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

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Third Street Firehouse  
Greenport, New York

September 20, 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
- SYLVIA PIRILLO - VILLAGE CLERK
- PAUL PALLAS - VILLAGE ADMINISTRATOR
- ROBERT BRANDT - VILLAGE TREASURER

1 (The meeting was called to order at  
2 7:00 p.m.)

3 MAYOR HUBBARD: Call the meeting to order.  
4 Pledge to the flag.

5 (All stood for the Pledge of Allegiance)

6 MAYOR HUBBARD: Thank you. Okay. We'll  
7 start with the Fire Department. We have Assistant  
8 Chief Jiminez.

9 CHIEF JIMINEZ: Good evening, everyone. I  
10 don't have much, but a couple of things.

11 I'd like to approve all the bills and  
12 reports for last month and --

13 ADMINISTRATOR PALLAS: You got to speak into  
14 the microphone.

15 TRUSTEE PHILLIPS: You got to talk into it,  
16 sorry.

17 CHIEF JIMINEZ: I'd like yous all to approve  
18 the bills and reports for last month. And I just  
19 have a couple of questions.

20 MAYOR HUBBARD: Sure.

21 CHIEF JIMINEZ: The parking lot striping?

22 MAYOR HUBBARD: Yes. Did you get the email  
23 that was sent out to you guys --

24 TRUSTEE PHILLIPS: You got an email.

25 MAYOR HUBBARD: -- for you to approve?

1 CHIEF JIMINEZ: I didn't see it yet.

2 MAYOR HUBBARD: Okay.

3 CHIEF JIMINEZ: Okay.

4 MAYOR HUBBARD: It was sent out today --

5 CHIEF JIMINEZ: Okay.

6 MAYOR HUBBARD: -- with the lines, the  
7 markings, and everything else, to GFD Fire --

8 CHIEF JIMINEZ: Okay.

9 MAYOR HUBBARD: -- for you guys to approve,  
10 make sure it's okay. If you say it's okay,  
11 they'll get right on it.

12 CHIEF JIMINEZ: You got it. And I have a  
13 little change to the roof specs.

14 MAYOR HUBBARD: Okay.

15 CHIEF JIMINEZ: There is two spots we'd like  
16 to have looked at when they do it. Where the red  
17 line went across, and across the radio room, it  
18 wasn't put out red where they were going to do  
19 anything with it.

20 MAYOR HUBBARD: Okay.

21 CHIEF JIMINEZ: And then also across the  
22 generator room on there, I have it kind of  
23 outlined in here, but I didn't print it in color,  
24 so you'll see. If you'd like --

25 MAYOR HUBBARD: Okay. We'll pass that along

1 to Paul. Paul will make sure that --

2 ADMINISTRATOR PALLAS: I think, I think  
3 Derryl actually met with or spoke with Chief  
4 Weingart already, and I think he's already got  
5 this, changes in there.

6 CHIEF JIMINEZ: Okay.

7 ADMINISTRATOR PALLAS: So I think we're in  
8 good shape.

9 CHIEF JIMINEZ: Good. I wasn't sure, so I  
10 just had to bring that up.

11 ADMINISTRATOR PALLAS: Yeah, I appreciate  
12 it.

13 CHIEF JIMINEZ: And that's all I have.  
14 Anyone have any questions or --

15 TRUSTEE ROBINS: Actually, yes, just  
16 quickly, and Paul as well. On the roof, I noticed  
17 that -- have you decided on how -- what thickness  
18 of plywood you are going to apply plywood over the  
19 roofers up above?

20 CHIEF JIMINEZ: Half inch, three-quarter.  
21 Three-quarter would be great.

22 TRUSTEE ROBINS: Yeah, yeah, okay.

23 CHIEF JIMINEZ: Three-quarter would be the  
24 best.

25 TRUSTEE ROBINS: I mean, three-quarter is

1 the best, obviously.

2 CHIEF JIMINEZ: Yeah.

3 TRUSTEE ROBINS: The other thing was, I  
4 notice, talking about gable vents.

5 TRUSTEE PHILLIPS: Yeah.

6 TRUSTEE ROBINS: I don't know if gable vents  
7 work in a roof like this. They probably have  
8 other ventilating systems. But gable vents in a  
9 building like this with an open ceiling really are  
10 not applicable. So I don't know if the roofing  
11 contractor spec'd that, or if it's just something,  
12 you know, that -- but it was -- it was only -- and  
13 it was in the report here.

14 ADMINISTRATOR PALLAS: Oh, it's not in  
15 the -- it's not in the spec.

16 CHIEF JIMINEZ: Yeah, it's not in the spec.

17 TRUSTEE ROBINS: It's not in the spec, okay.

18 ADMINISTRATOR PALLAS: No.

19 TRUSTEE PHILLIPS: No. It was just in the  
20 Wardens' report.

21 TRUSTEE ROBINS: Okay. Okay, fine. Thank  
22 you.

23 TRUSTEE PHILLIPS: But the Wardens' report  
24 does say that the sheathing is half inch or  
25 better.

1 CHIEF JIMINEZ: Half inch or better.

2 TRUSTEE ROBINS: Or better.

3 TRUSTEE PHILLIPS: So you want the  
4 three-quarter, is that --

5 CHIEF JIMINEZ: Three-quarter would be  
6 great.

7 TRUSTEE PHILLIPS: Okay.

8 TRUSTEE ROBINS: I've got no problem with  
9 that.

10 MAYOR HUBBARD: Yeah. I mean, just myself,  
11 three-quarter is a lot of extra weight.

12 ADMINISTRATOR PALLAS: Yeah.

13 MAYOR HUBBARD: You know, half inch CDX is  
14 normal.

15 CHIEF JIMINEZ: Half inch would be fine,  
16 but --

17 MAYOR HUBBARD: You know, I mean, that's the  
18 normal you would put up. I mean, three-quarters  
19 is really heavy. You're adding a lot of extra  
20 weight on --

21 TRUSTEE PHILLIPS: The building.

22 MAYOR HUBBARD: -- a 60-year-old building.

23 CHIEF JIMINEZ: We don't know what's really  
24 up there, yeah.

25 TRUSTEE PHILLIPS: Okay. No, I'm

1 just asking.

2 MAYOR HUBBARD: You know, I mean, I just --

3 CHIEF JIMINEZ: If they had half inch, leave  
4 a half inch.

5 TRUSTEE ROBINS: Did they have any?

6 MAYOR HUBBARD: Right.

7 TRUSTEE ROBINS: They did have plywood up  
8 there, though.

9 MAYOR HUBBARD: No, there's no plywood up  
10 there.

11 TRUSTEE ROBINS: There is no plywood at the  
12 moment.

13 MAYOR HUBBARD: Everything was torn off.

14 CHIEF JIMINEZ: No, there's nothing up there  
15 now.

16 TRUSTEE ROBINS: Right, right.

17 CHIEF JIMINEZ: And that's what the issue  
18 is. That's what the real problem is.

19 TRUSTEE PHILLIPS: Is that there is no  
20 plywood.

21 CHIEF JIMINEZ: There is no plywood up  
22 there.

23 TRUSTEE PHILLIPS: Yeah.

24 MAYOR HUBBARD: Right.

25 CHIEF JIMINEZ: And then it leaks and --

1           MAYOR HUBBARD: There were three roofs up  
2 there. The three roofs were torn off.

3           TRUSTEE ROBINS: Right.

4           MAYOR HUBBARD: The spec at the time went to  
5 put tar paper back down on top of what was up  
6 there with no plywood.

7           TRUSTEE ROBINS: Right.

8           MAYOR HUBBARD: So to take it back off from  
9 what it is to put up half inch CDX --

10          TRUSTEE ROBINS: Right.

11          MAYOR HUBBARD: -- which would be more than  
12 enough tar paper, felt it, and then cover it over,  
13 doing away with the other spots that are bad, and  
14 that would be fine.

15          Three-quarter is going to be a lot of extra  
16 weight up there and I don't think it's necessary,  
17 and I think you'd be fine with the half inch.

18          CHIEF JIMINEZ: Half inch would be fine,  
19 yeah, that's -- I mean, they usually use mostly  
20 half inch on homes and all.

21          MAYOR HUBBARD: Almost everybody uses half  
22 inch, that's the normal.

23          TRUSTEE ROBINS: Yeah.

24          MAYOR HUBBARD: You know.

25          TRUSTEE ROBINS: I get it. But, you know,

1 I'm not an engineer, but I will say that those  
2 three roofs that were up there weighed a lot more  
3 than the increase from half-inch to  
4 three-quarter-inch plywood. I mean, three layers  
5 of roofing, is a lot more weight than --

6 ADMINISTRATOR PALLAS: Understood, yeah.

7 TRUSTEE ROBINS: That's all. Just thinking  
8 it's durable and strong.

9 TRUSTEE PHILLIPS: I just --

10 CHIEF JIMINEZ: And, also, this is a safety  
11 shelter for emergencies, or whatnot, too, so.

12 TRUSTEE PHILLIPS: I see the Wardens were  
13 discussing budget or their three-year plan.  
14 Something about here that they put off -- they've  
15 put off for the back building?

16 CHIEF JIMINEZ: The floors.

17 TRUSTEE PHILLIPS: Oh, is that what that  
18 was, was the floors?

19 CHIEF JIMINEZ: Yeah, yeah.

20 TRUSTEE PHILLIPS: Okay. The gutters they  
21 did, correct?

22 CHIEF JIMINEZ: The gutters are done.

23 TRUSTEE PHILLIPS: Okay. All right.

24 CHIEF JIMINEZ: Yup.

25 TRUSTEE PHILLIPS: And then you're planning

1 on doing the floors in here?

2 CHIEF JIMINEZ: Well, we're going to  
3 actually hold off on that, because now we have to  
4 do an emergency repair on -- we had to do an  
5 emergency repair on one of the doors for 8-3-5,  
6 the big doors going up and down. And it's to the  
7 point where they're all going to have to be  
8 replaced, so we're going to work on that.

9 MAYOR HUBBARD: Okay.

10 TRUSTEE PHILLIPS: Okay.

11 CHIEF JIMINEZ: And put the floors off for  
12 now.

13 MAYOR HUBBARD: So you're looking at  
14 replacing the doors and not doing the floors, is  
15 that what you're talking about?

16 CHIEF JIMINEZ: We are looking at replacing  
17 the doors and not the floor for now, yeah.

18 MAYOR HUBBARD: Okay. You'll let us know  
19 about that next month?

20 CHIEF JIMINEZ: Yeah, he'll let you know.

21 TRUSTEE PHILLIPS: Okay.

22 CHIEF JIMINEZ: We've got to get everything  
23 organized a little bit and we'll --

24 MAYOR HUBBARD: Okay.

25 CHIEF JIMINEZ: -- let you know.

1 MAYOR HUBBARD: That's fine.

2 CHIEF JIMINEZ: All right? I think we --  
3 under the amount, I think we'll need three quotes.  
4 We'll work it all out.

5 MAYOR HUBBARD: Okay.

6 TRUSTEE PHILLIPS: Is that something that  
7 they have those on the State contract, by any  
8 chance?

9 CHIEF JIMINEZ: We're going to look on that.

10 TRUSTEE PHILLIPS: Okay. All right.

11 CHIEF JIMINEZ: We're going to see.

12 TRUSTEE PHILLIPS: Okay. All right. So  
13 if --

14 CHIEF JIMINEZ: And at this point, at the  
15 moment, the one we were using in Southold or  
16 Cutchogue, they're not --

17 TRUSTEE PHILLIPS: It's not what you want?

18 CHIEF JIMINEZ: Well, they're not on the  
19 State contract.

20 TRUSTEE PHILLIPS: They're not on the --  
21 okay. All right.

22 CHIEF JIMINEZ: But we needed an emergency  
23 repair and we had to have it done.

24 TRUSTEE PHILLIPS: Okay.

25 CHIEF JIMINEZ: So --

1 TRUSTEE PHILLIPS: Okay. Yahoo.

2 (Laughter)

3 CHIEF JIMINEZ: All right. That's all I  
4 have. Anyone else?

5 MAYOR HUBBARD: Anything else for the Chief?

6 TRUSTEE MARTILOTTA: No, sir.

7 MAYOR HUBBARD: Okay.

8 CHIEF JIMINEZ: All right. Thank you.

9 MAYOR HUBBARD: Thank you. Okay. Next will  
10 be the Village Administrator.

11 ADMINISTRATOR PALLAS: Good evening,  
12 everybody. The -- before I get into my regular  
13 report, there's one item that wasn't on the agenda  
14 for discussion of the Board, is the wetlands  
15 permit application for 127 Bay Avenue. If you  
16 want to discuss it now, or we can wait until the  
17 end of the reports, that's up to you.

18 MAYOR HUBBARD: No, we can discuss it now.  
19 I mean, just, you know, we had the public hearing  
20 and we closed the public hearing. It was open for  
21 discussion. There was a lot of stuff going on.

22 Drafts and pictures were sent out of what  
23 was going on at the piece of property. They had a  
24 second, CAC had a second meeting down there. The  
25 CAC did recommend doing a 5-foot nonpermeable

1 barrier along the length of the bulkhead by the  
2 20-by-50 pool.

3 I've received several emails from members of  
4 the CAC and the public on it. And I'd like to  
5 recommend that we put a motion to approve the  
6 wetlands permit with the 5-foot permeable barrier  
7 along the bulkhead.

8 TRUSTEE ROBINS: I second that.

9 MAYOR HUBBARD: Well, it's not -- it's just  
10 a recommendation. I just want to know when it's  
11 on the agenda for a vote next week, we know what  
12 the agenda is going to read for.

13 TRUSTEE MARTILOTTA: So it will include the  
14 5-foot --

15 MAYOR HUBBARD: Yeah. They'll have to --  
16 they'll have to put in the --

17 TRUSTEE MARTILOTTA: Okay.

18 MAYOR HUBBARD: -- the 5-foot permeable  
19 barrier per the CAC recommendation.

20 TRUSTEE MARTILOTTA: I think that's good.

21 TRUSTEE PHILLIPS: George, when they did the  
22 property next door for Mr. Tuthill before he  
23 passed away, they had done the application. Did  
24 the CAC recommend a buffer for his property next  
25 door, too, or --

1           MAYOR HUBBARD: No, they did not

2           TRUSTEE PHILLIPS: Okay. So if the 5-foot  
3 buffer will take care of his issues and the other  
4 permit, we don't know if they're going to continue  
5 with that, correct?

6           MAYOR HUBBARD: From what I've heard, they  
7 were not doing the original pool that was  
8 permitted on the property next door. I believe it  
9 was a two-year expiration date on that. I'm not  
10 sure the actual date, but I'm sure that's pretty  
11 close to expired now.

12          TRUSTEE PHILLIPS: Okay.

13          MAYOR HUBBARD: So if they wanted to do the  
14 pool next door, they would have to come back and  
15 ask, and this is something that would be part of  
16 that application when that comes up again.

