBARD: -- look at this proposal, or if we want to stick with what's written and just have a vote on it.

TRUSTEE ROBERTS: Got it, okay.

MAYOR HUBBARD: All right? So that would be 35 days. Basically, if each one is three days,
it's 100 days out of the year, 105 days per year. So it is an increase of about 30 days if they're all three-day rentals. But that they say that's the most common stay is Friday, Saturday, Sunday, or whatever, or midweek. All right. That would mean that the other 17 weeks or 200 days a year, it would not be rented.

They did propose a separate fee. Right now, the rental permit fee is 250 -- $500. It's for two years, so it's $250. They propose a $750 short-term rental fee, that you'd have to have a regular permit and a short-term rental permit. So those would be paying an Airbnb, so anybody operating that would be paying $1,000 a year. They say there's about 40 of them in the Village. Forty thousand dollars could help put the additional money we need in into Code Enforcement and everything else to try to do that.

He also did mention that they're glad that we're stepping up the inspections, because he's had a lot of people that said, "I want my place inspected, I want to get this taken care of." And we really put a push on Greg. You know, actually we told him, you know, we need to do five a week, and he did six this past week, he's got seven
scheduled for next week, just to get the backlog to get these things going. Once we got word that can do it, we weren't waiting for Andrew to do it. We've stepped that up, and he's done quite a few over the past couple of week.

What else was there? That was basically it. I mean, everything we had, the same thing, you know, the owner-occupied, the -- if you have a full-time rental in the place, in a two-family house, that's everything that we had in the original law. This just kind of codifies it. They felt that it was -- the two -- staying a 14-day minimum was up to interpretation, that the lawyers felt that that happened elsewhere, and they were uncomfortable with that, they'd rather see number of days put in.

His feeling, from the meeting I had with him, we met for over an hour, and had been previous, I mean, ongoing discussions, I talked to him again this morning, that if we modify the law to include these changes, which it's similar to little -- it gives them a little more than what they had under what we had written before, that 95% of the people would not end up going and suing us over the law. Not that that's a threat or
anything, but, you know, we knew it happened in
Southold Town, it happened on Shelter Island, it's
happened elsewhere. You pass the law as it was,
that somebody -- the two attorneys that were here
said you're just going to end up being sued.

They had asked for the grandfathering, and
grandfathering was not something that anybody was
comfortable with. It would be a case-by-case
basis, but not saying that everybody that has one
now is allowed to do it, because then my feeling
and the Attorney's feeling, that we have another
100 people saying, "Well, I was grandfathered, I
was doing it before either." So the
grandfathering was taken out of -- Pat Moore had
sent a letter and Brian had sent a letter both
asking for that. We told them that's not part of
the deal that we're going to put forward.

So, really, I mean, like I said, we got this
late in the day. The Clerk cleaned it up, you
know, typos and everything else. I do have a
proposal for that. It's really a matter do we
want to look at this, you know, not schedule a
hear -- I mean, not schedule a vote for next week,
review this, look at it. And I think, in the long
run, it's going to be a better law. It's going to
be something that everybody -- not everybody's
going to be happy with now whatever law we have,
but I think it meets both sides together. And if
90% of the Airbnb people are comfortable with
these changes, it brings more revenue in for us to
enforce this when it all goes into effect. It
could be a compromise. But it really, as I told
Brian, it's up to the Board. It's not
something -- I met with him and said if everybody
being there, and he had met with all the others,
and that's the consensus that he came to me with
on Saturday afternoon.

So the Board's feeling?

TRUSTEE PHILLIPS: Well, I also had a -- you
and I -- unfortunately, I had to get off the
phone, but there was some -- and I had this
discussion with Paul with dealing with the
apartments that are downtown in the Waterfront
Commercial District and the CR. I mean, they have
to apply for a rental permit.

MR. PALLAS: Yes.

TRUSTEE PHILLIPS: So the language is a
little gray. We need to maybe tighten it up. If
we're -- if we're going to be contemplating that
change of the number of days, I think we need to
look at the definitions and make sure that we're not getting ourselves where the grandfathered apartments that are in the CR District and the Waterfront District, are they -- I mean, are we going to allow them to be Airbnb -- I mean, short-term rentals? Do they fall into that category? Or are we going to enforce the fact that they need to be, as some part of the code says, year-round apartments?

TRUSTEE ROBERTS: If you're talking about grandfathering Waterfront -- excuse me. If you're talking about grandfathering Waterfront Commercial, you're talking about artist lofts, right?

TRUSTEE PHILLIPS: Well, that, yeah.

TRUSTEE ROBINS: Yeah.

TRUSTEE PHILLIPS: That's a gray area.

TRUSTEE ROBERTS: There's no residential.

TRUSTEE ROBINS: There's no residential right now.

TRUSTEE ROBERTS: There's no residential allowed in Waterfront Commercial in the code.

TRUSTEE PHILLIPS: But there's --

MAYOR HUBBARD: Well, prior to 2002 --

TRUSTEE PHILLIPS: Two.
MAYOR HUBBARD: -- anything that was there at that time -- there's stores that had apartments upstairs --

TRUSTEE PHILLIPS: Upstairs.

MAYOR HUBBARD: -- that weren't --

TRUSTEE PHILLIPS: Artist lofts.

MAYOR HUBBARD: -- artist lofts. They had been there for --

TRUSTEE ROBERTS: Oh, right.

TRUSTEE PHILLIPS: They had been for -- no. They were there already before 2002.

TRUSTEE ROBERTS: Right. The law was passed in '02, so anybody who was there --

TRUSTEE PHILLIPS: Two thousand -- right.

TRUSTEE ROBERTS: -- is actually grandfathered.

TRUSTEE PHILLIPS: Yes, that's what I'm saying.

MAYOR HUBBARD: Yes.

TRUSTEE ROBERTS: Right.

TRUSTEE PHILLIPS: So it's a gray area.

MAYOR HUBBARD: They have an apartment. They were allowed the apartment. When the code was changed to create the artist lofts, if anybody had an apartment above their store, they were
TRUSTEE PHILLIPS: So where are we fitting that into the -- I mean, they have to apply for a rental permit.

TRUSTEE ROBERTS: But that says -- I'm sorry to cut you off.

TRUSTEE PHILLIPS: That's okay.

TRUSTEE ROBERTS: But that law, if I remember correctly, I'll look it up, says it must be year-round. So my feeling on that is that we don't leave the law as is.

TRUSTEE PHILLIPS: But we say mixed -- but we say mixed use in the definition here. That's why I'm saying, someone is going to say mixed use is a retail store downstairs and an apartment upstairs.

TRUSTEE ROBERTS: I see what you're saying. So the two, the language in -- we have to pick one direction or the other and then tighten up the language.

TRUSTEE PHILLIPS: That's what I'm saying.

TRUSTEE ROBERTS: And my strong opinion is that we leave the Waterfront Commercial code as is and fix this law --

TRUSTEE PHILLIPS: I'm not --
TRUSTEE ROBERTS: -- to take out the mixed
use for Waterfront Commercial.
MAYOR HUBBARD: Well, if they're
grandfathered prior to 2002, then they had to be
year-round rentals --
TRUSTEE ROBERTS: Right.
MAYOR HUBBARD: -- and they should stay as
that.
TRUSTEE ROBERTS: And they should stay as
such.
TRUSTEE PHILLIPS: Right.
TRUSTEE ROBERTS: Or --
TRUSTEE PHILLIPS: But I think --
MAYOR HUBBARD: They already got one
grandfathering. We can't, you know, do something
else. But if that's what --
TRUSTEE PHILLIPS: Right.
MAYOR HUBBARD: That's -- they already got
that, they're exempt, and they have to stay as
year-round rentals, and that's what the code says.
TRUSTEE PHILLIPS: But I think we just need
to make sure that the language that we have here
is clear to that, because --
TRUSTEE ROBERTS: Doesn't automatically make
STR legal in WC.
TRUSTEE PHILLIPS: Right. That's why I just said --

TRUSTEE ROBERTS: Yeah, I don't want that at all.

MAYOR HUBBARD: Right.

TRUSTEE PHILLIPS: Well, that's -- but when you get to the word "mixed use" in here in the definition --

TRUSTEE ROBERTS: I follow you, yup.

TRUSTEE PHILLIPS: -- it could raise interpretation questions. It says here, "Residential property which is zoned for residential use, or that portion of a mixed use property which is a residential use." Okay? You see what I'm saying?