17          TRUSTEE PHILLIPS: Okay. But the CAC didn't  
18 recommend the buffer at that time?

19          MAYOR HUBBARD: It was not recommended on  
20 the original application that was done --

21          TRUSTEE PHILLIPS: Okay.

22          MAYOR HUBBARD: -- beforehand.

23          TRUSTEE PHILLIPS: I just have one question.  
24 In going over the SEQRA, the Short Environmental  
25 Assessment Form, I noticed one thing that I just

1 needed clarification on. It says here under  
2 No. 17, he's mentioning here under the question,  
3 "Will storm water discharges be directed to  
4 established conveyance systems runoff for storm  
5 drains? If yes, briefly describe." He's saying  
6 here he's going to put -- a new stormwater  
7 management system will be designed. Was that on  
8 the plans? Because maybe I missed it, because --

9 ADMINISTRATOR PALLAS: My -- I'm only  
10 guessing, I don't have the application in front of  
11 me. The original application included the garage.

12 TRUSTEE PHILLIPS: Okay.

13 ADMINISTRATOR PALLAS: The garage is not  
14 within the area that requires a permit. That was  
15 determined after that form was filled out, so I'm  
16 sure that refers to the garage, which is not part  
17 of this application any longer.

18 TRUSTEE PHILLIPS: Could we just  
19 double-check, please?

20 ADMINISTRATOR PALLAS: I will.

21 TRUSTEE ROBINS: I have the application.

22 TRUSTEE PHILLIPS: Yeah. No, I have the  
23 application in here.

24 ADMINISTRATOR PALLAS: I could take -- I'm  
25 pretty sure the plans will reflect it, I'm nearly

1 certain of it.

2 TRUSTEE PHILLIPS: Okay. I mean -- I mean,  
3 I appreciate the fact that they've -- you know,  
4 that it was established that the garage wasn't in  
5 the flood zone, but I really think paperwork needs  
6 to reflect that when they go to -- you know, a new  
7 Short Environmental Form should have been filled  
8 out to reflect that, to be honest with you. I  
9 mean, this is where documentation gets in trouble,  
10 and this is where people get frustrated when they  
11 go back to look at files.

12 ADMINISTRATOR PALLAS: I can certainly  
13 request that they redo the form in time for the  
14 meeting next week.

15 TRUSTEE PHILLIPS: Okay. As I said, it  
16 caught my attention, and stormwater runoff is an  
17 important thing, and we have drainage. You know,  
18 we're requesting that they put a buffer in to take  
19 care of fertilizer discharge, which no matter how  
20 try -- how hard we as the Village at Mitchell Park  
21 can use it, other people do use it, and it's a  
22 critical area and it's our bay, so.

23 ADMINISTRATOR PALLAS: Understood.

24 MAYOR HUBBARD: Okay. Anything else on  
25 that? Okay. Go ahead.

1           ADMINISTRATOR PALLAS: Okay. Into my  
2 regular report. First, the first topic of  
3 discussion is a request from Costello Marine for a  
4 mooring request. I had -- near the breakwater. I  
5 had sent out a copy to you all for the original  
6 request, plus a map showing where the mooring was  
7 going.

8           The -- in looking through the code, the --  
9 this mooring would be outside of the Village  
10 boundary, but within the territorial waters.  
11 Wouldn't require a wetlands permit, but would  
12 require some form of a permit from the Village  
13 Board. But there's no specificity in the code as  
14 to how that gets approved, what the fee is, or,  
15 you know, there's no real direction on what to do  
16 with it, if you're even interested in considering  
17 it. So that's why I brought it to your attention  
18 and would like to get your input on it.

19           MAYOR HUBBARD: Okay. Anybody have any  
20 discussion on it?

21           TRUSTEE ROBINS: Yeah, I do. Actually, I  
22 went and had --

23           MAYOR HUBBARD: Can you move the microphone  
24 closer so we can hear you?

25           TRUSTEE ROBINS: I'm sorry. I did go in and

1 have a conversation with Paul about this the other  
2 day. You know, there is currently in, you know,  
3 the request a reference to the fact that it would  
4 only be used for storms and would be only used for  
5 one barge. But unless there was a very specific  
6 contract to write that, and then a means of  
7 enforcing it -- you know, I have questions about  
8 whether we could have more barges there, and, in  
9 turn, set a precedent for other, you know, vessels  
10 to apply to put -- you know, be there. I think  
11 even if one barge wouldn't be a danger to  
12 navigation, and I'm not sure it would -- it  
13 wouldn't about. As I said, I'm just concerned  
14 that we'd be setting a precedent that -- of  
15 something we haven't done before, and that there's  
16 potential liability and dangers in it. So that  
17 was, I believe, what we were discussing, Paul.

18 ADMINISTRATOR PALLAS: Uh-huh.

19 TRUSTEE PHILLIPS: As you all know, I sent  
20 several questions to Paul during the time and  
21 received some answers, and I actually am  
22 uncomfortable with the whole thought of it, since  
23 it's going to be established during a storm time.  
24 And no matter how you try, things happen during  
25 hurricanes and during bad weather. And I'm just

1           uncomfortable with the whole concept of this, to  
2           begin with.

3                   I am sure that the sizes of these vessels or  
4           these barges are not small. This -- he has  
5           several smaller ones, but he's naming the larger  
6           ones and it concerns me, especially when he  
7           answered that they would have a push tug attached  
8           to it during the storm. So that not only  
9           increases -- it increases the diameter of the  
10          swing-around. So I'm just not comfortable with  
11          it, and that's -- I think you all gathered that  
12          from my questions.

13                   TRUSTEE ROBINS: Actually, I mean, when I  
14          thought of the size of a barge, I mean, it's like  
15          putting a big building out, you know, close to  
16          shore in water, you know. And it's not a  
17          lighthouse, but, you know, it is attached to a  
18          mooring.

19                   And the other thing is, I mean, I can -- I  
20          hate to look forward, but I said, if you're  
21          setting a precedent, what's to stop somebody from  
22          coming here and saying, "You know what, I want to  
23          put a party barge out there," you know, and start  
24          doing, you know, events and music, and whatever,  
25          you know? So that's my greatest concern,

1 probably, is that we would be setting a precedent  
2 for something that we wouldn't want to deal with.

3 TRUSTEE MARTILOTTA: The question I had, if  
4 I may.

5 MAYOR HUBBARD: Yeah.

6 TRUSTEE MARTILOTTA: What -- so like I  
7 understand all the concerns, and I appreciate the  
8 concerns. Like it would have to be a well written  
9 something, or, you know, we'd have to be very  
10 specific. But is there any inherent danger to  
11 keeping it tied up on a dock in a storm, you know  
12 what I mean? Like we're talking about  
13 swing-around or possibly in navigable waters. But  
14 what if there's a hurricane and it's closer to  
15 shore? I mean, does that pose -- I don't know.  
16 Does that pose a risk as well? I assume that's  
17 why you would bring it up.

18 TRUSTEE ROBINS: They'd get it --

19 TRUSTEE PHILLIPS: They've been in -- they  
20 stay at docks, at the dock when --

21 TRUSTEE MARTILOTTA: No. But, I mean, I was  
22 assuming, and again, I'm not certain, I'm not a  
23 dock builder. I'm not trying to in any way  
24 pretend that I am. But I assume that there's a  
25 reason you want to take it out for either the

1 safety of the barge, or I --

2 TRUSTEE PHILLIPS: He's stating that he  
3 doesn't have enough -- there's a possibility of  
4 not enough room at Steve's.

5 TRUSTEE MARTILOTTA: When there's a  
6 hurricane?

7 TRUSTEE PHILLIPS: Or there's bad weather.

8 TRUSTEE MARTILOTTA: There's bad weather.

9 TRUSTEE PHILLIPS: There's bad weather.

10 TRUSTEE MARTILOTTA: But then what would his  
11 alternative be to tying -- that's my question that  
12 I didn't get.

13 TRUSTEE PHILLIPS: Well, he can go up  
14 Stirling Creek, that most -- most of the time, and  
15 that's why I asked the dredge question.

16 TRUSTEE MARTILOTTA: Okay.

17 TRUSTEE PHILLIPS: Because most of the time  
18 during hurricanes, what has happened in the past  
19 is the boats will go up Stirling Creek --

20 TRUSTEE MARTILOTTA: Sure.

21 TRUSTEE PHILLIPS: -- because they're  
22 protected in Stirling Creek. That's why I asked  
23 the question. Is it an issue that he can't get it  
24 up to Hanff's, which --

25 TRUSTEE MARTILOTTA: Okay. Then maybe I

1 just didn't -- like I'm not a boat person, I  
2 apologize.

3 TRUSTEE PHILLIPS: No, no. And I'll be  
4 honest with you, it's the -- for us, for the  
5 Illusion, she'll ride the storm out, the hurricane  
6 out, okay? But for boats like the barges or  
7 smaller boats, or whatever, they'll go up the  
8 creek where it's a safe harbor for them. I mean,  
9 we've had -- at one time, we had four or five  
10 boats tied up out in front of the fish market  
11 because of the hurricanes.

12 But, in the meantime, out in -- and the  
13 breakwater is diminishing on its own, Gull -- you  
14 know, at Gull Pond. It's --

15 TRUSTEE MARTILOTTA: True.

16 TRUSTEE PHILLIPS: It's sinking.

17 TRUSTEE MARTILOTTA: Yes.

18 TRUSTEE PHILLIPS: So the protection for  
19 that area is at some point -- the tide, during  
20 Hurricane Sandy, it was over the breakwater.

21 TRUSTEE MARTILOTTA: I'm sure.

22 TRUSTEE PHILLIPS: So, you know, and this  
23 thing is going to be twisting around in the wind,  
24 it's not going to, you know -- and if the mooring  
25 breaks, where is it going to go?

1 TRUSTEE MARTILOTTA: Okay, fair point.

2 TRUSTEE PHILLIPS: That's my concern.

3 TRUSTEE MARTILOTTA: No, all fair. Again, I  
4 am not a boat person, this is all -- I read it  
5 several times. I wasn't quite sure what was  
6 happening, so thank you. Thanks.

7 TRUSTEE ROBINS: But we also just got, you  
8 know, another dose of boats floating around all  
9 over the place last week in the hurricane.

10 TRUSTEE MARTILOTTA: Yeah.

11 TRUSTEE ROBINS: And that was really more  
12 from flooding than from wind.

13 TRUSTEE MARTILOTTA: Sure, sure.

14 TRUSTEE ROBINS: Certainly.

15 MAYOR HUBBARD: Okay.

16 ADMINISTRATOR PALLAS: Got it.

17 MAYOR HUBBARD: Yup.

18 (Laughter)

19 ADMINISTRATOR PALLAS: Two letters.

20 MAYOR HUBBARD: There's not a consensus on  
21 that.

22 ADMINISTRATOR PALLAS: Right. Got it.

23 MAYOR HUBBARD: Go ahead.

24 ADMINISTRATOR PALLAS: Thank you. Moving  
25 on to resolutions. I do have two additional

1 resolutions that weren't on the agenda. One is  
2 for additional hirings at the Marina for the  
3 winter, over the winter season and into the ice  
4 rink season and all that. So they didn't make it  
5 to this agenda, but they're there now.

6 The other one is for Craig Johnson to go to  
7 training. I apologize, I didn't bring the  
8 paperwork with me, but it's for a wastewater  
9 treatment operator training. We've done this with  
10 others. It's, I think, a four-day class, or  
11 something like that. I don't -- again, I don't  
12 have the details, but it will be all in the  
13 resolution when it's finally published, so that's  
14 the additional one.

15 I have a Fall conference on October 1st  
16 through October 4th, New York Association of  
17 Public Power up in Jamestown. This is our Fall  
18 meeting. We normally meet in Albany. The  
19 Association decided to go to one of our larger  
20 systems, the largest system in our group, which is  
21 the City of Jamestown. That's what that request  
22 is for.

23 Also, requesting a campground rate increase  
24 for some of the -- not all of the categories,  
25 mostly just trailers, RVs, and the like, not tents

1 or any other, any other changes. It's about a 10%  
2 average increase. We increased it about two years  
3 ago at about -- of approximately 15%.

4 The additional revenue, we have seen,  
5 obviously, as you can see in the reports, a higher  
6 revenue this year than we've had in any year,  
7 actually. And this additional revenue will also  
8 help to fund improvements. I know we've discussed  
9 it for a little bit, but it's -- it is going to  
10 get designed over this Fall, and in the Spring we  
11 will put that in place. So I would ask that we  
12 increase the rates to help support those  
13 improvements.

14 The next resolution is for the Lead Water  
15 Service Line Replacement Program. I know we've  
16 talked about this a couple of times. The Town of  
17 Southold was awarded a grant from the State. I  
18 believe it's the DEC, but I'm -- no, Department of  
19 Health -- I'm sorry -- to replace any lead water  
20 services. We don't have a lot. We do have some,  
21 and it's not the entire service line, it's more  
22 the tap from the main to the rest of the service.  
23 That, we have to find them and then replace them.

24 It's fully funded by the State Department of  
25 Health, so this is just the Intermunicipal

1 Agreement that covers that. There are -- it's not  
2 in its final form, it's in near final form. There  
3 may be some minor edits to add nonmaterial, with  
4 one exception. We -- there's a question on the  
5 insurance that's in the IMA. We have requested  
6 whether -- from our insurance carrier whether  
7 what's in there is adequate or not. So we'll have  
8 that answer certainly in time for the meeting next  
9 week.

10 The next item is the Urban County  
11 Cooperative Agreement, which is a CD -- CDBG,  
12 which is the Community Development Block Grant  
13 Program. This is part of the -- Town of Southold  
14 is in a consortium of several communities that  
15 we're not currently in. We hope to join that  
16 consortium for next year. This is -- gives us the  
17 ability to work with Southold to put our  
18 application with their application. So that, that  
19 IMA has been vetted through the Town Attorney as  
20 well, and they have no issues. Joe prepared that,  
21 that whole thing, and they had no requested  
22 changes to it. So that's where we are with that,  
23 so.

24 TRUSTEE PHILLIPS: Paul, can I ask, the  
25 next --

1 ADMINISTRATOR PALLAS: Sure.

2 TRUSTEE PHILLIPS: The next step, if the  
3 Board approves the agreement, the next step would  
4 be what for this?

5 ADMINISTRATOR PALLAS: Then the Town Board  
6 would have to approve it as well.

7 TRUSTEE PHILLIPS: Okay.

8 ADMINISTRATOR PALLAS: And then we get the  
9 -- they will -- we will send them our designs, and  
10 whatever -- they'll direct us as to what they  
11 need --

12 TRUSTEE PHILLIPS: Okay.

13 ADMINISTRATOR PALLAS: -- as far as  
14 paperwork. They're going to take the lead on the  
15 administrative side as well. So we're just going  
16 to wait for them to tell us what we need to do,  
17 and we'll just get it to them as soon as they  
18 need it.

19 TRUSTEE PHILLIPS: Okay. Because isn't  
20 there a public hear -- or there a public meeting  
21 on that particular funding; isn't that in October?

22 ADMINISTRATOR PALLAS: I believe it's in  
23 October.

24 TRUSTEE PHILLIPS: Okay.

25 ADMINISTRATOR PALLAS: I think that's what I

1 was told. But it didn't sound like a hard date --

2 TRUSTEE PHILLIPS: Okay.

3 ADMINISTRATOR PALLAS: -- from when I  
4 discussed it with them. But once this IMA is  
5 approved, then it's really up to them to tell us  
6 what we need. We -- I think we have a lot more  
7 information on our projects than they have on  
8 their own, because we did this once.

9 TRUSTEE PHILLIPS: We already did it, right,  
10 that's what I'm saying

11 ADMINISTRATOR PALLAS: So I think it's going  
12 to be -- whatever they need I think we already  
13 have.

14 TRUSTEE PHILLIPS: Okay. All right.  
15 Thanks. I appreciate all the work that you and  
16 Joe and Robert did on this one, because I think  
17 it's -- I think it will help us in the end fund  
18 some smaller projects that would help on the  
19 budget, so.

20 ADMINISTRATOR PALLAS: Sure. Going into the  
21 Department reports, nothing. No real big  
22 highlights in the Road Department. Just, you  
23 know, where it's -- sorry to prepare for winter  
24 already, surprisingly. And the -- some tree  
25 trimming that was done on Adams Street and Front

1 Street has been accomplished as well. That's two  
2 of the bigger, bigger jobs that they've done, and,  
3 of course, now they're doing all the prep for  
4 Maritime.

5 Moving over to the Sewer Department, the  
6 only thing I want to point out in the sampling  
7 report data, we consistently -- and I probably  
8 mentioned this before, but I think it's important  
9 to point out that we remain well below all of our  
10 permit limits. The Sewer Department does a very,  
11 very good job, at Adam Hubbard's direction, of  
12 making sure that plant is functioning at a very  
13 high level, and it shows in some of this data.  
14 It's -- we're keeping it -- he's on top of  
15 everything that happens there, and we keep it at a  
16 very efficient rate there.

17 TRUSTEE PHILLIPS: There was some work that  
18 needed to be on Sixth, Sixth Avenue, a manhole or  
19 something.

20 ADMINISTRATOR PALLAS: Yes.

21 TRUSTEE PHILLIPS: Is that done?

22 ADMINISTRATOR PALLAS: It's not done.

23 We've -- I think we've ordered the material, I  
24 don't think it's arrived yet, but it is being  
25 scheduled.

1 TRUSTEE PHILLIPS: Okay. And then at the  
2 end of Wiggins Street, that whole situation with  
3 the broken up --

4 ADMINISTRATOR PALLAS: That we're going to  
5 be scheduling with the contractor in concert with  
6 the sidewalk work on Main, lower Main Street for  
7 the new water main that's going down lower Main  
8 Street. They're going to do it all at the same  
9 time, and we're waiting for after Maritime to  
10 schedule that.

11 TRUSTEE PHILLIPS: Oh, okay, so --

12 TRUSTEE ROBINS: But it's imminent, right?

13 ADMINISTRATOR PALLAS: It's imminent, yeah.

14 TRUSTEE PHILLIPS: It's close?

15 ADMINISTRATOR PALLAS: Yeah.

16 TRUSTEE PHILLIPS: Okay.

17 ADMINISTRATOR PALLAS: So it's a matter of  
18 getting into the contractor's schedule. Once  
19 Maritime's over, then we'll tell them, "Okay, tell  
20 us when you're available." Then see where we'll  
21 go with that.

22 And just a little bit more on the -- on the  
23 sewer plant. Just the one item that -- in the  
24 treatment plant side of it, rather. The intensive  
25 coliform sampling that's done, I think quarterly,

1 if I remember correctly, again, no limits were  
2 exceeded, so that went well there.

3 TRUSTEE PHILLIPS: I noticed on the abstract  
4 this month that there was a fair amount of  
5 equipment purchases for either upgrading or --

6 ADMINISTRATOR PALLAS: There were a few  
7 things that had needed to be repaired, and, you  
8 know, it came to light that we didn't have spares  
9 for some of them. So we did the repairs on the  
10 existing equipment and bought spares, so that we  
11 don't have to be in such a rush to get things  
12 repaired. We can swap things out and then do the  
13 repairs at a much more gentle pace.

14 TRUSTEE PHILLIPS: Okay.

15 ADMINISTRATOR PALLAS: And that, by the way,  
16 just as an aside, we continue to work with a  
17 consultant that is part of a grant project that I  
18 had talked about quite a while ago on an Asset  
19 Management Program. It's a fairly intensive  
20 program that's going to monitor at the end of the  
21 -- at the end of the process, we'll be able to  
22 monitor all of our assets, and know life cycles  
23 and replacement schedules. And they're also doing  
24 things like rate -- not a rate study per se, but  
25 giving us the tools to be able to do our own rate

1 study based on our equipment. And they're going  
2 to show us how to develop a capital improvement  
3 plan, you know, longer term capital improvement  
4 plan based on some of the other pieces of it.  
5 It's a very good program. We will have at the end  
6 of it all of these computer-based tools, as well  
7 as a GIS map of the sewer system. So it's --  
8 again, we're not -- it's no money out of pocket at  
9 all.

10 It's a pilot program among five or six  
11 utilities in the -- sewer utilities in the state.  
12 We were fortunate to get selected for that, so I  
13 just wanted to remind folks of that.

14 Moving on to the Electric Department. We  
15 just wanted to -- one thing to point out on the  
16 power usage report. Our peak day was August 29th.  
17 We had 7, a little -- almost 7.3 megawatts. It's  
18 not a record, but it is still a fairly high usage  
19 day.

20 TRUSTEE PHILLIPS: I -- also, once again, on  
21 the abstract, I noticed some payments out. No. 5  
22 had some repairs done?

23 ADMINISTRATOR PALLAS: Yeah. We had a --  
24 some water, evidence of water in one, one  
25 cylinder. It turned out that there was a minor

1       leak in one of the heads that was -- we brought  
2       Goltens in to do the repair and they got it done,  
3       you know, in one day. It was a long day. They  
4       worked a little longer than a normal day, so it's  
5       a little more expensive than we had anticipated.  
6       But I think that's what's on the abstract.

7                TRUSTEE PHILLIPS: Yeah.

8                ADMINISTRATOR PALLAS: I'm not certain. If  
9       it's Goltens, then that's who it was.

10               Just in terms of tasks for them, for the  
11       Electric Department, I note that we ran Engine 6  
12       for testing and training. We continue to  
13       periodically run the engines for testing and  
14       training. We did complete our DMNC test for the  
15       summer season without any problems. That was  
16       submitted to the Power Authority.

17               TRUSTEE ROBINS: A quick question. Tree  
18       trimming, is this tree trimming time of year  
19       because of storms, or you did that in the Spring?

20               ADMINISTRATOR PALLAS: We've done --  
21       there's no -- I mean, yes, the Fall is probably a  
22       good time to do it. We did do some work on -- in  
23       specific areas in advance of the hurricane that  
24       was -- might have come here. We did the tough  
25       spots, one on -- off of Moores Lane. Monsell

1 Trail, we did -- I don't know how far they got  
2 into it. They got pretty far into it to clean  
3 that up to get some of the larger branches out of  
4 the way, so to prevent any catastrophic type  
5 failures.

6 TRUSTEE PHILLIPS: Right.

7 ADMINISTRATOR PALLAS: And I will also  
8 mention on the Electric Department, I sent an  
9 email out to you about CHA, our consultant doing  
10 the microgrid, that they're going to have  
11 surveyors out. It's really going to be one person  
12 between now, and they're going to work through the  
13 weekend. They'll have a hard hat and a safety  
14 vest, and just a tripod with a simple surveying  
15 tool, just to -- they're surveying all of our  
16 poles, getting all the data associated with the  
17 pole locations, the material that's on the pole.  
18 You know, a second person will show up on Monday,  
19 and they anticipate working through Thursday of  
20 next week. I just wanted to bring you up to speed  
21 on that. Moving on to the Building  
22 Department, I mean, just to point out that, again,  
23 we continue to keep up with building permit  
24 applications and inspections, and things seem to  
25 be going well with that. You have all the reports

1 for any -- all of the work that they are doing.  
2 If there's any questions on any of that, I'll be  
3 more than happy to answer them.

4 Moving on to Recreation. Marina, they're  
5 doing very well, as you can see from the revenue  
6 reports where our revenue is up significantly this  
7 year again, so we're in good shape there.

8 Physical work that was done, all the lights,  
9 the pole lights in the park were upgraded to LEDs.  
10 A good, a good project.

11 The swim classes continue to be through  
12 August. Classes went very well. In fact, I think  
13 we did get -- I don't think I circulated it, but I  
14 did get one letter from a resident saying that --  
15 I don't remember if I circulated it, but --

16 MAYOR HUBBARD: Yes, you did.

17 ADMINISTRATOR PALLAS: Okay, thanks. You  
18 know, congratulating us on a good program. And it  
19 was, you know, between Sylvia putting that all  
20 together with the swim instructor was a really  
21 good program. I'm very pleased to see how that  
22 came out.

23 TRUSTEE MARTILOTTA: My kids absolutely  
24 loved it.

25 ADMINISTRATOR PALLAS: Yeah, good.

1 TRUSTEE PHILLIPS: I have one question --

2 ADMINISTRATOR PALLAS: Sure.

3 TRUSTEE PHILLIPS: -- with Dances in the  
4 Park. Were we able to reschedule the one that  
5 everyone was looking forward to and --

6 ADMINISTRATOR PALLAS: Winston Irie?

7 TRUSTEE PHILLIPS: Yeah.

8 ADMINISTRATOR PALLAS: I don't --

9 MAYOR HUBBARD: No.

10 ADMINISTRATOR PALLAS: I don't think so.

11 TRUSTEE PHILLIPS: Okay.

12 CLERK PIRILLO: No. We had a -- I had a  
13 tentative date set with Diane Mulvaney, but she  
14 didn't get back to me on it. The date was  
15 September 10th --

16 TRUSTEE PHILLIPS: Okay.

17 CLERK PIRILLO: So it has long past. It  
18 doesn't seem that it's going to happen for this  
19 season.

20 TRUSTEE PHILLIPS: Okay. All right.

21 Thank you.

22 CLERK PIRILLO: You're welcome

23 ADMINISTRATOR PALLAS: And, finally, on the  
24 Rec. Center itself, just camp, summer camp ended  
25 August 17th. It was a good year for them. They

1 spent the last two weeks of August preparing the  
2 facility for the After School Program.

3 TRUSTEE PHILLIPS: Is the After School  
4 Program full?

5 ADMINISTRATOR PALLAS: I don't know, I  
6 didn't check. I know you had asked me that. I  
7 don't -- I didn't have a chance to ask. I'll find  
8 out.

9 TRUSTEE PHILLIPS: Okay.

10 ADMINISTRATOR PALLAS: And that's it for me.

11 MAYOR HUBBARD: Okay. Anything else for  
12 Paul?

13 TRUSTEE MARTILOTTA: No, sir.

14 MAYOR HUBBARD: All right. Thank you.  
15 Treasurer Brandt is next. Good evening.

16 MR. BRANDT: Good evening. I have a request  
17 for a budget amendment for the purpose of posting  
18 a budget for the purchase and renovation of the  
19 Sixth Street property. I would ask -- as Joe  
20 Prokop just alerted us, we just found out this  
21 afternoon, late this afternoon, that we have a  
22 closing date next -- September 27th at 2. So I'd  
23 like to have the -- if you don't mind, if we can  
24 vote on the budget amendment, so we can get it in  
25 place, so we can cut some checks so we could

1 purchase this property.

2 MAYOR HUBBARD: I offer a motion to --

3 MR. BRANDT: Thank you.

4 MAYOR HUBBARD: -- approve the budget  
5 amendment to fund the purchase of -- I forget the  
6 number there.

7 TRUSTEE ROBINS: 415?

8 TRUSTEE PHILLIPS: 415 Sixth Street.

9 MAYOR HUBBARD: 415 Sixth Street property.

10 So moved.

11 TRUSTEE ROBINS: I'll second that.

12 TRUSTEE PHILLIPS: Second.

13 MR. BRANDT: Thank you.

14 MAYOR HUBBARD: All in favor?

15 TRUSTEE MARTILOTTA: Aye.

16 TRUSTEE PHILLIPS: Aye.

17 TRUSTEE ROBINS: Aye.

18 MAYOR HUBBARD: Aye.

19 Opposed?

20 (No Response)

21 MAYOR HUBBARD: Motion carried. We'll  
22 ratify that at the regular meeting, but you can go  
23 ahead and get the paperwork done and get the  
24 closing ready.

25 MR. BRANDT: Thank you, appreciate it.

1           MAYOR HUBBARD: Thank you both for working  
2 on that.

3           TRUSTEE MARTILOTTA: Awesome.

4           MR. BRANDT: Okay. Just a couple of bullet  
5 points.

6           Utility Billing: Sector 1 is completed.  
7 Sector 4 red tags are actually finished being  
8 processed since we wrote up this report.

9           Community Development: We still have four  
10 families searching for housing. The same amount  
11 of vouchers still exist outstanding.

12           No significant payments this month. And  
13 significant collections, property tax with --

14           (Douglas Roberts entered the meeting)

15           MR. BRANDT: Good evening. With penalties  
16 and such were at the -- we almost collected  
17 everything at this point, really close to it.

18           That's all I have tonight.

19           TRUSTEE PHILLIPS: Robert, can we go to the  
20 page that you have for the bank account balances?

21           MR. BRANDT: Sure.

22           TRUSTEE PHILLIPS: I know that the Mitchell  
23 Park interest is getting less and less each year.  
24 But I see we have the Clark's Beach savings and  
25 the Clark Beach reserve. How much or how many

1 more years do we have out of that that we have the  
2 availability --

3 MR. BRANDT: If I hit it this year, last  
4 year was the first time we hit it in three or four  
5 years. That's pretty much going to get -- leave  
6 us about 90,000 if I pay off the debt service out  
7 of that. We've already done the debt service out  
8 of the revenue collected this year, so we've  
9 already paid it.

10 TRUSTEE PHILLIPS: Okay.

11 MR. BRANDT: If things get tight in the  
12 winter, I will be alerting George that I'll be  
13 taking that money, but I'm hoping we don't have  
14 to. I can't tell you for sure yet.

15 TRUSTEE PHILLIPS: No. I just happened to  
16 notice --

17 MR. BRANDT: Yeah.

18 TRUSTEE PHILLIPS: -- notice it when I was  
19 going over the sheet. Do you know what -- when  
20 the -- is it this next year that the major payment  
21 goes down dramatically?

22 MR. BRANDT: It went down this year to 200  
23 from the 300. It's going to stay there for --  
24 until 2024, is the end of that cycle. And then  
25 we'll just have the Marina electric upgrade left

1 on that.