TRUSTEE ROBERTS: Yup.

TRUSTEE PHILLIPS: We need to tighten that up somehow.

TRUSTEE ROBERTS: And I think the CR code, also the residential above retail also requires year-round, if I'm not mistaken, but Joe needs to look at all of this.

MAYOR HUBBARD: Right.

TRUSTEE PHILLIPS: So I think that's something that we need to -- you know, if we're --
if we're contemplating holding off to discuss this --

MAYOR HUBBARD: Well, yeah. I mean, if we're going to do with the new one, then it's going to mean another public hearing and everything else. It's going to -- you know, because you're changing the law, you know, you'd have to have another public hearing on it.

TRUSTEE ROBERTS: Well --

TRUSTEE PHILLIPS: It's a massive -- it's a drastic -- I mean, it's a major change.

CLERK PIRILLO: It's a substantive change.

TRUSTEE PHILLIPS: It's a substantive change.

TRUSTEE MARTILOTTA: My question would be, by adding these -- essentially, right, if I'm reading this right, nine extra rentals per year, and they're saying that makes this financially viable? I'm a little -- I'm a little curious as to how --

TRUSTEE PHILLIPS: They came up with the days?

MAYOR HUBBARD: Their -- the attorneys that were working with the group felt the 14-day minimum as a rental would never work. But with us
putting in a 14-day minimum, we said -- I mean, I
said it at a meeting, you're allowed 26 rentals a
year, because that's the 14-day minimum. And they
say that's -- there's too much interpretation on
that, and said almost all their rentals, as
everybody spoke up, that nobody does 14 days.
Even when I go on vacation, I don't do 14 days, I
do a week --

TRUSTEE MARTILOTTA: Sure.

MAYOR HUBBARD: -- if I can, or five days,
or whatever. So to make it fit the mode better,
putting 35 rentals, they could -- some could be a
week or two, but most of those people aren't, most
of them. So you're giving nine extra rentals
allowed, but it's not saying a 14-day minimum.

TRUSTEE MARTILOTTA: Because, really, this
makes me think like two things. So they said that
most people won't sue us, which I'll assume is a
good thing, but we've seen these lawsuits in
Southold, in the Hamptons, and they've lost all of
them, as far as I'm --

TRUSTEE ROBERTS: Right.

TRUSTEE MARTILOTTA: As far as I'm tracking.

TRUSTEE ROBERTS: And this is a more
permissive -- the draft as is is a more permissive
law than the ones that have already won in court.

TRUSTEE MARTILLOTA: Because I -- and, you
know, I -- if you sent it out, I didn't read
anything this afternoon.

MAYOR HUBBARD: No, I didn't. I got copies
of it this evening. We -- I got it from the
Village Attorney at 2:30 today.

TRUSTEE MARTILLOTA: Sure.

MAYOR HUBBARD: Paul and Sylvia reviewed it
with me. They did some typos, they changed it and
everything else. When I got here this evening, I
was handed a copy of the draft.

TRUSTEE MARTILLOTA: Sure. And I -- you
know, I don't think anybody's goal here was -- in
doing this was to hurt anybody who's doing
short-term rental, right? That's not our goal,
but it was to protect housing.

MAYOR HUBBARD: Uh-huh.

TRUSTEE MARTILLOTA: So, really, my question
is, if we change it from 26 two-week rentals,
which at least to me seems as fairly defensible in
court, at least it has been in every other town
where it's been tried, we make it 35 rentals at a
different length of rental, or however you
properly say that --
MAYOR HUBBARD: Right.

TRUSTEE MARTILOTTA: -- is that then going
to -- is that going to accomplish what we
originally set out to do?

MAYOR HUBBARD: Well, the feeling --

TRUSTEE MARTILOTTA: That's really my
concern. I don't know.

MAYOR HUBBARD: But the feeling of that
group, and speaking with the Village Attorney on
it and everything else, basically, the 35 rentals,
yes, we're saying 105 days, it could be 130 days,
or whatever.

TRUSTEE MARTILOTTA: Sure.

MAYOR HUBBARD: But it's not unlimited. So
an investor's not going to buy a place here to
turn it into an Air -- I mean, a -- yeah, Airbnb
knowing he can only rent it out a certain portion
of the year.

TRUSTEE MARTILOTTA: Okay.

MAYOR HUBBARD: And 17 weeks, you know, if
you do 35 by weeks, then you got 17 weeks, which
is four months that you can't rent the place out.

TRUSTEE MARTILOTTA: Okay.

MAYOR HUBBARD: So you've got no income on
it. We felt that would be a deterrent to somebody
that's going to buy a place strictly as just a
management company running it and doing it as just
an investment, because they're not going to be
able to do that. That's --

TRUSTEE MARTILOTTA: Just for the counter, I
would bet that they're all empty for four months a
year in the winter.

TRUSTEE PHILLIPS: Yes, most of them are
empty in the -- in the winter.

TRUSTEE MARTILOTTA: The only thing --

TRUSTEE PHILLIPS: At least from what I
observed in that space. But --

TRUSTEE MARTILOTTA: Again, I'm not --

please, I'm not -- I have read it, and I just --

TRUSTEE ROBERTS: Yup.

TRUSTEE MARTILOTTA: As we were going
through this, that to me struck me immediately,
they're already empty.

TRUSTEE ROBERTS: Okay.

TRUSTEE PHILLIPS: Well, you --

TRUSTEE MARTILOTTA: I could play basketball
in the middle of my street in January.

TRUSTEE PHILLIPS: What really struck me,
and it's just a trivia point of information, but
we issue -- we have 1,094 tax map numbers, okay,
in the Village of Greenport.

    TRUSTEE MARTILOTTA: Yeah.

    TRUSTEE PHILLIPS: We have 63 exempt
properties that we do not issue tax bills for,
okay? So by the time you subtract that out and
you take out roughly 116 commercial properties,
the Village of Greenport's housing stock is really
only 925 properties

    TRUSTEE MARTILOTTA: Yeah.

    TRUSTEE ROBERTS: Yeah.

    TRUSTEE PHILLIPS: And when you start
putting that into perspective of the number of
houses, it's not going to affect -- and, Julia,
maybe I'm wrong, but it goes on supply and demand.
And there hasn't been a transfer in the Village of
Greenport tax map in almost three weeks now. I
haven't seen one in the paper for a transfer. So
houses are not selling.

    TRUSTEE ROBINS: Oh, I stand --

    TRUSTEE PHILLIPS: But they're selling,
selling, but they're not -- they're not posted
yet.

    TRUSTEE ROBINS: They haven't been any --
well, yeah, there are, there are transactions
going on.
TRUSTEE PHILLIPS: But, in the meantime, you know, when you put that in perspective to how many rents, short-term rentals that we have, supposedly roaming around with the number, that's --

TRUSTEE MARTILOTTA: What was the number you had?

TRUSTEE PHILLIPS: Seventy something.

TRUSTEE ROBERTS: My number was 62. And my methodology, which I posted online, but a great Greenport High School kid, by the way, who's what, senior year, Isabelle?

TRUSTEE MARTILOTTA: Junior.

TRUSTEE ROBERTS: Yeah. Just came and did an internship with me. I want to give a shout-out to Isabelle Simon for doing this.

The method we used was she went on both sites, Airbnb, HomeAway. HomeAway and VRBO are the same, I guess, now. And we searched for a random weekend in February, not President's Day. And it was July when we did it, so we figured we would get the highest number of possible hits, because everyone's desperate to -- not desperate, but I figured that was a time when you'd see stuff available, six months in advance, and people would be glad to rent their home then. We came up with
62 properties. We checked it against the actual map, because some people, and quoting this, they want to make the seem -- the problem seem, you know, bigger than it is. They say we have 300 properties. In 11944 there may be 300 properties, but that includes places far from here.

So in the village, we counted 62 properties, and I went over each property to make sure that she had the map right, you know, and that was last summer. We got an affidavit from some guy in Brooklyn who swears up and down that in his search, he only found 42. No one knows who this person is. This person I don't think lives here or understands our village, and who know. And who knows if he was searching for a weekend in August. That's going to -- the numbers are going to come up differently, especially if it's two weeks from now.

So just I don't know. You know, maybe we screwed up, but I feel like our number was pretty solid at the time, and I, you know -- and we were counting rental units, too, not properties. So maybe their number didn't count all the two-families.

TRUSTEE PHILLIPS: But, as I said, it's --
MAYOR HUBBARD: Okay.