2 TRUSTEE PHILLIPS: So 2024 Mitchell Park  
3 will be paid off?

4 MR. BRANDT: Yes.

5 TRUSTEE PHILLIPS: And then we'll just have  
6 the electric? Okay.

7 MR. BRANDT: Right.

8 TRUSTEE PHILLIPS: Okay.

9 MR. BRANDT: So it's going to definitely go  
10 down, but it's not dramatic. The dramatic drop  
11 happened already.

12 TRUSTEE PHILLIPS: Okay. The dramatic drop  
13 happened already?

14 MR. BRANDT: But it's still going to, you  
15 know, trend down just for --

16 TRUSTEE PHILLIPS: Okay. I just happened to  
17 be looking at it and the debt service one day.  
18 Okay, thanks.

19 MR. BRANDT: That's it?

20 MAYOR HUBBARD: Okay.

21 MR. BRANDT: Anything else?

22 MAYOR HUBBARD: No.

23 MR. BRANDT: All right. Thank you.

24 MAYOR HUBBARD: Thank you.

25 TRUSTEE PHILLIPS: Thanks, Robert.

1           MAYOR HUBBARD: Okay. The Village Clerk  
2 will be next.

3           MR. BRANDT: I'm going to --

4           MAYOR HUBBARD: Yes, you're excused, Robert.

5           MR. BRANDT: Thank you. Good luck.

6           CLERK PIRILLO: Good evening, Ladies and  
7 Gentlemen. Beginning, as usual, with the add-ons.  
8 We have -- we have two resolutions for two  
9 different trucks, one for the Road Department, one  
10 for the Electric Department. Both of those trucks  
11 need to be plow capable. They are what we're  
12 calling 4500 Series or comparable. And is there  
13 anything else you wanted to add, too?

14           ADMINISTRATOR PALLAS: Not really. I mean,  
15 these, the trucks that are being replaced are  
16 both -- and one of them is not even probable at  
17 the moment. So we're trying our best to get these  
18 in time for this winter. In fact, the resolution  
19 is going to read that we're going to accept used  
20 vehicles as well as old as 2014.

21           We did some search. We didn't really find  
22 much, but we think, if we actually bid it, that we  
23 might have a better opportunity to get used. If  
24 not, we'll have to, unfortunately, get new.

25           TRUSTEE PHILLIPS: These trucks are -- you

1 know, what are they used for?

2 ADMINISTRATOR PALLAS: The -- they're both  
3 -- the one is called a stake truck or a rack  
4 truck. It's got high sides. It's used for  
5 garbage pickup and brush pickup.

6 TRUSTEE PHILLIPS: Oh, okay.

7 ADMINISTRATOR PALLAS: The ones, the  
8 Electric Department typically doesn't have that,  
9 but we're getting it that way as well. So it can  
10 be shared by the Road Department, if needed, if  
11 they have an extra amount to pick up, or whatever.  
12 But the sides can be removed and used as a  
13 flatbed, if needed, for Electric Department to  
14 transport transformers and things like that.

15 TRUSTEE PHILLIPS: And they also said they  
16 had to be plow-ready?

17 ADMINISTRATOR PALLAS: One of them --  
18 they'll both be plow-ready. One of them, if we  
19 end up with the right truck, we'll be able to put  
20 a plow right on right away. The other one we'd  
21 have to get plow equipment for.

22 TRUSTEE PHILLIPS: Okay.

23 ADMINISTRATOR PALLAS: At least one of them  
24 will have a plow, should be able to get a plow on  
25 right away, so we'll be right where we were with

1 plows. But then we'll get the other one as an  
2 additional plow over and above what we have.

3 TRUSTEE PHILLIPS: Okay. Are we getting  
4 diesel or gas?

5 ADMINISTRATOR PALLAS: It would be gas.

6 CLERK PIRILLO: Gas.

7 TRUSTEE PHILLIPS: Four-wheel-drive, or no?

8 ADMINISTRATOR PALLAS: They're six-wheel  
9 vehicles, so they don't --

10 TRUSTEE PHILLIPS: Okay.

11 ADMINISTRATOR PALLAS: -- typically get --

12 TRUSTEE PHILLIPS: I don't know if, you  
13 know --

14 ADMINISTRATOR PALLAS: We don't need the  
15 four-wheel drive on those. They'll -- the extra  
16 wheels give them enough traction.

17 TRUSTEE PHILLIPS: Okay.

18 ADMINISTRATOR PALLAS: They haven't gotten  
19 them that way in the past.

20 TRUSTEE PHILLIPS: Okay. Just -- I just  
21 didn't know which truck it was.

22 CLERK PIRILLO: There is also  
23 uncharacteristically a deletion. On my work  
24 session report, there was an agreement with  
25 Conifer Real Estate and Development Management

1 Corporation for a sanitary sewage agreement. That  
2 agreement is not yet finalized, so it will be on  
3 the October -- we expect that it will be on the  
4 October meeting, yes.

5 TRUSTEE ROBERTS: Can I ask a question about  
6 that?

7 CLERK PIRILLO: Sure.

8 TRUSTEE ROBERTS: Sorry, I was at my kid's  
9 back-to-school night.

10 The number in there, I read your report on  
11 it in the contract. So the code says it's, what,  
12 15,000 per hookup, and there are 50 units, but the  
13 number in the contract is not 50 times 15.

14 ADMINISTRATOR PALLAS: We've been using this  
15 methodology now for a while, because the -- I  
16 believe the -- I don't remember the exact wording  
17 of the code, but the concept in the code is that  
18 that's for a house, and the -- at 300 gallons per  
19 day, something like that. And what we do is we  
20 get an equivalent number of gallons using the  
21 Suffolk County chart that shows what the average  
22 usage or their proposed usage is for a unit, add  
23 them all up, divide by 300 to get an equivalent  
24 number of units and multiply that by the hookup  
25 fee of 15.

1 TRUSTEE ROBERTS: I remember this.

2 TRUSTEE PHILLIPS: That's what was used for  
3 Peconic Landing.

4 TRUSTEE ROBERTS: Right, which --

5 TRUSTEE PHILLIPS: And did we not use it  
6 for -- and maybe I'm mistaken, but for --

7 MAYOR HUBBARD: Cliffside or --

8 TRUSTEE PHILLIPS: Cliffside as well?

9 MAYOR HUBBARD: Yes. It's been used for the  
10 past --

11 TRUSTEE PHILLIPS: Yeah, okay.

12 MAYOR HUBBARD: -- 20 years, 15, 20 years.

13 TRUSTEE ROBINS: It's established.

14 TRUSTEE PHILLIPS: It's an established?  
15 Yeah, that's what I thought.

16 TRUSTEE ROBERTS: Should we -- I think the  
17 code -- and what I read in the document's  
18 misleading. If -- should we -- should we define  
19 this better in the code for the future, since  
20 these things keep happening? Because, right now,  
21 the code just says per hookup. And then I know  
22 you've developed a methodology based on that. I  
23 wasn't thrilled about this methodology for the  
24 Peconic Landing hookup. This is something that I  
25 think -- I'd be more comfortable saying we're

1       doing this because this is something the community  
2       really needs, but because it's not in the code,  
3       it's just I'm a little uncomfortable with it. And  
4       I don't if -- how you feel about -- should we add,  
5       should we make an addendum to the code that says  
6       in the case of a high density project, we will  
7       use --

8                TRUSTEE PHILLIPS: Doesn't the code say  
9       something about the Village Board's discretion or  
10       something?

11               ADMINISTRATOR PALLAS: I don't know.

12               TRUSTEE PHILLIPS: I have to go back and  
13       look at it.

14               ATTORNEY PROKOP: I don't think it does,  
15       but --

16               TRUSTEE PHILLIPS: I think it does, does it  
17       not?

18               ATTORNEY PROKOP: I don't think it does,  
19       but --

20               TRUSTEE PHILLIPS: Oh, it doesn't?

21               ADMINISTRATOR PALLAS: Yeah, I think it's --

22               ATTORNEY PROKOP: One of the -- one of  
23       the -- the definition I think that's more at stake  
24       is the question of a hookup, you know, rather than  
25       per unit. So that's -- it's not really the

1 question of what a unit is, but more of what a  
2 hookup is. But Paul and I can look at that --

3 ADMINISTRATOR PALLAS: Yeah.

4 ATTORNEY PROKOP: -- if there's a request by  
5 the Board.

6 ADMINISTRATOR PALLAS: I can -- yeah, I can  
7 double-check, but my memory is it's not -- I  
8 thought that it was even defined as the 300  
9 gallons per day in the code for a home. I don't  
10 think it just said per hookup, I don't think it  
11 was that vague.

12 TRUSTEE ROBERTS: I might have missed it.  
13 That's what I read.

14 MAYOR HUBBARD: The code did say \$15,000 per  
15 outside hookup. But at the time, there were no  
16 Peconic Landing, Breezy Shores, Cliffside  
17 Apartments. None of those things existed at the  
18 time, it was only single houses, and that was a  
19 house. Could be a two bedroom or a six bedroom  
20 house, or whatever, it was 15,000 per hookup.

21 When you got into these other places where  
22 you've got four hospital beds that are putting out  
23 the discharge of one unit is when it all got  
24 challenged, and that's when the code was done,  
25 before any of us were on the Board. When that was

1 done with the condos up there, that's a formula  
2 that they came up with, and everybody else has  
3 pursued that afterwards, saying, "Well, this is  
4 what you did there, we want a similar kind of  
5 thing," you know. You know, because you take one  
6 bed is not really considered a hookup, you know.

7 TRUSTEE ROBERTS: But these are one bedroom  
8 apartments and --

9 MAYOR HUBBARD: Well, some are one bedroom,  
10 some are three bedrooms. So the one bedroom  
11 offsets the three bedroom with an average of two,  
12 and you're coming down.

13 TRUSTEE ROBERTS: What if I've got a house  
14 on Manhasset Avenue with two bedrooms? I think I  
15 would rightly not want to pay the full 15.

16 MAYOR HUBBARD: You would have to, it's a  
17 single hookup.

18 TRUSTEE ROBERTS: But you -- I think it's  
19 worth -- I think it's worth us defining this,  
20 because if we're going to expand further -- the  
21 sewer is the best way for us to protect the  
22 waters, right? So if we're going to expand it,  
23 there's talk with Brewer Yacht Yard, which is  
24 fantastic, but I just think we could be getting  
25 into trouble if we don't define this.

1 TRUSTEE ROBINS: Paul, I thought this was a  
2 County formula that we use for it.

3 ADMINISTRATOR PALLAS: Yes. It's -- the way  
4 the County -- I don't have the chart in front of  
5 me, but the -- it's defined that -- it doesn't, it  
6 doesn't say what size house, it just simply says  
7 single-family home is 300 gallons per day. It  
8 delineates apartments and by square footage. So  
9 there for -- based on sizes. And it's just really  
10 a plug-in formula that we've been using for years  
11 that is based on a, you know, I think a reasoned  
12 approach that -- you know, as the Mayor said, they  
13 contemplated a single hookup as a house outside  
14 the Village. These weren't even contemplated at  
15 the time, so --

16 TRUSTEE ROBERTS: I understand.

17 ADMINISTRATOR PALLAS: -- it's a reason  
18 to -- I think it's a reason to --

19 TRUSTEE ROBERTS: It may be, and that's a  
20 discussion we can have. And if we're going to  
21 make a code change, we have a public hearing, and  
22 I'm up for that. I just think that if I'm  
23 somebody who owns a small home on Manhasset Avenue  
24 and wants a sewer hookup, I might say how come  
25 everyone else gets it for less than 15 and I have

1 to pay 15, when there's a three bedroom apartment  
2 that's getting it for, you know -- now we could  
3 put something in there that says, with high  
4 density you get a different rate. I could be up  
5 for that. I just think it's tough when the code  
6 says 15. And we're using something that may be  
7 reasonable, but maybe it's worth us defining it in  
8 the code.

9 TRUSTEE PHILLIPS: So let me ask a question,  
10 just because we're going outside the district and  
11 they're going to be putting in the lift stations  
12 or the pump stations, correct? That's part of  
13 their agreement?

14 ADMINISTRATOR PALLAS: Correct, they're  
15 going to put in the pump stations.

16 TRUSTEE PHILLIPS: They're spending the  
17 money to do that.

18 TRUSTEE ROBERTS: Yeah.

19 TRUSTEE PHILLIPS: We're not --

20 TRUSTEE ROBERTS: Yup.

21 TRUSTEE PHILLIPS: -- as a Village doing  
22 that particular. But someone who is hooking up  
23 outside of the district, no, they would -- they  
24 would be paying the 15 to hook into our system  
25 that's already there, is that --

1           MAYOR HUBBARD: Yes. There would have to be  
2 a sewer main there. That was just 15 to hook onto  
3 our main.

4           TRUSTEE PHILLIPS: Onto our main, right.

5           MAYOR HUBBARD: And it would be our pumps  
6 and our stuff.

7           TRUSTEE PHILLIPS: Right.

8           TRUSTEE ROBERTS: But they have to pay to  
9 run a lateral. So they got to get someone to come  
10 out and dig a hole --

11          ADMINISTRATOR PALLAS: Correct.

12          TRUSTEE ROBERTS: -- and put a lateral in,  
13 at their expense.

14          TRUSTEE ROBINS: I have a question for Joe.

15          TRUSTEE ROBERTS: Which is --

16          TRUSTEE ROBINS: Is our code applicable to,  
17 you know, parcels outside the Village? I mean, in  
18 terms of you want to codify this in the Village  
19 Code, they're not part of the Village, but we're  
20 selling them -- you know, we're selling them  
21 something.

22          TRUSTEE PHILLIPS: As part of a business  
23 decision.

24          MAYOR HUBBARD: The code says outside  
25 hookups. It's 15,000 per hookup.

1 TRUSTEE ROBINS: Outside hookups, right,  
2 that's what I mean. I think that's addressed. I  
3 don't know if we would want to change the code  
4 specifically.

5 ATTORNEY PROKOP: Well, that's what we're  
6 talking about.

7 TRUSTEE ROBINS: Yeah. I don't see that  
8 it's something that we should or could even do.

9 ADMINISTRATOR PALLAS: Joe and I can vet  
10 some of the -- all these questions and, you know.

11 ATTORNEY PROKOP: Part of the -- but as was  
12 discussed, part of the negotiation in this  
13 particular case is work that they're doing, other  
14 work and equipment that they're responsible for.

15 TRUSTEE PHILLIPS: They're responsible for,  
16 right.

17 ATTORNEY PROKOP: That has a significant  
18 value.

19 TRUSTEE PHILLIPS: And they're  
20 maintaining -- if I was reading this correctly,  
21 we're expecting them to maintain it?

22 MAYOR HUBBARD: Yes, they're --

23 TRUSTEE ROBERTS: Their own stuff, yeah.

24 MAYOR HUBBARD: -- putting in a pump  
25 station, and they're taking care of it, they're

1 maintaining it. They're just pumping it into our  
2 line that runs down 48.

3 TRUSTEE PHILLIPS: Okay. All right.

4 TRUSTEE ROBERTS: I think we -- just so  
5 everyone knows what we're talking about, we're  
6 talking about Section A-156-1, listing of fees.  
7 There's a whole bunch of sewer -- it's a whole  
8 schedule of sewer fees. Sewer connections outside  
9 Village limits, 15,000 per connection. I think if  
10 you -- if you would put together some simple  
11 language that defines two types of connections, a  
12 single-family home versus, you know, or just a  
13 home versus, I think that would --

14 ATTORNEY PROKOP: Okay. I mean, if that's  
15 what the Board wants me to do, it's up to the  
16 Board.

17 MAYOR HUBBARD: Yeah.

18 TRUSTEE ROBERTS: I don't know.

19 MAYOR HUBBARD: I mean, it's going to be one  
20 connection, so it would be 15,000 for 50 units.

21 TRUSTEE PHILLIPS: Right.

22 MAYOR HUBBARD: I mean, the way the code  
23 says. We're getting a lot more than 15,000 for  
24 one hookup.

25 TRUSTEE ROBINS: That's right.

1           MAYOR HUBBARD: I mean, because there's  
2 going to be one connection into our line, there's  
3 other stuff that's involved in it. I mean, if you  
4 want to change the Conifer contract and go back  
5 and have us ask them for another couple of hundred  
6 thousand dollars, I mean, we can go do that, but  
7 the code is not going to be changed, and we have a  
8 contract that's ready to be worked on. So if you  
9 want us to cancel the contract and go back and  
10 renegotiate that, we could do that, but I'd rather  
11 not do that myself.

12           TRUSTEE ROBERTS: In fairness, I think the  
13 contract has been sort of negotiated. This is the  
14 first time I ever read it, but that's okay. I  
15 think often the code is made way before things  
16 that we expect are going to happen happens. So  
17 maybe we don't -- I just think it's worth noting,  
18 we should just be very clear with everybody, and  
19 with the public, and with people who might want to  
20 hook up later, that this is why they got a  
21 different rate. And I think we should consider  
22 putting it into the fee schedule, so that we  
23 define it for the future, because this will  
24 continue to happen. There's going to be -- the  
25 way things are trending, there's going to be more

1 high density development, generally speaking, in  
2 the next hundred years. So I think it's worth  
3 culling out, because the numbers don't match  
4 what's here.

5 MAYOR HUBBARD: Okay.

6 TRUSTEE PHILLIPS: I also think that maybe  
7 we need to understand, understand the terms.  
8 We're all reading, but the Mayor made a point,  
9 it's the connection fee, so it's just -- we got  
10 into this discussion years ago, if I remember  
11 correctly, was with two-family houses, where it  
12 had one connection coming in, and the Village  
13 Board at one time wanted to charge two separate  
14 sewer billings, but it only had the one connection  
15 going in. We had the same thing with the  
16 condominiums at the end of Fifth Street, and the  
17 condominiums, they have one connection going in,  
18 but they're -- they have individual reading, sewer  
19 reading meters. So I think maybe you're right.

20 MAYOR HUBBARD: I think it's a culmination  
21 of, yes, we got sued by the condos, we lost the  
22 lawsuit with the condos because of the way they  
23 were built, and everything else, by 30 units in  
24 there, 30 separates bills. It wasn't designed  
25 that way, the code didn't read that way. We got

1 sued, we lost, we had to settle with them. So  
2 that's where this formula came up, to make it  
3 equitable so we don't get sued by other places  
4 doing the same thing.

5 I was not part of any of that stuff  
6 beforehand, but I just know that's how they kind  
7 of worked towards this, so that we didn't get sued  
8 by another high density place, because down on  
9 Sixth Street there was two meters for 40 units,  
10 and we billed individually, and then we got sued  
11 and we lost, or the Village lost at that time, you  
12 know, so --

13 TRUSTEE ROBERTS: And I want to say, too,  
14 that I'm not opposed to dropping this fee,  
15 necess -- potentially, if we think that that's the  
16 best thing to -- I think we should be incenting  
17 people to hook up, because that will be better for  
18 Stirling Creek. So I'm just calling -- I just  
19 want to make note that's what's in there is not  
20 what's in here. And at some point, somebody  
21 should probably deal with it, that's all. I'm not  
22 trying to undue --

23 MAYOR HUBBARD: Okay.

24 TRUSTEE ROBERTS: -- what we have going,  
25 because I support this project.

1           ATTORNEY PROKOP: I just wanted to mention,  
2           again, there's significant value in this contract.  
3           It's not applicable to the formula that we're  
4           talking about.

5           And the other thing is all the -- every,  
6           every one of these people, whether it's a single  
7           hookup or one of these projects, has an  
8           alternative. I mean, there are alternatives that  
9           they have to do, and that's -- there are  
10          alternatives to hooking up, and that's sort of the  
11          top end of the negotiation.

12          TRUSTEE ROBINS: Have you read --

13          MAYOR HUBBARD: Okay.

14          TRUSTEE ROBINS: Have you researched  
15          Conifer? I'm assuming you did. They're a pretty  
16          legitimate company. They've done a lot of  
17          affordable -- Conifer has done a lot of affordable  
18          housing in the New York Metro area. They're all  
19          over the state, New Jersey, and Maryland, I  
20          believe, and they're a very professional company.  
21          I'm thrilled that they're coming to Southold Town.  
22          I hope they have the opportunity to build more.  
23          This is going to be great.

24          TRUSTEE ROBERTS: Did anybody say -- yeah.  
25          I don't think I said anything that I was not --

1 TRUSTEE ROBINS: No, I just -- I'm just  
2 making comment.

3 TRUSTEE ROBERTS: Okay.

4 TRUSTEE ROBINS: Just generic comment.

5 TRUSTEE ROBERTS: Yeah.

6 TRUSTEE ROBINS: But, you know, going, going  
7 to the houses on Manhasset, are you worried about  
8 a lawsuit of somebody saying, well, you know, in  
9 the future, if there is sewer service down there,  
10 you know, "I don't want to pay the full hookup  
11 fee"? Because I don't, I don't see that they're  
12 apples and oranges here, really. A, you know,  
13 multiple housing complex, you know, is different  
14 than a single-family residence.

15 TRUSTEE ROBERTS: And the code should  
16 reflect it, that's all. That's all I'm saying,  
17 the code should just --

18 MAYOR HUBBARD: Okay.

19 TRUSTEE ROBERTS: You know. And we may  
20 not -- we're not getting it done in time for this  
21 one, but probably we should -- because it's going  
22 to come up every time.

23 TRUSTEE ROBINS: Okay. Language is --  
24 clarification is always good there.

25 ADMINISTRATOR PALLAS: I'll work with the

1 Village Attorney. We'll come up with some  
2 proposals, potential proposals.

3 MAYOR HUBBARD: Okay.

4 TRUSTEE ROBERTS: Thank you.

5 MAYOR HUBBARD: Okay.

6 CLERK PIRILLO: The bids for the Fire  
7 Department apparatus are due returnable on the 5th  
8 of October at 2:30.

9 Three things to mention. The first is that  
10 the Stirling Historical Society has begun  
11 installing their Hurricane Exhibit in the Old  
12 Schoolhouse. That will be available for view  
13 beginning on Saturday during the Maritime  
14 Festival.

15 The second is that the scanning project is  
16 in full force. Tomorrow we are having the PSI  
17 people coming and bringing equipment, and they  
18 will be installing that equipment, doing what they  
19 have to do equipment-wise, with scanning to begin  
20 on Monday or Tuesday of this coming week.

21 TRUSTEE PHILLIPS: So the fee schedule,  
22 there was some question about --

23 CLERK PIRILLO: There -- thank you.

24 TRUSTEE PHILLIPS: -- fees, yeah.

25 CLERK PIRILLO: It's not a fee, it is the

1 software, and we were deciding how many users. We  
2 have decided on five users. And that total cost  
3 is \$3,250, which was the upper level, but we  
4 decided on the five concurrent users. So we put  
5 that in progress also today, actually. Okay.  
6 That software is called Ademero. So we discussed  
7 that at length with the people from PSI.

8 TRUSTEE PHILLIPS: Okay.

9 CLERK PIRILLO: Okay? Habitat for Humanity  
10 will be on the Legislature's agenda for the 26th  
11 of September and the 2nd of October. No, it  
12 hasn't been approved. It was laid on the table on  
13 the 5th of September. I will be attending the  
14 meeting on the 26th, and Attorney Prokop will be  
15 attending the meeting on the 2nd. And we are  
16 hoping that following the meeting on the 2nd,  
17 which would -- should be the last meeting, that we  
18 will have approval for the extension and be able  
19 to move forward.

20 Any questions?

21 MAYOR HUBBARD: No. Okay. Thank you

22 CLERK PIRILLO: Thank you.

23 MAYOR HUBBARD: Okay. The Village Attorney  
24 report.

25 ATTORNEY PROKOP: My report was pretty much

1 done by everybody.

2 (Laughter)

3 ATTORNEY PROKOP: Everything that I wanted  
4 to say was covered.

5 So I think -- I wasn't here last month,  
6 thank you for excusing me, but the month before I  
7 had said that that was the month of the IMA. And  
8 I should not have said that, because this was the  
9 month of the IMA. We had done four or five major  
10 IMAs that will help the Village for a long time.

11 And the other thing I wanted to mention was,  
12 as you heard, there's a proposed closing date for  
13 415 Sixth Street. The closing date is on the 27th  
14 at 2 p.m., if that's agreeable with the Village,  
15 and then we'll move forward with the closing.

16 We have a new survey, I just got copies  
17 today in the mail. I'll give them to Paul for the  
18 Village, and then we're ready to proceed. Does  
19 anybody have any questions about that transaction?

20 (No Response)

21 ATTORNEY PROKOP: It's a pretty  
22 straightforward transaction.

23 As you heard with Habitat, by the time  
24 Habitat was ready to proceed, we were near the end  
25 of the two years that we had to develop the

1 property. So we applied for an extension and  
2 that's underway, as you heard from Clerk Pirillo.

3 The other thing that is happening that I  
4 wanted to mention to you is we got -- we did make  
5 a request to the New York State Department of  
6 Transportation to reduce the speed limit to 25  
7 miles an hour in a few, in a few locations, and we  
8 got paperwork back, which we submitted, completed  
9 and submitted back to them. So that's now being  
10 reviewed by the Department of Transportation.

11 I have -- I also prepared a Local Law with  
12 changes, proposed changes regarding short-term  
13 rentals. Does anybody have any questions for  
14 that, regarding that for the work session?

15 TRUSTEE ROBERTS: I do. I was going --

16 ATTORNEY PROKOP: The only that --

17 TRUSTEE ROBERTS: Do you want me to do it  
18 now or later?

19 ATTORNEY PROKOP: The only thing that I  
20 would caution you, any of the Trustees about, is  
21 if there's points -- points -- questions about the  
22 law drafting I think that are fair and I should  
23 answer them, we should discuss them and we should  
24 answer them. But anything that might be the  
25 subject of litigation at any time, I caution you

1 not to discuss, because, you know, it is a public  
2 meeting and I don't -- I don't want the record of  
3 this meeting becoming Exhibit A to something in  
4 the future.

5 TRUSTEE ROBERTS: Okay. So you could tell  
6 me if it's not a good question, right?

7 ATTORNEY PROKOP: They're all good  
8 questions. I'm just saying that --

9 TRUSTEE ROBERTS: If it's not a question, we  
10 should -- you8 don't -- if it's a question you  
11 advise we don't discuss, you'll say.

12 ATTORNEY PROKOP: Yes.

13 TRUSTEE ROBERTS: Okay, good. Excuse me.  
14 But before this -- I've heard people say at the  
15 podium, and I've researched this, and I'd like  
16 to -- I wanted to ask you, if the way our code is  
17 written, if it's not -- in the Zoning Code, if  
18 it's not allowed, if Chapter 150 says you may not  
19 do this use -- you may not use your property this  
20 way, then it's not allowed, right?

21 ATTORNEY PROKOP: Right. We have what's  
22 called zoning by permission, which is if it's not  
23 there, it's not -- it's not allowed, yes.

24 TRUSTEE ROBERTS: Because there's so much  
25 information and misinformation flying around. So

1 before -- so right now, the way the code reads  
2 today, short-term renting is not permitted in the  
3 code?

4 ATTORNEY PROKOP: It's not -- it's not  
5 specifically prohibited, so --

6 TRUSTEE ROBERTS: It's not specifically --  
7 it's not specifically permitted, or it's not  
8 specifically --

9 ATTORNEY PROKOP: It's not specifically  
10 prohibited. So the way that short-term rental  
11 would be -- without being specifically prohibited,  
12 the way that short-term rental now would be  
13 prohibited, if we wanted to enforce that, is we  
14 would have to take the position that it's a  
15 commercial use of a property --

16 TRUSTEE ROBERTS: Okay.

17 ATTORNEY PROKOP: -- and, therefore, not a  
18 permitted use within -- within a residential --  
19 within a residential property.

20 TRUSTEE ROBERTS: So if we pass this law, we  
21 would then be permitting short-term renting?

22 ATTORNEY PROKOP: No.

23 TRUSTEE ROBERTS: Under the conditions as  
24 written in the --

25 TRUSTEE ROBINS: So that would mean, the way

1 I see it, that 14 days is using it as a commercial  
2 enterprise, but over 14 days is not? How do  
3 you -- how do you get around that?

4 ATTORNEY PROKOP: No, less than 14 days.

5 TRUSTEE ROBINS: Okay. So less than 14 days  
6 is commercial, more than 14 days it isn't? I  
7 think that would be a different definition,  
8 wouldn't it?

9 ATTORNEY PROKOP: Well, there's other  
10 reasons why you're setting it at 13 day -- 13 days  
11 or less -- 13 days and less, it having to do with  
12 impacts on -- you know, impacts on the  
13 neighborhood and adjoining properties, not just --  
14 in the law, the changes in the law now does not  
15 define short-term rental as a commercial use, it  
16 merely -- it regulates it. You could include  
17 language that has findings that determine that  
18 it's either -- either has an impact on neighbors  
19 or the neighborhood, or that it's a commercial  
20 use. Right now, the proposed law doesn't have it.

21 TRUSTEE ROBERTS: Right. So this, if we  
22 pass this, this would be the first time the Zoning  
23 Code specifically allows short-term renting,  
24 right? It would be a -- we're adding a clause to  
25 a section of the code that says you may short-term

1 rent under these conditions?

2 MAYOR HUBBARD: Right. The code --

3 TRUSTEE ROBERTS: Yeah.

4 MAYOR HUBBARD: I mean, the code allows you  
5 to rent anything at any time. There was no  
6 restrictions on it --

7 TRUSTEE ROBERTS: Right.

8 MAYOR HUBBARD: -- besides getting a permit.  
9 So that you're saying whether it said it could or  
10 couldn't, you're allowed to rent your property.

11 TRUSTEE ROBERTS: Right.

12 MAYOR HUBBARD: We're putting a restriction  
13 on being allowed to rent your property, because  
14 the code says you're allowed to do that.