TRUSTEE PHILLIPS: It was an interesting piece of trivia.

TRUSTEE ROBERTS: His number's sound right.

TRUSTEE ROBINS: I don't think we need to revisit it. I mean, I -- the law that we have drafted right now, I think it's adequate. I -- you know, I'm going to support this law. I'm not sure if it's going to achieve everything we want, but I definitely think, you know, that, you know, as a Board, I think we have to show the community that this is important to us and that we -- you know, we have their backs.

There will continue -- I think the two-week minimum is the simplest, cleanest bill, you know, that we can pass and -- but, that being said, there are -- I think there are two-week rentals happening in the village now, you know, and people are going to continue to do that. I mean, it's not going to change the fact that you have somebody next door that you don't know, or that, you know, you have unoccupied houses during the winter. I mean, I have several on my block, we all do. They will continue to be second homes by people who don't live here year-round.
I don't think we're going to be able to increase this. I hope maybe this law will bring some additional housing stock for local people, but the prices of rents are very high right now. So I think this is a good intent on the part of the Board, so that's why I'm going to support it. I don't think we should revisit it again. I'm prepared to vote on it as is.

TRUSTEE MARTILOTTA: When would you need to know? Just because I haven't read this yet.

TRUSTEE PHILLIPS: Yeah, we haven't read what you have.

TRUSTEE MARTILOTTA: You know, like --

TRUSTEE ROBERTS: Well --

TRUSTEE MARTILOTTA: I feel like I'm asking these questions just because they popped in my head --

MAYOR HUBBARD: Right.

TRUSTEE MARTILOTTA: -- as we're speaking, but I haven't read it.

MAYOR HUBBARD: Yeah, well --

TRUSTEE MARTILOTTA: I feel bad.

(Laughter)

MAYOR HUBBARD: But nobody has because it wasn't available, it just got written today. I
mean, the basic -- the idea is if we're going to vote on it, we had the public hearing, we closed it, and next step is for us to have a discussion and schedule a vote.

TRUSTEE MARTILOTTA: Okay.

TRUSTEE PHILLIPS: Because we have six days.

MAYOR HUBBARD: Right.

TRUSTEE ROBERTS: Right.

MAYOR HUBBARD: If we go, if we go and want it changed to the other, then we have to go and issue it to the public, schedule another public hearing on the revised law, because we're actually changing the structure of the law.

TRUSTEE ROBERTS: So that hearing would be the Monday after Thanksgiving.

CLERK PIRILLO: Twenty-sixth.

TRUSTEE ROBERTS: And then, then we would have work session in December, and we'd vote on this during the school Christmas break, or you'd postpone it until January or something.

MAYOR HUBBARD: Okay.

TRUSTEE ROBERTS: Right.

TRUSTEE MARTILOTTA: So --

TRUSTEE ROBERTS: Which I might ask you to do, because it's the school Christmas break.
(Laughter)

MAYOR HUBBARD: Okay.

TRUSTEE PHILLIPS: Can I just -- can I just --

TRUSTEE MARTILOTTA: I'm with Julia in that I like, I very much like the law that was written, but I also don't want to -- I haven't read it. I just don't want to say no to you.

MAYOR HUBBARD: Well, I mean, I gave you the general gist of what the group of people that have the Airbnbs that were here at the meeting, they all spoke and we listened to everybody.

TRUSTEE MARTILOTTA: Sure.

MAYOR HUBBARD: And you heard what everybody said, you know, had their feelings on it. They came to me with a compromise from the public hearing of what they thought was doable. And I told them, "I'll listen to you, I'll bring the information to the Board," which I did, and now --

TRUSTEE MARTILOTTA: Okay. I see where you're going.

MAYOR HUBBARD: Now it's up to the Board whether we want to revisit it, or if we want to just go forward with what we already had the public hearing on and vote that up or down, and
let the cookies --

TRUSTEE PHILLIPS: Let me ask the

question --

MAYOR HUBBARD: -- land where they are.

TRUSTEE PHILLIPS: -- clarifying the

commercial, you know, the one definition, is that

going to be a substantive change, or is that going

to be a minor one?

TRUSTEE ROBERTS: That's an amendment to

strike.

TRUSTEE PHILLIPS: Well, it has -- okay.

TRUSTEE ROBINS: Ask Joe that.

TRUSTEE PHILLIPS: That's a Joe question.

Is the definition -- you know, dealing with the

Commercial C -- the Waterfront Commercial

grandfather departments, and in the definition

here cleaning this up, is that going to be a major

change, or is that going to be -- we don't know.

MR. PALLAS: I suspect that Joe would think

that that's a material change, because --

TRUSTEE PHILLIPS: A material change.

MR. PALLAS: I would suspect so, yes --

TRUSTEE PHILLIPS: Okay.

MR. PALLAS: -- because you're affecting a

block of people that are rental units, as opposed
TRUSTEE PHILLIPS: So we need to hear from him on that.

MR. PALLAS: As opposed to language changes.

TRUSTEE PHILLIPS: So we really need to hear from him on that, correct?

MR. PALLAS: For that one item, I would say yes. If that's what you're looking to change, yes.

TRUSTEE ROBERTS: You're allowed to offer an amendment?

TRUSTEE PHILLIPS: We need clarification.

TRUSTEE MARTILOTTA: Yeah, we could offer an amendment.

TRUSTEE ROBERTS: Amend the law.

MAYOR HUBBARD: But the code already states Waterfront Commercial, if it's grandfathered before 2002, can only be year-round. The code states that, so, you know, we're not changing anything, we're just -- that's what the code states.

TRUSTEE PHILLIPS: No. But it says here in mixed use, I mean --

TRUSTEE ROBERTS: Right, but you would just --
TRUSTEE PHILLIPS: That's -- I'm asking the question.

TRUSTEE ROBERTS: I understand, I'm sorry.

TRUSTEE PHILLIPS: You know, is that --

MR. PALLAS: Whether the -- which one would supersede, that, again, that would have -- I can get Joe to clarify that.

TRUSTEE ROBERTS: My thinking is that, you know, again we'll ask Joe, but this happens all the time in Legislative bodies. You offer a motion to amend, and I strike these words, someone seconds, you discuss it, you vote, then you vote on the amendment.

CLERK PIRILLO: That works for a resolution. I'm sorry, I apologize. That works for a resolution, not for -- not for changing a proposed Local Law.

TRUSTEE ROBINS: It's a new law, yeah.

CLERK PIRILLO: That's proper in a resolution. This is -- this is changing --

TRUSTEE PHILLIPS: A Local Law.

CLERK PIRILLO: -- a Local Law.

TRUSTEE ROBINS: Proposed law.

TRUSTEE MARTILOTTA: Well, we could, though, if I'm correct, we could change the Local Law and
then have a hearing on that one piece, correct?

TRUSTEE PHILLIPS: That's what I'm saying. We need to find out.

TRUSTEE MARTILOTTA: So like review the law and then follow up with the second and tighten the language.

TRUSTEE ROBERTS: Yeah.

TRUSTEE MARTILOTTA: Oh, I thought you were saying put the whole thing backwards. I apologize.

TRUSTEE PHILLIPS: No, I'm just -- it needs to get --

TRUSTEE ROBINS: That's the one thing.

TRUSTEE PHILLIPS: It needs to get --

TRUSTEE MARTILOTTA: I apologize.

TRUSTEE PHILLIPS: There needs to be a clarification. I was just trying to --

TRUSTEE MARTILOTTA: I misunderstood, I apologize.

TRUSTEE PHILLIPS: Yeah. No, that's okay. I'm getting tired. I've been up for a while, that's the thing.

TRUSTEE ROBERTS: If I may, a few things on this proposal.

I don't like that it's a -- I'm concerned
that it's a new structure that hasn't been tested
in court, to my knowledge, in New York or on Long
Island. So it's great to say we like this new
structure, but there's been no lawsuit that's been
won so far with this new structure.
And, secondly, the thing that's really
concerning to me is so were all three attorneys
there?

MAYOR HUBBARD: No. I met with one
gentleman.

TRUSTEE ROBERTS: You met with one guy?

MAYOR HUBBARD: Yes.

TRUSTEE ROBERTS: Oh, well --

MAYOR HUBBARD: I said that at the --

TRUSTEE ROBERTS: Does anybody -- does
everybody --

MAYOR HUBBARD: I said that right at the
beginning.

TRUSTEE ROBERTS: I'm sorry. I thought he
was representing everyone.