15 TRUSTEE ROBERTS: Okay.

16 MAYOR HUBBARD: Beforehand.

17 TRUSTEE ROBERTS: Okay, great. Thank you.  
18 And then there wasn't a -- there's nothing about  
19 fines, and so is that something that we want to  
20 put in there now, or do you want to take care of  
21 that later?

22 ATTORNEY PROKOP: Well, define --

23 MAYOR HUBBARD: In a different part of -- in  
24 the same -- in Chapter 150, it has fines listed in  
25 there.

1           ATTORNEY PROKOP: 103. At the end of  
2 Chapter 103, it has fines.

3           TRUSTEE PHILLIPS: At the end -- yeah, at  
4 the end of Chapter 103, there's fines.

5           TRUSTEE ROBERTS: Does 103 have fines  
6 separate for short-term versus long-term, or is  
7 it just one set of fines?

8           ATTORNEY PROKOP: No, it's for everything in  
9 that chapter. And it's -- the fines are fairly  
10 significant. They're as high as \$5,000, and it's  
11 a fairly --

12          TRUSTEE ROBERTS: Okay.

13          ATTORNEY PROKOP: -- significant range of  
14 fines.

15          TRUSTEE ROBERTS: Okay. I should look at  
16 that again, then. I'm sorry. But I would be  
17 interested in a set of fines that are potentially  
18 different for violation of short-term versus  
19 long-term, just because you have to deal with the  
20 economics of sometimes it can be a better deal to  
21 just take the fine and continue to -- if we're  
22 going to pass this, we should just make sure  
23 that -- and I apologize, I haven't done the math  
24 about what an average rental might cost, but maybe  
25 we can do that. But I just want to put out there

1 that we may want to think about the fines sooner  
2 than later, or think about as a next step defining  
3 fines that will make it such that this will really  
4 work if we pass it.

5 TRUSTEE ROBINS: Are we going to continue  
6 the discussion on this subject now, or do you want  
7 to deal with it later?

8 MAYOR HUBBARD: Okay. Could you speak up?

9 TRUSTEE ROBINS: I'm sorry.

10 MAYOR HUBBARD: We can't hear you, Julia.

11 TRUSTEE ROBINS: Do you want to continue --

12 MAYOR HUBBARD: You got to put the  
13 microphone closer or sit up or --

14 TRUSTEE ROBINS: Okay. Do you want to  
15 continue the discussion on this now as part of  
16 Joe's report, or you want to discuss it a little  
17 more later? I have a couple more questions on it.

18 MAYOR HUBBARD: I mean, if you want  
19 something you need to discuss, we're having a  
20 public hearing next week on this topic.

21 TRUSTEE PHILLIPS: Yeah.

22 MAYOR HUBBARD: If there's something you  
23 want to discuss now before the public hearing,  
24 that's fine.

25 TRUSTEE ROBINS: I would like some

1 information from Paul, actually, in terms of the  
2 Code Enforcement Department, the number of  
3 complaints that we had in the last two years  
4 specific to short-term rentals and behavior of  
5 such.

6 ADMINISTRATOR PALLAS: I don't, I don't  
7 recall any specific complaints about a short-term  
8 rental. I mean, we will from time to time.

9 TRUSTEE ROBINS: Or any behavior that would  
10 be -- you know, see, we don't have anything  
11 specifically to short-term rentals to say these  
12 Airbnbs have been -- you know, we've had multiple  
13 complaints about Airbnbs and the behavior of  
14 people, and making people uncomfortable next door,  
15 anything like that?

16 ADMINISTRATOR PALLAS: No, nothing that  
17 specific.

18 TRUSTEE ROBINS: Crime?

19 ADMINISTRATOR PALLAS: No.

20 TRUSTEE ROBINS: Any of that? No. Okay.  
21 Just --

22 ATTORNEY PROKOP: We had -- we had a  
23 prosecution of a case in Southold Court. You said  
24 two or three -- you said two --

25 TRUSTEE ROBINS: Two or three years back.

1 It's become really a phenomenon here the last --

2 ATTORNEY PROKOP: I think it was about two  
3 or three years ago. It was about two or three  
4 years ago.

5 TRUSTEE ROBINS: Okay.

6 ATTORNEY PROKOP: And it was based on a --

7 TRUSTEE ROBINS: One case?

8 ATTORNEY PROKOP: -- on a complaint. I  
9 think it was two. It was either one case or two  
10 corresponding cases.

11 TRUSTEE PHILLIPS: I think we also need to  
12 remember that neighbor to neighbor sometimes  
13 doesn't like to complain about each other, but  
14 they will mention it around town, or they'll come  
15 to each of us privately and say something. And I  
16 think that's something that is very much in the  
17 community and I think we need to acknowledge it.  
18 It may not be an exact official complaint, but it  
19 is still here, and it is part of the discussion  
20 and the buzz that's been going on. So I don't  
21 think we can just say that officially we have no  
22 complaints. I think we need to understand the  
23 community has been voicing it in different ways.

24 TRUSTEE ROBERTS: Yeah. And I've gotten a  
25 ton of questions, that's why I, you know, wanted

1 to ask a couple of them, and one more. If  
2 someone -- if it's their primary home, but they --  
3 they travel a lot, or they have another place  
4 where they go and they rent it out, that, I  
5 believe, would be considered owner-occupied,  
6 correct?

7 TRUSTEE PHILLIPS: It goes on the --  
8 wouldn't it go on the length of the rental?

9 ATTORNEY PROKOP: I think that they would  
10 have to have a segregated part. We -- you know,  
11 we haven't -- you know, I didn't, I didn't overly  
12 define this, I tried to simplify it. But I think  
13 the -- I think the concept is that they would have  
14 a segregated part of the house which was  
15 owner-occupied, not that, you know, it was  
16 owner-occupied, but they rented it out when they  
17 were traveling. I don't think that that was --

18 TRUSTEE PHILLIPS: Is that what you're  
19 asking, Doug? Are you asking --

20 TRUSTEE ROBERTS: Yeah, because it --  
21 because it has two parts. It has it can be  
22 owner-occupied or long-term rental occupied in one  
23 unit, and the other unit can be short-term,  
24 whatever you want. Then you're good to do -- it's  
25 laissez faire, you can rent every single night of

1 the year, if you want, to different people, right?  
2 That's how that's written. And then there's the  
3 portion about if it's a single family and it's  
4 owner-occupied, you may rent out a portion of the  
5 home.

6 ATTORNEY PROKOP: Yes.

7 TRUSTEE ROBERTS: And so I just wanted to  
8 understand. Are we -- is that going to be left up  
9 to interpretation of different Boards and Building  
10 Inspectors, or is that, you know -- because there  
11 are people who are asking me, you know, can I --  
12 is this law going to -- because I think people are  
13 ready to kind of pounce and be opposed to this,  
14 and I'm not sure they need to be. So I want to in  
15 advance of the hearing, I wanted to kind of ask  
16 this question and find out, because there may be  
17 people who think they're opposed to it who  
18 actually aren't, because they'll continue --  
19 they'll be able to continue their short-term  
20 rental activity, because it's -- they occupy the  
21 space as the owner, even though they're not there  
22 all the time.

23 ATTORNEY PROKOP: Well, I think --

24 TRUSTEE ROBERTS: Likewise, we -- I'm sorry.  
25 We also know there are many two-family homes in

1 town where the owners are not here all year. And  
2 so they're able to -- so under this law, as I  
3 understand it, they'd be able to short-term rent  
4 freely, as they have been, there would be no  
5 change in how they do things. They don't have to  
6 be onsite all the time. Like you can go out to  
7 dinner, you don't have to be -- right?

8 ATTORNEY PROKOP: That's correct.

9 TRUSTEE ROBERTS: Okay.

10 TRUSTEE ROBINS: Another question I've had  
11 about it -- I had some comments, you know,  
12 speaking to people in the last few days, because  
13 we talk about it all the time. And if you're --  
14 so you're going to a 15-day rental now, okay, and  
15 so now it's a legal rental. And, you know, two  
16 people rent it and they do their own time share on  
17 it, you're not going to be able to prevent that.

18 And then the other thing is, I mean, what if  
19 people simply stop using Airbnb and start using  
20 word of mouth, which a lot of that is going on  
21 right now as well. So, you know, I'm just -- I'm  
22 looking for something, something that's going to  
23 work and be effective and most beneficial for the  
24 Village, and right now I'm not seeing that in this  
25 two-week law. I mean, this is a feel -- this is a

1       feel -- feel-good law. I love the way this feels,  
2       but I'm not sure if this is going to achieve what  
3       we want it to achieve, that's my biggest  
4       reservation with that, you know.

5               MAYOR HUBBARD: Okay. Airbnb is just a  
6       company in a format that does things.

7               TRUSTEE ROBINS: No, I know. No.

8               MAYOR HUBBARD: But if --

9               TRUSTEE ROBINS: I'm talking about 14-day  
10       rentals. You're talking about less than 14-day  
11       rentals here now, is that -- that's correct,  
12       that's the law.

13              MAYOR HUBBARD: Less than 14 days is a  
14       short-term rental.

15              TRUSTEE ROBINS: Is a short-term rental,  
16       that's the definition.

17              MAYOR HUBBARD: More than 14 days is  
18       considered a permanent rental.

19              TRUSTEE PHILLIPS: A regular rental.

20              TRUSTEE ROBINS: A permanent? No it's a  
21       seasonal rental, a summer rental.

22              MAYOR HUBBARD: Seasonal, whatever you want  
23       to call it.

24              TRUSTEE ROBINS: Okay.

25              MAYOR HUBBARD: I mean, it's not year round,

1 but, I mean, it's not considered short-term. I'm  
2 trying to explain your question, but, I mean --

3 TRUSTEE ROBINS: No, I get it, I get it.  
4 No. And Southold is doing this right now, and we  
5 do rent -- I've been -- you know, we've been  
6 renting these for two weeks or more.

7 MAYOR HUBBARD: Right. If you rent for --  
8 you could rent it for 13, you could rent it twice  
9 a month. You can do 14 days and 14 days.

10 TRUSTEE ROBINS: Right.

11 MAYOR HUBBARD: You can rent out twice a  
12 month.

13 TRUSTEE ROBINS: Exactly.

14 MAYOR HUBBARD: With Southold law, if you  
15 rent it for one weekend, the next weekend has to  
16 be empty, because you're only allowed to rent it  
17 twice a month. That's your 14 days.

18 TRUSTEE ROBINS: Right, so --

19 TRUSTEE ROBERTS: Whether it's  
20 owner-occupied or not.

21 MAYOR HUBBARD: Correct.

22 TRUSTEE ROBERTS: With them. Here, if it's  
23 owner-occupied --

24 MAYOR HUBBARD: But even if --

25 TRUSTEE ROBERTS: Sorry.

1           MAYOR HUBBARD: Airbnb is just a format to  
2 do it.

3           TRUSTEE ROBINS: No, I understand.

4           MAYOR HUBBARD: You're saying if people  
5 don't use Airbnb and just do it anyway, if they  
6 want to break the law, they can, but they're going  
7 to get caught.

8           TRUSTEE ROBINS: No, I'm not --

9           MAYOR HUBBARD: Airbnb is just a format.  
10 HB -- I mean, HomeAway, they're all just formats.  
11 That's not what it is. The law is the law,  
12 whether which way you do it.

13          TRUSTEE ROBINS: Right, right.

14          MAYOR HUBBARD: You do it through Suffolk  
15 Times, through Swap-N-Shop, or through Airbnb, if  
16 you're going to break the law, you're going to  
17 break the law no matter what.

18          TRUSTEE ROBINS: Right. So they go to VRBO,  
19 or wherever, or go to a realtor, and you take a  
20 two-week rental and then you -- you know, you  
21 sublease it amongst yourselves to your friends.  
22 How do you stop that? You can't.

23          MAYOR HUBBARD: If people want -- no.

24          TRUSTEE ROBINS: You can't have people going  
25 knocking on doors, checking and saying you're not

1 the same people that were here last weekend.

2 MAYOR HUBBARD: If Realtors want to go and  
3 do that, we can't stop the realtors from doing  
4 that.

5 TRUSTEE ROBINS: No, or anybody. I mean,  
6 most people aren't even -- a lot of people aren't  
7 using realtors, they're using VRBO, HomeAway, and  
8 other places like that.

9 MAYOR HUBBARD: Okay.

10 TRUSTEE ROBINS: I'm saying they go and they  
11 get a two-week rental, which is the law in most of  
12 Southold, okay, and then they do their own time  
13 shares amongst their friends. That's what --  
14 that's what I'm talking about. You're not going  
15 to stop that. It's not going to be Airbnb --

16 MAYOR HUBBARD: I'm glad you're telling me  
17 that that's what people are doing. I didn't know  
18 people were doing that.

19 TRUSTEE MARTILOTTA: I didn't know either.

20 MAYOR HUBBARD: So everybody's running their  
21 own little businesses when they rent a place for a  
22 month. I did not know that. We'll have to look  
23 into that now

24 TRUSTEE ROBINS: Not necessarily for a  
25 month. I'm just saying, but I have a realtor that

1 has a hotel in Greece, one of our realtors said  
2 that's what the Greek -- that's what's happened in  
3 Greece. You know, they went after the Airbnbs, so  
4 people are, you know, gaming it. They're, you  
5 know, working around the system, and that's always  
6 going to happen. So I'm only --

7 MAYOR HUBBARD: Yeah, but people always  
8 break the laws. That's why we have cops and  
9 judges and everything else. People want to break  
10 the law, they could do that. I mean, I didn't  
11 know somebody -- I'm going to rent it for two  
12 weeks and I'm going to be my own broker. That's  
13 kind of like we had overcrowding in different  
14 houses, people were doing that kind of stuff. If  
15 people want to become that kind of landlord, or  
16 whatever, then that's unfortunate, but --

17 TRUSTEE ROBINS: I just -- I don't think  
18 that's what's going on in Greenport right now,  
19 but --

20 MAYOR HUBBARD: Well, you just said that's  
21 what's going to happen, so, I mean, I just --

22 TRUSTEE ROBINS: Well, no. It's a  
23 possibility.

24 MAYOR HUBBARD: I don't have experience in  
25 that field, but, I mean, okay.

1 TRUSTEE ROBINS: I'm only looking for us to  
2 make the most effective law that's going to do the  
3 most good for the most people.

4 MAYOR HUBBARD: Oh, without a doubt.

5 TRUSTEE ROBINS: And the people that were  
6 trying to talk about it are people that are living  
7 in this Village who are feeling this, but they're  
8 feeling a multitude of things. It's not just  
9 Air -- I think Airbnb is the symptom of the  
10 gentrification of the -- of the Village, I mean,  
11 you know, the increasing prices, the  
12 unaffordability of housing, and everything, you  
13 know. But I just -- Airbnb is -- we're targeting  
14 it, we're focusing on it.

15 And, I mean, I'm not saying I won't support  
16 the legislation. I want to vote with the Board,  
17 okay, but I just -- I think about this and I'm  
18 thinking from all angles all the time about it.  
19 And I only hope that we do the thing that's the  
20 best for our Village, that's all I'm saying. I'm  
21 trying to make a very thoughtful, deliberate  
22 decision here, and offer my information to the  
23 Board to consider.