MAYOR HUBBARD: He talked to everybody that
spoke at the public hearing, and they know
everybody that's in this group, or whatever. He
spoke to all of them and he said 95% of everybody
he spoke to, and he said he spoke to everybody
that has one in Greenport, that's -- that was
their consensus. But I met with one person,
that's all.

TRUSTEE ROBERTS: Okay.

MAYOR HUBBARD: The other people who haven't
legally retained Pat Moore or Salem Katsh, they
were just -- they've had discussions with them,
that if they're going to sue, that's whose going
to be their lawyer.

You know, we talked about the, you know,
occupancy tax and everything else. That's
something I know you asked Joe about earlier this
year. It's not -- this week. That's something
that -- not something that we can do.

TRUSTEE ROBERTS: Yeah.

MAYOR HUBBARD: So their compromise to that
was charge us the full --

TRUSTEE ROBERTS: The fee, sure.

MAYOR HUBBARD: "We'll pay the $750 fee,"
which would be part of what we would be getting if
we did the occupancy tax on it.

TRUSTEE MARTILOTTA: Sure.

MAYOR HUBBARD: That was just, you know --

TRUSTEE ROBERTS: Okay. Thanks, yeah. So
that -- so the point I want to make on that is
that, you know, people will tell you whatever they
want sometimes when they're in your face, but, you
know, that doesn't -- there's nothing -- we could
make these changes, push this out two or three
months, people still might decide to sue us.
That's going to be their individual decision. I
think --

    MAYOR HUBBARD: Of course.

    TRUSTEE ROBERTS: I think it's time for us
to stand up and go with our convictions, and do
what the village residents want us to do, which is
to do something. We heard that a lot from
everybody.

    TRUSTEE PHILLIPS: Yes.

    TRUSTEE ROBERTS: And, you know, these are
changes that we can make later on. We can amend
this later on, but I think -- and I want to say,
again, this is the most permissive short-term
rental code on the East End of Long Island. If
people want to rent every day to different people,
they may do so if they're in one of the many
two-family homes we have in the village.

    The whole village, except for, you know,
like 20%, I think, of the residential area is
zoned two-family. You know, and I'm -- somebody
might say, "Well, I don't want to convert my home
to two-family," and then I say, "Well, then per
our zoning code, then you have to follow the
14-day thing." If you want to rent as many times
as you'd like, convert a bedroom, get a kitchen in
there, go to two-family. We have a process for
doing that.

And, you know, like there are things that
all of us -- you know, I've got a rotted wall in
my house that I have to deal with. It's going to
cost me some money. I don't want to deal with it.
But, guess what, if I let the wall rot out, at
some point, somebody's going to be riding their
bike by and go, "Hey, Roberts has a rotted wall,
I'm going to call in a Code Enforcement thing on
him," then I'm going to be forced to do it.
That's part of life.

To maintain the code of the community you
live in or that you own a home in, you sometimes
have to spend money to do stuff to your house,
especially if you're pulling in 50, 60, 40 grand a
year on revenue. I mean, that's -- if it's -- all
the comments we heard were about this is going to
hurt our ability to afford this, or hurt our
revenue, or hurt whatever, and it was all revenue,
revenue, revenue. And then you'll be -- then the people come back and they put revenue into the village. And when you talk revenue, revenue, revenue, that's a business. So if you've got a business and -- you know, like let's say you own a power plant, and then a government municipality tells you you can no longer spew, you know, these kinds of fumes, you have to upgrade your power plant to make it fit the new code. That's what this is.

So people can rent every day if they want and we're going to be -- we're still going to have more STRs than any other community out here because of this, I think, very permissive law that allows unlimited if you're two-family.

And the most important thing in this law for me, which is why I want to go forward and vote on it, and I hope everyone agrees, is that it incents people who want to rent STR to just take a small hit, because we all know that a year-round renter can't produce the same revenue as a short-term rental unit, but take a small hit. I don't know what those numbers are. Some say it's 10%, 20%, 30%. Even if it's 40%, take a small hit and put a local resident in one of those units and rent out
the other one short-term. And then you can
probably increase your short-term revenue, because
you can do more frequent renting, now that you've
got someone who's renting year-round or who lives
there full-time.

So that's I think the most creative thing
that you've put into this law, Mayor, and I want
to support you on it, and let's rock and roll.

MAYOR HUBBARD: Okay. So the consensus of
the Board is to go ahead and we're going to vote
on the law as written --

TRUSTEE MARTILOTTA: I'm in.

MAYOR HUBBARD: -- on this public hearing.

Okay. That will be on the agenda for next week.

Okay. And just as a disclaimer on that,

people wanted to meet with me. This is not

something that I proposed.

TRUSTEE MARTILOTTA: Oh, no.

TRUSTEE PHILLIPS: No, no, no.

MAYOR HUBBARD: You know, I just -- you

know, people, you know, "Can you get together, can

we talk," and everything else.

TRUSTEE ROBERTS: And it's good of you to
do it.

MAYOR HUBBARD: So I did the paperwork to
try to do that. That's part of my responsibility of what I try to do. You know, I'm not on one side or the other, I listen to everybody. I spend a lot of my own time, you know, doing this stuff.

TRUSTEE MARTILOTTA: You do, you do.

MAYOR HUBBARD: So I just -- I'm not pushing or condoning either, and I was very clear when I told them that. It's not my law, it's the Board, the Board's going to vote on it. But I just wanted everybody just to understand that.

TRUSTEE MARTILOTTA: Sure, awesome.

MAYOR HUBBARD: It's not something, I'm trying to change everybody's mind and do something different.

TRUSTEE PHILLIPS: No. He --

TRUSTEE ROBINS: We understand you're the messenger, George, we got it.

MAYOR HUBBARD: Well, yeah.

(Laughter)

MAYOR HUBBARD: They came and they wanted to talk to me. He says, "I'm representing 30 people, we want to talk," and so I listened. That's -- you know, that's fine.

TRUSTEE PHILLIPS: He sent a variety of emails. I know I received some. I don't know if
the rest of you did.

TRUSTEE ROBERTS: Yeah.

TRUSTEE MARTILOTTA: Yeah.

TRUSTEE PHILLIPS: So, I mean, it's not something -- he's been discussing it and I think it's --

MAYOR HUBBARD: Right.

TRUSTEE PHILLIPS: That's part of our process, is to reach out to our -- you know, the Mayor and the Board and put the suggestions through. But I think, at this point, we have a community that wants something done, and I think that this is a start, and we should move forward.

MAYOR HUBBARD: Okay.

TRUSTEE ROBERTS: Yeah. I appreciate the spirit of compromise from the gentleman, and maybe this could happen later on. But, you know, we've been talking about this for three years.

TRUSTEE PHILLIPS: Yeah.

TRUSTEE ROBERTS: So the time to bring these ideas out would have been a little sooner.

MAYOR HUBBARD: Not a problem. Okay. It will be on the agenda.

TRUSTEE MARTILOTTA: Cool.

Audit Committee we had to cancel, because conflict of interest. It was my 25th Wedding Anniversary. The Treasurer had to do it. We had to switch days because it was Columbus Day weekend, and whatever, so we did not have that. And we have no other working committees right now. Okay?

Report of Mayor and Trustees. We'll start with Trustee Robins.

TRUSTEE ROBINS: Okay. The Carousel Committee, not much to report, except progress on paintings for the inner scenic panels. I believe we already have four completed to date now, or did you get another one, Sylvia?

CLERK PIRILLO: We have three completed to date. You will -- you will see on the abstract for this month the first of those payments, and we have more coming.

TRUSTEE ROBINS: Okay. Yeah, those payments will be going to Friends of Mitchell Park. Well, we're paying the artists, and then Friends of Mitchell Park will be reimbursed in the process for that.

Anyhow, I think everybody's going to really appreciate these paintings. They're more
traditional. What, about, two by --

CLERK PIRILLO: The size is more traditional.

TRUSTEE ROBINS: The size is traditional. I think that they may be more marketable. So when they do go to sell the prints, which they anticipate will probably be in the spring.

MAYOR HUBBARD: Okay.

TRUSTEE ROBINS: In May, or something like that. But I think everybody's going to be very pleased.

And I think that's another -- that Carousel is just going to look fantastic. It's going to be a real celebration of Greenport's history, you know, so --

MAYOR HUBBARD: I look forward to seeing them all.

TRUSTEE ROBINS: -- it's all good.

MAYOR HUBBARD: Okay.

TRUSTEE ROBINS: The BID had a meeting on September 20th. Sarah Phillips, who was a former Board member. Came in to present a list she created of all the business entities in the village and shared it with the Board.

The -- Jason Odell, the treasurer, reported
that the BID has received both of its 2018-19 tax levies. One check was received in -- at the end of July for $41,615, and the balance of that was received in -- at the end of September, $6,649.40. So that's their levy for the year.

The SOBO, Sidewalk Beautification Committee, they said the planters are going to be changed over from the summer to the winter seasonal plants after Veterans Day. Still think those planters are looking particularly lush this year. They're a really beautiful asset to the village. But they will be switching over to the seasonal winter plants.

Kim Loper gave us prices on what they'll be spending to a total of $3,730, including $800 for Christmas decorations.

Kim Barbour from the Cornell Cooperative Extension came to discuss this year's Shellabration, which is going to be held the 1st and 2nd of December. They've raised the price on wristbands from $25 to 30 through November 1st, and $30 after that. And there are also Sunday tickets available. The event's limited to 1,000 participants. It's not a BID event, but it's focused on the shellfish industry. And, you know,
the restaurants are all offering little samplers, you know, with a wristband to come in and try their seafood dishes, and a little bit of wine or beer to go along with it, so. But the BID is still in discussions on whether they're actually going to make a financial contribution to that or not.

The PRIDE Committee is working on the Halloween Parade, preparations for that. I've had several meetings, and I believe they're going to help decorate the park. They've met with Clerk Pirillo on that as well.

They are also going to begin working on planning for Christmas. One of the projects they're working on is enhanced lighting of trees in the downtown Business District. That's been discussed with Paul Pallas. There is actually a contractor, Kloss (phonetic) Electric, I think, who will be working with the BID to hopefully wrap some of the trees with lights, you know, to really add more pop and really light up the Village. Everybody was so pleased with the Fire Department and the parade last year, and they're hoping it's going to be even better this year.

The SMILE Committee is the social media and
promotion committee. Drafting a letter -- Rich Vandenberg is going to draft a letter that the businesses that are not within the BID are going to have to pay now to be on the BID website, which was updated. If you haven't seen the new website, very easy to navigate, very clear. You know, continuing to update the description of all the businesses. So the fee for businesses that aren't in the BID would be $365 a year, or $1 a day, basically, to be on their website.

They are -- have come to a decision on what they call their Spotlight Campaign, where they're highlighting and featuring various businesses in the Village. I think if anybody follows them on social meeting, it's Greenport -- #greenportvillagebid. You'll see a number of photos out there now and featured businesses every week.

And they -- they adopted a new slogan, "A Reason for Every Season", which you'll see on all of their posts as well.

The GATE Committee is the Government Action Committee. We meet with Paul Pallas once a month. A little thing that they've been working on and now are installed are these medallions that are on
all the storm drains to show -- to remind people that what goes down the drain goes into the bay. That was something that Rich was pushing for quite a while.

The lighting grant for the lighting on Adams Street is still pending. It's kind of -- we haven't discussed it again, but --

MR. PALLAS: Yeah. Well, I have some more information, but I'll do that at the committee meeting.

TRUSTEE ROBINS: We'll have another meeting.

MR. PALLAS: Yup.

TRUSTEE ROBINS: We have a meeting this upcoming week on that.

We did -- the Board did have a little bit of discussion on short-term rentals. You know, I've been trying to get a consensus of Board Members on that. It was kind of a mixed thing. But I think all in all, the feelings of the members there was that whatever we as a Board decide is what they're going to support and promote. They want the Village to be functional and working and looking after everybody.

Tall Ships was mentioned, and that's all I have to say, that there's nothing else happening.
And Tall Ships is when they come to the Village, not the BID. But if Tall Ships wants to talk to the Village about Tall Ships, they need to do that.

So there was a request for funding from the Greenport Fire Department for support for the Christmas Parade, and the BID very graciously has donated $1200 to purchase toys and wrapping paper, so --

MAYOR HUBBARD: That's excellent, that's nice.

TRUSTEE ROBINS: I'd like to thank them and make sure that they're recognized at the parade. So that's it for me. Thank you very much.


TRUSTEE PHILLIPS: I attended the meeting for the MS4 that was recently held in Riverhead. And some of the points that came out of the meeting, they are in now the process a new permit process for MS4, the general permit.

We are under the classification of an administrative closure, which means that because the New York DEC lab cannot get to processing water testing for pathogens in a variety of
different water bodies, because they don't have
the funding, and we only have one lab in the whole
State of New York can do that, they classified a
lot of bodies of waters as administrative
closures. They are now thinking of creating a
section on the general permit that will put this
off to the side, so that some communities will not
be required to do some of the testing and reports
that would be coming in the future, because
they're considering, or actually they're going to
be rescinding the TMDLs, as they call them, which
would completely pull Stirling Harbor out of the
MS4. But then the process with the DEC is that
they're going to come back with nitrate TMDL. So
there's some confusion, and, hopefully, the
language will be defined.

One of the biggest points that Michael
Collins from Town of Southold was making, along
with Jamie Richter, at the meeting, because
they're very well versed in MS4 rulings, is that
the whole goal was to have bodies of water that
would be able to be returned to shellfishing.
Stirling Harbor is never ever going to get to that
point, because with the current regulations for
harvesting seafood or harvesting clams, you can't
harvest within a certain number of feet of marinas.

We have 596 boat slips in Stirling Harbor. I doubt we're ever going to get back to that point. But putting that onto the table, I think it would be a great information source, and maybe some collaborative effort between the Town of Southold and the Village of Greenport, as some of Stirling Creek is in the Town of Southold, to try to get us removed from that listing completely. There probably is more pushing out to do, since the -- there are other communities on Long Island who are in the same position. They even have designated Long Island as completely different from the rest of New York State with MS4, which is a statewide permit.

So I would like to invite, or would like to request to the Town Board that maybe Mike Collins comes to one of our work sessions and discuss MS4, and see if we could put together some type of a joint effort to try once again to get us out of it. I think it would be interesting.

I think the other Board Members, and you, Mayor, would also especially find it interesting to see how much effort is put in by a department
in Albany to deal with the environmental issues, the pathogens, but not realize that municipalities small as ours are put into a financial strain because of it. So that's one of my suggestions.

I also attended the Transportation Commission meeting for the past two months. Nothing really pertaining to the village, other than the continued discussion of the meeting that was held with Senator LaValle, with New York State DOT about the end of Main Street and Route 48. That is still in the discussion stages as far as there's still movement going on from Albany and New York State DOT. They weren't very clear, other than the fact that there has been some movement on doing some actual studies to get it sooner than the 2022 -- 20 --

MAYOR HUBBARD: 2022.

TRUSTEE PHILLIPS: 2022, yeah, was to move it sooner than 2022. You may be hearing something. I -- you know, as I said, there was only a hint of a discussion, it wasn't made official, okay? All right.

The other thing is I had an email from Lynn Decker and Carole Myavec, and they kind of put onto the table a situation that we are going to
have to deal with in the community with the buses, the tour buses that apparently have found Broad Street to be a very interesting corner of the world to park while they have dropped off their customers. I think we have plenty of time over the winter to maybe think about finding a spot for these buses to park, not on residential streets. Maybe up on Moores Lane on the old fire -- the fire trail -- the fire -- what is that called that you guys used to have to do the races up at Moores Lane?

MAYOR HUBBARD: Well, it was the fireman's track, the racing track.

TRUSTEE PHILLIPS: The fireman's track, right, or something. It's just they're not against -- they're not against the tourism, they're not against any of it. All they're saying is they're seeing a potential problem that could get worse as our community becomes more and more inviting to a lot of more and more people. So it's just a thought.

I think we should discuss it, you know, just something, we need to do something with the tour buses, because they -- I've heard lots of complaints. It's not even Broad Street. I've
seen them parked down, way down at the end of
Third Street. I've seen them park in the hospital
parking lot periodically. I've seen them all over
the place, because they're looking for places.
But they are sometimes left unattended, and that's
another issue, but --

MAYOR HUBBARD: Okay. The village --

MR. PALLAS: We, when we get calls at
Village Hall, we do, if -- obviously, if Village
Hall is open and Greg's around, we do immediately
go and ask them to move, so they leave.

TRUSTEE PHILLIPS: Right, okay. Right,
but --

MR. PALLAS: If folks aren't calling us, we
don't know.