24 MAYOR HUBBARD: No, I understand that.

25 TRUSTEE ROBINS: That's where I'm coming

1 from.

2 MAYOR HUBBARD: Yeah, yeah. We've had  
3 public hearings and we've had 30 people that live  
4 in Greenport that came to the public hearings and  
5 spoke about it. In the past week, we've gotten 15  
6 letters from people that own property in the  
7 Village that run these businesses, that sent us  
8 letters saying what we're doing is going to hurt  
9 their business and hurt their investments of what  
10 they had, of why they came here to start with. So  
11 we had -- everybody that was local spoke to us  
12 first, that's why we crafted this, and now the  
13 other side didn't come out five years ago when we  
14 started this, didn't come out two years ago when  
15 we got closer to this, they didn't come out a year  
16 ago when we did the rental law. Now that we have  
17 something in place, now they're coming out. And  
18 that's why we got the 15 letters from the people  
19 that say, "You're going to affect me now." But we  
20 didn't hear from them before, and we had drafted  
21 this by all the public hearings we had. We've had  
22 at least a dozen public hearings on this topic  
23 over the past seven years.

24 TRUSTEE PHILLIPS: Yes, we have.

25 MAYOR HUBBARD: So, I mean, now that we have

1       it drafted, now they're all coming out and saying,  
2       "Well, now you're going to harm me now. I've been  
3       here for four years, I've been doing this, and  
4       you're going to affect the way I'm doing it."  
5       They still -- they still can rent it out. They  
6       could still, with the 14-day minimum, they could  
7       still rent it out 28 times a year. At whatever  
8       they're getting for the 28 times a year, they'd  
9       still be allowed to do that. And I'm sure in 28  
10      rentals during the year, they'd make enough to  
11      cover their Village taxes. That's just my own  
12      opinion on it, but we're going to see how the  
13      public hearing goes.

14                TRUSTEE ROBERTS: We'll see.

15                MAYOR HUBBARD: And we'll see how the Board  
16      feels after we have the public hearing. But I'm  
17      just -- you know, it's not like we're saying you  
18      can't do it, we're just -- you know, it's going to  
19      be the same law that's all around us, and they  
20      just don't want it to be Greenport because they  
21      enjoy what they've got.

22                And I enjoy having those people here. I  
23      enjoy the houses that are fixed up. The places  
24      look much better than they did before. They've  
25      taken old houses, they've invested a lot of money.

1 And I don't want anybody to lose their investment,  
2 but there's just going to have to be some kind of  
3 control over it, so it's not turned over five  
4 times a week to different people. That's all  
5 we're trying to do. And that's what our people  
6 that came to our public hearings said to us and  
7 that's why this is drafted. That's -- you know,  
8 that's just my feeling on it.

9 TRUSTEE ROBERTS: Yup.

10 MAYOR HUBBARD: That's where we're heading  
11 with it.

12 TRUSTEE ROBERTS: And I'm asking the  
13 questions, just because I want to make sure I  
14 understand exactly what's in there, and I want to  
15 make sure everyone out there understands. And I  
16 have one more and then I'll stop.

17 If a person is in R-2 Zone, a homeowner is  
18 in R-2 Zone and has currently COs for one-family,  
19 if this law passes, they would have the  
20 opportunity -- correct me if I'm wrong. They  
21 would have the opportunity to go through the  
22 process of converting to two-family with Planning  
23 Board, get a site plan review. And then once  
24 they're converted to two-family, they can put a  
25 long-term renter, or they can live in one of the

1 units, and then they can rent short term in the  
2 other unit as frequently as they'd like; is that  
3 correct?

4 ATTORNEY PROKOP: The way the law is now,  
5 yes.

6 TRUSTEE PHILLIPS: Yes.

7 TRUSTEE ROBERTS: Okay. I just wanted to  
8 make -- so it is possible to continue to rent  
9 short term with no restrictions at all, except  
10 getting a rental permit, if you convert a  
11 one-family home to a two in the R-2 Zone, or I  
12 guess go to ZBA if you're in R-1 and try to get a  
13 variance.

14 TRUSTEE PHILLIPS: They still have the  
15 mechanism to do that.

16 TRUSTEE ROBERTS: Okay. I just want to make  
17 sure. Okay. So we're not cutting off -- by no  
18 means are we eliminating short-term rental use if  
19 we pass this?

20 MAYOR HUBBARD: No. If you have a --

21 TRUSTEE PHILLIPS: No.

22 TRUSTEE ROBERTS: Right.

23 MAYOR HUBBARD: If you have a ranch house,  
24 you want to put a second story on and put an  
25 Airbnb or a short-term rental on the second story,

1       you want to invest that amount of money and you  
2       want to do that, then you're perfectly legal to go  
3       ahead and do that.

4                TRUSTEE PHILLIPS: And you have to go  
5       through the process.

6                TRUSTEE ROBERTS: Go through the process.  
7       Okay. Thank you. Those are my --

8                TRUSTEE PHILLIPS: Joe, I just have one  
9       question, because I have had -- there are some --  
10       okay. The snow birds who rent out their house in  
11       the wintertime. I'm assuming that if it's longer  
12       than the 14 days, then, you know, they're gone for  
13       three months, four months, that if they have a  
14       lease, that they'll be fine for a single-family  
15       house, correct?

16               ATTORNEY PROKOP: Yes, yes.

17               TRUSTEE PHILLIPS: Or some type of an  
18       agreement.

19               ATTORNEY PROKOP: Fourteen days or longer,  
20       yes.

21               TRUSTEE ROBERTS: Yeah.

22               TRUSTEE PHILLIPS: Right. Well, I just want  
23       to double -- because some people were  
24       misunderstanding what was being said.

25               TRUSTEE ROBERTS: Right.

1 TRUSTEE PHILLIPS: So, you know, I know some  
2 people who rent their houses out. You know, come  
3 October, they leave, they don't come back until  
4 May, or June, or July. So they would actually  
5 have to establish the rental permit and an  
6 agreement to go along with the rental permit,  
7 correct?

8 ATTORNEY PROKOP: Well, they need a rental  
9 permit anyway, but --

10 TRUSTEE PHILLIPS: Well, I know, that's what  
11 I'm saying.

12 ATTORNEY PROKOP: But they would be fine,  
13 and this law would not change their rental --

14 TRUSTEE PHILLIPS: Okay.

15 ATTORNEY PROKOP: -- capability.

16 TRUSTEE PHILLIPS: That's what I wanted to  
17 know. Okay.

18 TRUSTEE ROBINS: By the way, Joe, I think  
19 the law as written is very clear. I don't see it  
20 as difficult to understand. I think you  
21 simplified in this last writing quite well.

22 TRUSTEE MARTILOTTA: I really like it. I  
23 thought it was very straightforward and it's  
24 easily understood. I think it's also easily  
25 enforced, which is like the biggest thing. It

1 makes a lot of sense. I like it.

2 TRUSTEE ROBERTS: Look forward to the  
3 hearing.

4 MAYOR HUBBARD: Okay. Back to you.

5 ATTORNEY PROKOP: That's enough controversy  
6 for tonight.

7 (Laughter)

8 ATTORNEY PROKOP: Unless anybody has any  
9 questions --

10 MAYOR HUBBARD: Any questions for the  
11 Village Attorney?

12 ATTORNEY PROKOP: Any other questions?

13 TRUSTEE PHILLIPS: I'm glad to see  
14 Mr. Bull's --

15 TRUSTEE ROBERTS: Yes.

16 TRUSTEE PHILLIPS: -- paperwork here, too.

17 ATTORNEY PROKOP: Yes.

18 TRUSTEE PHILLIPS: So thank you for getting  
19 it done before the work session.

20 ATTORNEY PROKOP: Okay.

21 TRUSTEE PHILLIPS: It's been hanging around  
22 for a while, and it's nice to see it moving to be  
23 settled.

24 ATTORNEY PROKOP: I meant to -- you know,  
25 remember, I'm not the attorney that's prosecuting.

1 TRUSTEE PHILLIPS: Right. No, I know you're  
2 not.

3 ATTORNEY PROKOP: So I had to pull some  
4 things together.

5 TRUSTEE PHILLIPS: Right, okay. I'm glad  
6 see that. To be honest, it would be nice to put  
7 that to bed.

8 MAYOR HUBBARD: Okay. Anything else?

9 ATTORNEY PROKOP: Oh, wait.

10 TRUSTEE PHILLIPS: Did we need to go into  
11 Executive Session for you tonight?

12 ATTORNEY PROKOP: I don't think so. I  
13 wanted to mention, I gave my Genesys report every  
14 month. So Genesys now -- again, there's two case.  
15 One case we're -- the original case, we're suing  
16 Genesys, and there's a second case where Genesys  
17 is now -- is suing the Village.

18 What the -- the latest thinking of the -- of  
19 the attorneys is that there -- it might be  
20 recommended that we go to -- we use a nonbinding  
21 mediation process. So, basically, we would have a  
22 meeting that we've been talking about, but there  
23 would be a mediator present at the meeting. And  
24 this is -- this is only if the Village agrees to  
25 do this. It's not required, but it's something

1 that we've considered. Have a mediator at the  
2 meeting, and the mediator would help define the  
3 issues, and, you know, give direction as to which,  
4 which arguments the mediator feels are strong or  
5 not strong from both sides.

6 But, basically, it would get people in the  
7 room. It would be, number one, not binding. It  
8 would get us in a room. We'd have all of our  
9 documents together, and the mediator would look at  
10 the arguments of both sides and try to come either  
11 with a resolution or a result.

12 MAYOR HUBBARD: Okay. I think that's a good  
13 idea.

14 TRUSTEE PHILLIPS: You know, I do, too. The  
15 response dates, are we -- have they been extended  
16 again or --

17 ATTORNEY PROKOP: So, right now, the -- our  
18 papers are due on October 1st, so that will be  
19 extended again.

20 TRUSTEE PHILLIPS: Okay. All right, because  
21 that's on my --

22 ATTORNEY PROKOP: It's coming up.

23 TRUSTEE PHILLIPS: It's on my to-do list.

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

1           ATTORNEY PROKOP: So I'm going to tell  
2 the -- Mr. Kosakoff -- excuse me. I'm going to  
3 tell Mr. Kosakoff that we're proceeding with that.

4           MAYOR HUBBARD: Yes. Yeah, go ahead, try to  
5 have -- do the mediation, see if we can bring this  
6 to a head and get everybody in the room and see if  
7 we can settle it.

8           ATTORNEY PROKOP: It will definitely bring  
9 it to a head.

10          MAYOR HUBBARD: That's fine.

11          TRUSTEE PHILLIPS: Oh, yeah, it will.

12          MAYOR HUBBARD: We need to do that.

13          TRUSTEE ROBINS: Are you going to bring your  
14 boxing gloves, Joe?

15          ATTORNEY PROKOP: No.

16          MAYOR HUBBARD: Okay. Report of Committees.  
17 Was Audit Committee, was that this month?

18          TRUSTEE ROBERTS: No.

19          TRUSTEE PHILLIPS: No.

20          MAYOR HUBBARD: No.

21          TRUSTEE PHILLIPS: That was last month.

22          MAYOR HUBBARD: That was last month. Okay.  
23 We've got nothing for that, for Report of  
24 Committees. Just months are running right into  
25 each other.

1 All right. Trustees Report. We'll start  
2 with Trustee Martilotta.

3 TRUSTEE MARTILOTTA: Sure. I tried to focus  
4 this month on talking to as many people as I could  
5 about the rental permit law. Just trying to --

6 MS. BRAATEN: I'm sorry. Could just talk  
7 into the mic? I'm having a hard time hearing you.

8 TRUSTEE MARTILOTTA: Oh, sorry. There you go.

9 MAYOR HUBBARD: Oh, that helps.

10 TRUSTEE MARTILOTTA: I tried to focus this  
11 month on talking to as many people as I could  
12 about the rental permit law. I'm trying to get  
13 feedback from people who were involved in the  
14 short-term rental, people who aren't, people who  
15 have been affected by it. It was actually really  
16 helpful for me to get like a clear understanding  
17 of how to go forward.

18 The general consensus I got, just so you  
19 guys know, is people were really happy that we're  
20 doing something. That was really the thing that I  
21 got. And, yeah, I mean, that's really all I got  
22 to report this month. But that's really -- I  
23 wanted to make sure I was focused on that, because  
24 I think it's going to be the big thing as we go  
25 forward for the next few months.

1           MAYOR HUBBARD: Okay. Thank you. Trustee  
2           Roberts.

3           TRUSTEE ROBERTS: Yeah. So I didn't write  
4           one this month, because I've been sort of focused  
5           on the short-term rental, and because it was a  
6           crazy month, and because, you know, I feel like  
7           I've been putting -- I don't have any new ideas,  
8           because I want to get done the ideas we're working  
9           on. So I basically just did mine in asking those  
10          questions. I appreciate the time.

11          The other two that I don't think we've done  
12          anything on yet are the parking, long-term parking  
13          at the railroad, unless I missed something, and  
14          the parking, the one-hour parking over on Adams  
15          Street for the laundromat.

16          TRUSTEE PHILLIPS: They put the signs in.  
17          Didn't they do something with signs?

18          ADMINISTRATOR PALLAS: I'll take -- the  
19          first one is for the MTA lot. Joe and I have been  
20          working on that. I did speak with the Hampton  
21          Jitney about impacts, had a fairly long  
22          conversation with them. Joe and I discussed how  
23          to craft the law, and he's been working on it, so  
24          it's imminent.

25          TRUSTEE ROBERTS: Great. Okay.

1 ADMINISTRATOR PALLAS: As far as the  
2 laundromat, unless I'm mistaken, I know I  
3 mentioned at the -- the last time this came up,  
4 that the code actually already has that provision  
5 in there for a short term -- for one-hour parking  
6 along most of that little strip.

7 TRUSTEE PHILLIPS: You were going to get  
8 signage put up.

9 ADMINISTRATOR PALLAS: I thought you all  
10 were going to discuss it first to decide if you  
11 wanted to go in that -- to maintain that or not,  
12 unless I missed something. If I did, I apologize.  
13 I can get those signs up.

14 MAYOR HUBBARD: Yeah, we want  
15 to make sure -- if it's already in the code and --

16 ADMINISTRATOR PALLAS: It's in the code,  
17 yes.

18 TRUSTEE PHILLIPS: Yes.

19 MAYOR HUBBARD: Put the signs up there and  
20 mark it that it's --

21 ADMINISTRATOR PALLAS: Yup.

22 MAYOR HUBBARD: -- one-hour parking there.

23 TRUSTEE PHILLIPS: Because everyone's  
24 assuming --

25 ADMINISTRATOR PALLAS: I'm apologize, I

1       misunderstood, I thought it was going to be  
2       discussed further.

3               MAYOR HUBBARD: Yeah. No, there's no sense  
4       in having a public hearing or anything if it's  
5       already in the code. You weren't sure in the code  
6       how many spots it entailed, so that's -- we were  
7       waiting for an answer on that.