TRUSTEE PHILLIPS: No, they're not
complaining. They're just saying that they have
observed an issue that perhaps we should kind of
think about trying to alleviate and find a spot
for -- you know, charge them a fee for all I care,
but that's --

MR. PALLAS: I think we have directed them
to Moore's Lane in the past, so I --

TRUSTEE PHILLIPS: Okay.

MR. PALLAS: Just as information.
MAYOR HUBBARD: Yeah. A lot of it is on a Sunday afternoon. When they need someplace to park, they park in front of Mr. Roberts, they park other places. The only thing you could do is we have two designated bus stops. We have one down in the parking lot, the Hampton Jitney lot, and we have the one on First Street. You would just pass a code saying that we want to change and make bus parking up on Moore's Lane. You have your two spots to drop off passengers, and use them, and then park on Moore's Lane, not parking buses on residential streets.

And it would be a simple code change, and we'd just have to designate a spot up there, and send a letter out to the 20 bus companies or the limo companies, or whatever, saying we're not going to allow this down in the village. And there was one this past Sunday, so I just -- I saw it, you know, parked on Third Street. But we could easily just do that and make a spot up there and say this is where buses go. You drop off at one of these two designated spots, drop off your passengers and go park up there and --

TRUSTEE PHILLIPS: Yeah, yeah.

TRUSTEE ROBERTS: Maybe a small sign as
you're coming in on the main thoroughfare on Front and Main, you know, "No Buses Parked in the Village", blah, blah, blah.

MAYOR HUBBARD: Right. And just, you know, bus parking down there.

TRUSTEE ROBERTS: Yeah.

MAYOR HUBBARD: I mean, it's a very simple thing to do. You just have a public hearing on it, you designate a spot, and this is where we're going to say you park your buses.

The hard part is a lot of times the TCOs are downtown doing timed parking and everything else, and the bus is parked up on Third Street, he doesn't see it --

TRUSTEE PHILLIPS: Right. No, I know.

MAYOR HUBBARD: -- to get over to them while they're doing it.

TRUSTEE PHILLIPS: Yeah.

MAYOR HUBBARD: And I understand, you want to drop people in the middle of the Business District, which is fine, but then just take the bus out of -- out of the area.

TRUSTEE PHILLIPS: Right.

MAYOR HUBBARD: So we can discuss that for next month, and, you know, schedule a public
hearing and just --

TRUSTEE PHILLIPS: Okay, great.

MAYOR HUBBARD: You know.

TRUSTEE PHILLIPS: Okay. I think that's fantastic.

MAYOR HUBBARD: But we do have the two spots where buses are allowed to drop off now. Just have them drop them off there and then move on.

TRUSTEE PHILLIPS: I think that's pretty much it for me.

MAYOR HUBBARD: Okay. Thank you. Trustee Roberts.

TRUSTEE ROBERTS: A quick follow-up question on your report, Trustee Phillips. The very tiny parts of Stirling Creek are a part of -- Stirling Creek is almost entirely village, right?

TRUSTEE PHILLIPS: Yes, but there's a tiny portion that's the Town of Southold.

TRUSTEE ROBERTS: Like way up on the --

TRUSTEE PHILLIPS: Upper, yeah.

TRUSTEE ROBERTS: Upper north part, okay.

TRUSTEE PHILLIPS: Well, because you have to realize Brewer and Stirling Harbor are not all in the Incorporated Village waterfront.

TRUSTEE ROBERTS: Right, when you get to
their docks and stuff. All right. I just want to make sure. Okay.

TRUSTEE PHILLIPS: All right.

MAYOR HUBBARD: The same also like Matassa's wetland application.

TRUSTEE PHILLIPS: Yeah, Matassa's wetland.

MAYOR HUBBARD: Matassa's property.

TRUSTEE ROBERTS: Right, the upper corner over there. I'm looking at the map. Okay. Thank you.

MAYOR HUBBARD: The dock is in there. We had the dock. The catwalk and everything else was in the Town.

TRUSTEE PHILLIPS: Right.

MAYOR HUBBARD: So we had to get two separate permits.

TRUSTEE ROBERTS: Got it.

MAYOR HUBBARD: So it --

TRUSTEE PHILLIPS: They have a very tiny bit, but it's just enough to combine them with us.

TRUSTEE ROBERTS: Sure, okay. I understand thanks. Okay. Thank you.

I'm pulling a Clerk. I have two walk-on new things that I didn't put in my report, which, also, I'm sorry, but I didn't make the deadline
last Thursday, it was also my anniversary.

The Turkey Trot organizers were thinking they might have had to have been out of town, but they're not, and they would like the resolution again this year for the Turkey Trot.

CLERK PIRILLO: On which day?

TRUSTEE ROBERTS: On Thanksgiving morning, I think starting at 8 o'clock, finishing up by 11. Great.

And then I'm friendly with the Executive Director of Save the Sound, Louise Harrison, and she knows I'm kind of a nerd about Plum Island. And she wanted me to make sure that -- she very much wants the village represented at this. I don't know if you got the invite in the Clerk's Office, but there's a thing on November 6th for Save the -- that Save the Sound in hosting about sort of the future of Plum Island, and they want the village in the conversation. And if it's all right with you, I would love to go.

MAYOR HUBBARD: Yeah. I haven't seen an invitation yet, so.

TRUSTEE ROBERTS: Okay. Okay.

MR. PALLAS: I haven't seen it.

TRUSTEE ROBERTS: Well, I'll get it and
forward it to you. I don't know. She called me and said that, so I don't know. Anyway --

MAYOR HUBBARD: Okay.

TRUSTEE ROBERTS: -- if it's all right with you, can I go? I'm just curious about it.

MAYOR HUBBARD: Sometimes I get 50 things a day.

TRUSTEE ROBERTS: Right, same.

MAYOR HUBBARD: So I don't always -- I might have just -- might have just been missed. I don't remember seeing an invitation.

TRUSTEE ROBERTS: Yeah.

MAYOR HUBBARD: That's fine. How about just resend it.

TRUSTEE ROBERTS: I could go and report back to you, or, you know --

MAYOR HUBBARD: Yeah.

TRUSTEE ROBERTS: If you're all right with it, I'd love to. I'm just -- it's something I'm kind of passionate about. Thank you.

So we talked about sewer connection fees and, you know, big -- I do think it's -- it behooves us. Last month we said we should think about the future of this, because there are going to be more complex projects that come our way,
particularly with some of these kind of big
strategic waterfront properties that are currently
maybe underutilized, and what's coming next.
And, you know, this discussion of how to calculate
the fee when it comes to higher density
residential use I think is -- you know, I think
it's -- it comes up, because the code says one
thing and then we sort of interpret it. And so I
think for the next one, I think we should, you
know, obviously, continue as we are on everything
that's happening now.

I just went and tried to pull some
information from other places about how they
handle this. So, you know, in no sort of --
there's no -- necessarily not any science to this.
I found this town in a city in New Hampshire that
has a much lower connection fee, but they have a
nice little process here where you basically --
you pay to get -- you have to pay the municipality
to get a study done on whether you can or cannot
hook up. So the municipality collects money up
front before there's a hookup, and, you know,
there's sort of a fee based on usage.

And then this county out in Arizona has --
it's a very long document. If you get the digital
copy of what I sent you, you can see. But, you know, there's a whole program of credits. So if you -- if you purchase -- you know, if you build something big, you have to provide sewerage somewhere else in the County for something else that's currently unsewered.

And it strikes me that, you know, when you have properties like Brewer Yacht Yard, if someone were -- if someone were to build the next Vineyard View outside of the village, or if someone were to build something in Greenport West over here that was going to be three stories and have a more intense use, maybe then their credits could go to, sort of like we do with parking, their credits could go to fix a part of the village that is not -- or something that abuts Stirling Basin that is not sewered.

So just ideas at this point. I wanted to put them out there to you. I do, I do hope that this winter we can have a discussion about what the fees should look like, and maybe put some more meat on the bone in the code, so that we don't have to have this discussion each time about, well, you know, the County says this, but our code says this. And I think it's something that maybe...
via the Audit Committee, if that's the right place for it. Or if maybe Robert could reopen the sewer rate study, because there may be data in there that might help us look at the hookup fee. And, you know, for non-village residents, maybe the hookup fee could -- you know, I am interested in reducing the hookup fee to reduce the barrier to entry to sewer, because -- for existing property, because the existing properties getting on the sewer is a great thing. It's just the fee might be prohibitive for a -- you know, a residential owner outside of the village. So --

MR. PALLAS: If I may.

TRUSTEE ROBERTS: Yeah, please.

MR. PALLAS: Just a couple of -- I think Joe and I have as an action item to review this, so we just haven't had -- done that, I think --

TRUSTEE ROBERTS: Right.

MR. PALLAS: -- if I remember correctly. And then we will look at, look at some of those. Just a caution on some of these fees. These could be instead of a usage fee, and these could be annual. A lot of, a lot of sewer fees are annual, like part of a property tax, and they don't, they don't get charged like a utility, they
get charged part of their tax. So that may --
there's a disparity there, so --

TRUSTEE ROBERTS: Understood.

MR. PALLAS: But just a caution there.

TRUSTEE ROBERTS: You are far and away more
an expert on this than me. I'm just --

MR. PALLAS: But we'll take a look at that,
yup.

TRUSTEE ROBERTS: I'm hoping wheels can turn
so we can as a group can come up with what the
future looks like. So thank you.

And then I wanted to reintroduce the issue
of utility billing. My sense from my own
professional life is that when I started doing
this a few years ago in my business, I was getting
a lot more paper checks, and now I get one in a
blue moon. Everybody's doing digital right now.
It seems that there are tools out there maybe that
we haven't looked at yet. I'm worried that last
time that Robert looked at this, maybe he looked
at sort of a more kind of higher volume commercial
digital billing tools.

Village of Freeport uses something called
Invoice Cloud, which is something that I know
that's small, you know, small mom and pop shops
use, you know, businesses the size of mine with six full-time employees use to, you know, invoice, invoice clients, get paid. And Freeport appears to be running, you know, and allows you to pay with a credit, and they're low, they're low transaction feeds. And in Freeport, the transaction fees get passed on to the customer. So if the customer chooses to pay with a credit card, the customer pays a 2.95, whatever, percent fee.

So I was hoping maybe we could revisit this, because I do hear about this from people. I think, you know, it would -- I think there are a lot of people who would love to be able to pay their bills online, not just through their own personal online banking, which still sends a paper check and takes five days, but -- because not for nothing, what we saw with DOCKWA and the Marina is that the minute we automated this and collect credit cards up front, all of a sudden our revenue shot up big time. So I think if we were -- if people were able to do an automated transaction where it just pulls from wherever they want to pull it from, I think we'd see financial benefits and our -- we'd have less collections and arrears.
MR. PALLAS: Just a couple of points of clarification. The -- there's a difference between billing software and invoicing. Those are two entirely different processes. What Freeport is using, that's just to get the money in, that's not their billing system.

TRUSTEE ROBERTS: That's what I mean. I'm sorry. So I mean invoicing, not billing.

MR. PALLAS: Yeah, that's totally different.

TRUSTEE ROBERTS: Okay. I'm talking about when the customers pay, I think there's some people who want to walk in and pay cash and get a receipt, that's never going to change. There are a lot of people who I think would prefer to put their credit card or their checking account number into a website that's secured, you know, an industry standard, and then, you know, pay their bills the way they pay all the rest of their bills.

MR. PALLAS: I can -- I know we did, we did some kind of a survey not too long ago and that the interest wasn't necessarily there, if I remember correctly. I have to talk to Robert.

TRUSTEE ROBERTS: It was about 50%.

TRUSTEE PHILLIPS: I think there was another
glitch with --

MAYOR HUBBARD: It was -- it was a while ago.

MR. PALLAS: It was a while ago. We can certainly survey it again.

MAYOR HUBBARD: It doesn't hurt to go and look at it again. See if there's new technology or something else that might help.

MR. PALLAS: But I will add that I know that we are at the very beginning stages of looking at a new billing system --

TRUSTEE PHILLIPS: Right.

MR. PALLAS: -- which would likely incorporate this into it.

TRUSTEE ROBERTS: Oh, there you go. Okay.

MR. PALLAS: But, again, the billing system, billing -- utility billing systems are very difficult to implement, so they're -- they take a lot of time. They're very expensive, number one, and they do take some time to transition from an old system to a new system. So just it's -- if we -- if it does -- if we do go with one that has that built into it, it's not a short-term thing, it's going to be a longer term thing. I just wanted to make that --
TRUSTEE ROBERTS: So, in other words, do it right and have it take a little longer.

MR. PALLAS: Yes

TRUSTEE ROBERTS: Okay.

MR. PALLAS: Yes.

TRUSTEE ROBERTS: If we're going to stay with what we have, then I would hope we can investigate something like this Invoice Cloud that just gets -- and, again, puts the fee on the -- so the Village doesn't pay anything extra to use the system, is how I understand it works, so.

MR. PALLAS: Say that again. I'm sorry.

TRUSTEE ROBERTS: My understanding of how this works is that it's -- the ratepayer is the one who pays the fee, if he or she chooses to pay with a card instead of with a check.

MR. PALLAS: Yeah, that's -- I think that's the way municipalities are required to do it, if I --

TRUSTEE ROBERTS: Right.

MR. PALLAS: If I remember, yeah. So the only way to implement it is to do it that way.

But, again, the -- and to your point about these -- I hope that we do do the software. We will be doing utility billing software. I mean,
it's -- I don't know what the time frame is, but it definitely needs to be done.

    TRUSTEE ROBERTS: Okay. Thank you. All right. Appreciate it.

    MAYOR HUBBARD: Thank you. Trustee Martilotta.

    TRUSTEE MARTILLOTTA: Sure. Brief one this month. Just tried to do as much outreaching to people about the short-term rental stuff as much as possible for the last few weeks. Just tried to make sure I have like a very clear understanding of like different sides. That's been successful on my part.

    Also, continue to work on the after school program. A couple of steps forward, a few steps back. It is amazing (laughter). But continue, you know, continue to work on that. Hopefully, I've got something for you guys in the next month or two just to show you where I'm at. But keep meeting with people at Village Hall and the school and trying to figure out ways forward. And when I've got something more, I'll give it to you. That's all I got.

    MAYOR HUBBARD: Okay. Thank you.

    TRUSTEE MARTILLOTTA: Yes, sir.
MAYOR HUBBARD: Okay. Most of my stuff we brought up before, the short-term rental.

Tree Committee had their meeting. The last round of tree cutting and everything else that we did this year was actually -- that was done at the end of last year, along with this year, used up most of the Tree Committee money. Their budget for the year is already gone, just so you know.

So anything else -- you know, there's been a few requests, other things like that, you know, the stump grinding and the other stuff we've gone out to bid for, I'm going to have to have a discussion with Robert and Paul to see if we can go and move forward to get that stuff done, because, you know, they did a whole lot of take-downs. We ground 30 stumps this past year, and it used some of what was left over from last year, and all the money from this year was already used up by August. It's only $12,000. It's something, you know, that they use more for like, you know, the senior tree, the saplings and other stuff for the school, stuff that we do, like memorial trees, that stuff.

So just so any request or anybody says, you know, "When's the Tree Committee going to go and
take this stuff down," we're going to start compiling a list, but there's no money in that. We do have money in the Road Department to take care of some of the other stuff. So some of the stumps that are sitting along Main Street and stuff like that, I want to use funds from a different spot to take care of that.

All right. Just so everybody knows, if they don't see any, you know, big happenings or new trees going in, we're just on hiatus for the year, you know, for the rest of the year. We'll still take care of the other business, but there's not going to be any big projects coming from them.

All right. The next thing is I have a meeting scheduled with the Army Corps. They're going to be coming out next week to look at Stirling Harbor with the dredging. We've had a lot of talk with Mark Woolley from Lee Zeldin's Office. They're coming out to meet us, and then going over to Shelter Island, and then continuing to Sag Harbor. We're meeting next Tuesday with them. Going to meet at Village Hall first and then go down and look at it. It looks like they just pushed the project to Center Moriches that they're actually starting on and getting that done.
now. They're looking at going and taking care of
some more stuff, more in the future than waiting
another 10 years and a bunch of paperwork and
everything else. So the way to do this is to meet
them onsite.

You know, I saw Mark Woolley and said, you
know, "Well, let's get together, let's do this."
And so I'm meeting with him on Tuesday, and then
again at the East End Mayors meeting, which is on
Wednesday. But it's just progress on this.
Hopefully, if they get right here and they come
and they're looking at it, it will happen a lot, a
lot quicker than going through, digging up all the
other paperwork, going back, last time when was it
done, '98, you know, all the other stuff. We're
trying to streamline the process, and the Federal
Government has been very helpful with that at this
point.

So, hopefully, we can get this done. This
winter would be ideal, but I don't know if it will
go that fast. But the first thing is to get the
Army Corps to come to Greenport and even look at
the -- go down to the end of Sterling Street and
look at what's there. You know, so that's a big
push, and I'm glad that they cooperated with us
and they're coming to meet us on Tuesday. I'm going to meet with them, and then, like I said, they're going to Shelter Island, because there's a project over there that they're taking a look at also.

And that's pretty much what I had. The short-term rental, we already talked about that. So, at this point, I'll open it up to the public that would like to address the Board on any topic. Just name and address for the record, and okay.

MR. HARRIS: Good evening, Mayor, Trustees. Peter Harris, 212 Knapp Place.

For the last three years I have been your seasonal Bay Constable for the Village of Greenport. I think I've made a difference. But at this time, I am -- I have already told the Mayor, I am going -- in the future, I'm not going to seek the position again. Nothing because of anyone sitting on the Board, but I've got two grandchildren, and I just want to be able to spend time with my grandkids on the weekend. So in the event if you need someone to fill in, I would be willing to do that.

But I've enjoyed the position for the last three years. Had a lot of compliments from
boaters, so -- but with that being said, you know, there comes a time when you've got to put your family ahead of being on the water serving the public.

So I just would like to thank you again for having hired me three years ago. And I hope -- I hope -- I wanted to give you people time to try to secure someone to fill the position for next year's upcoming season. There are a few things that needs to be addressed on the boat itself, and I told the Mayor that I would make up a list of things, so it can be addressed prior to the new person starting next May, prior to Memorial Day.

But, again, thank you so much. I enjoyed it, but it's time to move on. So thank you so much.

TRUSTEE ROBERTS: Thank you.
TRUSTEE ROBINS: Thank you.
MAYOR HUBBARD: We all want to thank you, Pete, for your --

(Applause)

MS. ALLEN: Chatty Allen, Third Street. I personally want to thank Pete, because I've seen him on that water. I know what he does, but I also know those two beautiful little grandkids of
his. He's going to -- those are big shoes to
fill, they really are.

      Okay. Trustee Roberts, don't fall off your
chair, but I agreed 100% with the way you spoke
about the short-term rental law.

TRUSTEE ROBERTS: Can't be.

MS. ALLEN: What you said --

(Laughter)

MS. ALLEN: That's why I said don't fall off
your chair. This is probably one of the one
times. You were spot on with what you said.

      Thank you.

      And I want to thank the Mayor and the
Trustees for listening to your year-round
residents. That means a lot that we were heard
over the lawyers. Thank you.

      My only other question, which I totally
agree with -- full disclosure, I'm a CDL bus
driver. I hate when I have to go somewhere and
they tell you to park here, and it's like, no,
that doesn't look safe. It's a driver's
responsibility to know where they should and
should not park when they are on duty.

      This summer I had to drop a group off at the
S92 stop. I didn't stay there, because we know
that's not -- you're not supposed to do that. I
don't idle my bus when I'm not in it. It can be
in the middle of the summer and I'm sweating my
but off, I don't run the AC. You got to figure
out what to do, but -- and I understand, yeah, go.
We have cell phones nowadays. I've done it many
times where the group will say, "Here, let's
exchange numbers. If you're not, you know, coming
in with us, we can call you when we're ready.
Give you enough time, you get back," you pick your
group up and you're out of there.

Given my -- where I live, I see these --
this happen all the time, the buses are blocking.
They're in front of Robert's on Front Street. It
is a mess, and you can't blame a business for it.
That's on the driver for not knowing right from
wrong.

But I'm just curious, if you make a ban on
no buses being parked within the village, are you
just talking tour buses? There are some school
bus drivers in between their runs who will bring
their buses home, because some of us have a
shorter time constraint, and instead of switching
out, I know the past two weeks a few times with
not having a car, with the pouring rain, the
freezing cold, I have brought it back and parked in a back parking lot that is empty right now. I mean, there's usually maybe two or three cars in that parking lot. But I wouldn't do that in the warmer months, because I know I'm not going to take up spaces in a parking lot with my bus. But there are some drivers who bring their buses home in between. So that -- you know, just want to make sure what's actually going to get passed.

I'm not against it, believe me. If we're not allowed to, you know, bring it in during the school year, that's fine, I don't have an issue with that. But is it going to be all buses unilaterally? It's just something to think about.

Like I said, I agree 100%. These buses shouldn't especially be running. And I always tell people, there's a license plate, there's a company, there's a phone number. You take all three of those, and the time, and you call the company and report it. I've -- I've called on fellow drivers, because I don't want to get into a confrontation. I'll call the office and say, "Hey, can you radio this bus?" They're sitting out there, they've been out there for 45 minutes with the bus, you know, idling. New York State
Law, you're not allowed to. And as a driver, it's your responsibility to know that. So thank you.

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

MS. ANTONIADES: Good evening, Mayor and Trustees. Sofia Antoniades, 857 and 863 Main Street.

I have to thank the Mayor for reading or discussing Brian Cheeseman's proposal. I'm not very aware of the proposal, but what you had stated seemed like some type of a compromise to unify everyone in the village. It seemed from what you stated that the parties that he was communicating with would be satisfied with some type of a compromise to allow a more lenient short-term rental law, and I did like the way you presented it. And I'm quite disappointed that the Board seems to disagree, and will go forward and do the vote next week.

One of the reasons I came up is to make a correction. Or I do know that you do review many documents, and the gentleman that did produce the affidavit, and who counted all the Airbnb and VRBOs was a professional engineer. He's licensed by the State of New York, not affiliated with
anyone here in the Village of Greenport, and was retained by someone in the group to do the survey. So he was not just a haphazard, random person who did the survey, it was a professional who did it and had no interest in the group.

The second thing I just want to address to the Board is that apartments that are in the CR District is prohibited to have seasonal rentals, and it is written here they are supposed to be occupied on a year-round basis. Being said that this is written in the code, grandfathering is something that must be allowed, because it's stated in here when it -- that it is -- that a seasonal rental or a year-round occupied rental is delineated in the code. Therefore, since it's not delineated in the one and two-family zoning, it should be grandfathered.

I went through the census of 2010 and the census indicated that there's 2,195 in the population. The projection for 2017 is 2,230. The housing units, I don't really know, but you probably know better, the census indicates 1,191 housing units, where 278 of these housing units are seasonal rentals, 390 are owner-occupied units, and 430 are rental-occupied units. So
there are -- there seems to be more rental units
and more seasonal units than there are
owner-occupied units.

And I was at the last work session and I do
recall someone from the -- one of the Trustees
asking Mr. Pallas how many complaints have been
recorded, and if I'm not mistaken, I
believe Mr. Pallas said there were none. And I
really would like to address the Board to -- you
know, to propose to not put a vote to the current
law, possibly look at revising it. I do like some
of the statements the Mayor made. I think it
would be more fair for some of the short-term
rental owners.

And that's pretty much what I would like
to -- thank you.

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

MR. CORWIN: "Do not move the mic." Sorry.

I just want to address one thing.

MAYOR HUBBARD: Just name and address just
for the transcriptionist.

MR. CORWIN: Oh, I'm sorry.

MAYOR HUBBARD: That's fine.

MR. CORWIN: She doesn't know me. David
Corwin, C-O-R-W-I-N.

MAYOR HUBBARD: Thank you.

MR. CORWIN: Last month Mr. Pallas did seem to say there were no complaints, which shocked me, because I've sent in under my own letterhead complaints, doing all the work, showing you exactly blah, blah, blah. And I've sent two or three complaints to the anonymous complaint deal on the Village website. Nothing came to any of those, including one where there's a garage, upstairs of a garage occupied. That's really illegal. So the no complaint thing really doesn't go with me. Thank you.

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

(No Response)

MAYOR HUBBARD: Okay. I'll offer a motion to adjourn the work session at 8:51.

TRUSTEE ROBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.
Opposed?

(No Response)

MAYOR HUBBARD: Motion carried. Thank you to everybody for coming.

(The meeting was adjourned at 8:51 p.m.)

Work Session 10/18/18

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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 October 18, 2018.

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 30th day of October, 2018.

Lucia Braaten
Lucia Braaten

Flynn Stenography & Transcription Service
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