8               TRUSTEE PHILLIPS: You were going to tell us  
9       how many.

10              ADMINISTRATOR PALLAS: Okay. I will -- I'll  
11       get that out.

12              MAYOR HUBBARD: All right. Just --

13              TRUSTEE ROBERTS: And then my only last two  
14       things, I wanted to just thank Paul and the team  
15       for -- I think our parking enforcement effort has  
16       just gotten pretty tight. The statistics of, you  
17       know, so many cars that are overstaying their  
18       limit, and then we're flipping those, I think it's  
19       just -- it's good for -- it's good for residents,  
20       it's good for visitors, it's good for businesses.

21              So the operation seems to be running really  
22       professionally. And, like I say, whenever I see  
23       Greg getting yelled at by somebody, he's always  
24       handling it really professionally. And so I  
25       appreciate that when I walk around and see it as a

1 resident and as a Trustee.

2 And I want to jump the gun. I'm really --  
3 great work, Trustee Phillips, on the community  
4 development stuff. I'm really looking forward to  
5 hearing about it. So thanks for all your work.

6 TRUSTEE PHILLIPS: Well, thank you very  
7 much, I appreciate that.

8 ADMINISTRATOR PALLAS: I just want to also  
9 point out, Doug, is we have a part-time TCO as  
10 well who's been --

11 TRUSTEE ROBERTS: I'm sorry. Yeah, yup.

12 ADMINISTRATOR PALLAS: Ryan Weingart.

13 TRUSTEE ROBERTS: Mr. Weingart, yup.

14 Thank you.

15 ADMINISTRATOR PALLAS: He's doing a great  
16 job as well. I just wanted to point that out.

17 TRUSTEE ROBERTS: All of you guys,  
18 thank you.

19 MAYOR HUBBARD: Okay. Trustee Phillips.

20 TRUSTEE PHILLIPS: I resurrected some  
21 information going back to 2011 and 2012 dealing  
22 with the dredging of Stirling Harbor, which my  
23 understanding, in talking to a fair amount of the  
24 boaters who come in and out of the creek, they're  
25 starting to go aground. It's getting shallower

1 and shallower as the storms keep coming through.

2 So I would like to -- I've spoken to a fair  
3 amount of the people who live along Stirling Creek  
4 and they are pretty supportive. And if there  
5 needs to be letters or some political action to  
6 try to get the Army Corps of Engineers to take  
7 care of not only the dredging, but also to deal  
8 with the breakwater, since that's starting to fall  
9 apart. It has shrunk.

10 Paul pulled up some old GIS mappings where  
11 you could see it was further out than where it is.  
12 It is starting to erode way in. So I'd like to be  
13 able to talk to the Town of Southold and to  
14 Legislators. And perhaps, if the Mayor would  
15 think it would be wise, and the Board, perhaps  
16 some of the neighbors within Stirling Harbor, we  
17 could get together and try to create a committee  
18 to push forward on getting this solved.

19 We also have the -- the Maritime Monument  
20 needs to be repaired. Paul, if I remember  
21 correctly, we ran up against a block of testing  
22 for -- or it had to do borings or something?

23 ADMINISTRATOR PALLAS: For the -- for the  
24 dredging, yeah, there was a -- and I apologize, I  
25 don't remember exactly where it was left off, but

1 the DEC required a significant amount of testing,  
2 of borings of the bottom before they would move  
3 anything forward. The thought at the time was  
4 that it was rather expensive to do that testing,  
5 and it never moved forward from that point, so  
6 that's where we left it.

7 TRUSTEE PHILLIPS: There is an opportunity  
8 within the fishing industry that's coming forth  
9 for infrastructure, infrastructure repairs that  
10 perhaps we would be able to get some type of grant  
11 money, if we apply for it. But, at this point, we  
12 need to get the process started. So, I mean, I'm  
13 willing to do the leg work on it. We pretty much  
14 did. I gave you the reference material back to  
15 when we first started with it. So I just would  
16 like to continue it, but I would like to make sure  
17 that we are all in agreement that, you know, maybe  
18 the committee idea would work well to get  
19 everybody who's in that -- and it is an economic  
20 engine. We have Hanff's, we have the hospital, we  
21 have Townsend Manor. Brewers and Stirling have  
22 over 300 and some-odd slips. It's a pretty busy  
23 harbor with our own moorings. We have several  
24 smaller marinas that are there.

25 So I think it's worth squeaking loudly to

1 the Federal Government to say, "Hey, we need to"  
2 -- you know, the Federal navigation channel needs  
3 to be -- needs to be taken care of, and so does  
4 the breakwater. So that's what I'm asking, so.

5 MAYOR HUBBARD: Yeah. I mean, we have done  
6 it in the past up to a year-and-a-half ago. We  
7 sent another letter out. We've talked to the, you  
8 know, State Legislators, we've talked to the  
9 County people. You know, we could go and send  
10 them another round of letters and everything else.  
11 We have been asking for it over the past several  
12 years.

13 TRUSTEE PHILLIPS: Well, as I said, the  
14 neighbors, we've all been talking about it, and I  
15 kind of got the point finger of, okay, you know,  
16 "You're in a position to maybe get us together to  
17 do that." So that's why I'm saying perhaps a  
18 committee that the Village helps put together  
19 people to discuss it and kind of start networking.

20 I know that Bill Price probably would be  
21 excited to help me with it, along with Mike Acebo,  
22 because I've already talked to the two of them.  
23 So I just want to make sure that we're all on the  
24 same page. I didn't want to go off on my own, so  
25 okay.



1 has become a little more complicated, because Mark  
2 and I have always -- and as you're aware, we pick  
3 and choose our fisheries management battles,  
4 because we're both in our sixties and we devoted a  
5 lot of time. But I will be meeting with a fair  
6 amount of Legislators, and I just thought that I  
7 would put the buzz in that, you know, this is  
8 something else.

9 MAYOR HUBBARD: No, keep on asking.

10 TRUSTEE PHILLIPS: Okay.

11 MAYOR HUBBARD: You know, we've asked. You  
12 know, if you need a formal letter, we'll send  
13 another round of letters out, you know. And we  
14 have requested it, we've been trying to do it.  
15 And if it means, you know, get a price from the  
16 DEC what the borings are going to be. If that's  
17 going to be the only holdup, get us a price on it  
18 that's -- you know, it's worthwhile doing it. I  
19 mean, it gets worse each year. So find out what  
20 the price was from five years ago, or whatever it  
21 was, and --

22 TRUSTEE PHILLIPS: It was 13,000 for the  
23 borings. That's part of the paperwork that's in  
24 there. We didn't spend that.

25 MAYOR HUBBARD: Yeah. I didn't read through

1 all --

2 TRUSTEE PHILLIPS: No, we never spent that.

3 MAYOR HUBBARD: -- 30 pages, I'm sorry.

4 TRUSTEE PHILLIPS: I'm sorry, that's --

5 MAYOR HUBBARD: I didn't get that far.

6 TRUSTEE PHILLIPS: Okay, that's me. That's  
7 okay.

8 MAYOR HUBBARD: You know. But confirm the  
9 price of what it's going to be, today's prices  
10 compared to what it was.

11 ADMINISTRATOR PALLAS: Yeah. I can -- I can  
12 go back. It just dawned on my that I thought part  
13 of the issue was that that was just for the first  
14 set, and it may have required additional borings,  
15 and there was -- it didn't seem to be any real end  
16 point to it. But I'll go back to the original  
17 proposals and see if I can figure that out and  
18 then contact them.

19 MAYOR HUBBARD: Yeah. I mean, if we're  
20 holding it up because they're waiting for  
21 something from us, we need to get that taken care  
22 of and just do it. That's -- you know, it needs  
23 to be done, and it's only getting worse each year,  
24 you know, so okay.

25 ADMINISTRATOR PALLAS: If I may, I may want

1 to enlist Holzmacher Engineering Firm to assist  
2 with that, because they were a big part of that.  
3 So I may ask if I may enlist --

4 MAYOR HUBBARD: Yeah.

5 ADMINISTRATOR PALLAS: -- them to help with  
6 that. Thank you.

7 TRUSTEE PHILLIPS: The other part of it is  
8 the summer's over, and yes, our TCOs have made a  
9 great effort for traffic. But I under -- if I  
10 understand it correctly, we really only had major  
11 enforcement on the weekends; is that correct,  
12 Paul?

13 ADMINISTRATOR PALLAS: We had a dedicated  
14 parking enforcement on the weekends. We did --  
15 when Greg was out and about, if he saw something,  
16 he would handle it. If we got a complaint, it  
17 would be handled. So it wasn't completely devoid  
18 of enforcement during the week, but it wasn't  
19 dedicated to doing just that.

20 TRUSTEE PHILLIPS: Okay. So -- and I know  
21 that we're getting up to budget time, so it would  
22 be interesting to see what management, or to kind  
23 of take an overall look at how the -- how the  
24 enforcement plan worked over the summer, and if we  
25 really need to increase it to a few more days

1 during the week. I know I heard a fair amount of  
2 complaints from people during the week, you know,  
3 why isn't he out enforcing the tickets, and why  
4 weren't they out -- excuse me, not he. Why isn't  
5 the TCO out enforcing tickets. And I just think  
6 that we need to kind of look from it from a  
7 business perspective.

8 You know, do we need -- you know, is it  
9 something that the -- that is really that  
10 important to our community that it be done all  
11 week long, or if it's just the weekend? So that's  
12 what I'm really looking for.

13 TRUSTEE ROBERTS: And maybe even just July  
14 and August, or maybe if we can find a Building  
15 Inspector, then those resource -- those people are  
16 freed up to spend more time.

17 ADMINISTRATOR PALLAS: I will look at all  
18 that.

19 TRUSTEE PHILLIPS: As I said, it's a thought  
20 process. It's -- you know, we're going to be  
21 discussing budgets coming up soon, because  
22 December will be here before we know it. And it  
23 would be just nice to hear the positives and the  
24 negatives of how it was handled.

25 ADMINISTRATOR PALLAS: Sure.

1 TRUSTEE PHILLIPS: Okay. And then, of  
2 course, the consortium, thank you very much.  
3 That's been discussed already.

4 TRUSTEE ROBERTS: What are the four  
5 projects?

6 TRUSTEE PHILLIPS: There's only two, isn't  
7 there? Oh, Robert left. There's only -- there's  
8 the -- no. There's the curbing for disabled, for  
9 handicapped, improvement for handicapped around  
10 the Third Street Park.

11 TRUSTEE ROBERTS: Oh, yeah.

12 TRUSTEE PHILLIPS: There's one side of Sixth  
13 Avenue for curbing and --

14 TRUSTEE ROBERTS: Oh, great.

15 TRUSTEE PHILLIPS: -- and handicapped  
16 sidewalks. And there was a third one. What was  
17 the third one? Was it -- no.

18 ADMINISTRATOR PALLAS: I'm sorry.

19 ATTORNEY PROKOP: Is this the consortium?

20 TRUSTEE PHILLIPS: Yeah, the consortium.

21 ATTORNEY PROKOP: There were four projects  
22 attached to that.

23 TRUSTEE PHILLIPS: I can't remember.

24 CLERK PIRILLO: ADA compliant playground at  
25 Third Street.

1 TRUSTEE PHILLIPS: ADA.

2 ADMINISTRATOR PALLAS: Yeah.

3 TRUSTEE PHILLIPS: Right.

4 TRUSTEE ROBINS: Right, yeah.

5 TRUSTEE PHILLIPS: Right.

6 TRUSTEE ROBINS: That was the big one.

7 TRUSTEE PHILLIPS: That was the big one,  
8 yeah.

9 TRUSTEE ROBERTS: Okay, great.

10 TRUSTEE PHILLIPS: Because this is really --  
11 this park is getting a lot of use.

12 TRUSTEE ROBERTS: Yeah.

13 TRUSTEE PHILLIPS: And it's deteriorated.  
14 And trying to get in with a wheelchair, if you  
15 have a child in a wheelchair, isn't going to  
16 happen.

17 MAYOR HUBBARD: Okay. Thank you. Trustee  
18 Robins.

19 TRUSTEE ROBINS: Okay. We had a carousel  
20 meeting on the 11th. The Inner Scenic Panel  
21 Project is progressing. The artists have all been  
22 select -- assigned their paintings, and they're  
23 submitting their sketches to Gail Horton for  
24 approval, and then they'll start painting them.

25 The discussion, they are, you know, working

1 with the Village for the Halloween event, you  
2 know, have the Carousel open. They'll be -- that  
3 event's going to be coordinated with the Village  
4 and the BID.

5 Discussion was made of what they need for  
6 additional monies for decorations for the Carousel  
7 for Christmas. One of the -- in addition to the  
8 miscellaneous things inside the Carousel, the big  
9 wreath that they put up there that's all lit up at  
10 night needs to be replaced this year, so I  
11 think -- I had a conversation with Clerk Pirillo  
12 to try and find -- get some estimates on what that  
13 would cost, and then to ask and see if they had  
14 money in their budget to do that.

15 Christmas Parade is scheduled for Saturday,  
16 December 1st. They are going to be decorating the  
17 Carousel November, November 26th and 27th.

18 Gail will obtain the list of the artist  
19 assignments for Clerk Pirillo to distribute to the  
20 Board, and they scheduled the next meeting. So  
21 that was basically -- it was a relatively short  
22 meeting.

23 My other report is from the BID meeting of  
24 August 23rd. The last -- the other meeting was  
25 just this morning. I haven't had time to write a

1 report.

2 The Treasurer's report reported that the BID  
3 received their check from the Village, 42,000 for  
4 the major allocation of their 2018-2019 BID tax.

5 The street -- Sidewalk Beautification  
6 Committee, headed by David Abatelli, reported that  
7 the Village did a joint purchase with the BID to  
8 add three additional trash cans that were  
9 distributed in predetermined locations, in the  
10 conversation with Paul Pallas.

11 They also added two additional mutt mitt --  
12 mutt mitt? Say that three times fast. Mutt mitt  
13 stands, and they were also located in places where  
14 they were needed.

15 The planters, they were at the time doing a  
16 summer tune-up, that was in progress. I happened  
17 to notice yesterday and today that the planters  
18 are looking particularly beautiful right now. If  
19 anybody has a chance to notice them, they're  
20 really lush, the plants look great.

21 They'll be doing the transition to winter  
22 plantings after Halloween, between Halloween and  
23 Thanksgiving. So they allocated some funding,  
24 \$1200 for the purchase of new trees, as well as  
25 \$600 to replace some of the existing ones that are

1 no longer in good shape.

2 Holiday decorations and planters, they're  
3 estimated to cost a total of \$2800.

4 There was discussion of holiday lighting and  
5 how to provide electric for additional lights on  
6 trees downtown. We've had further discussions  
7 with Paul Pallas about that. They are actually  
8 going to hire an electric contractor who  
9 specifically does holiday decorations for private  
10 residences and businesses, so Paul's looking into  
11 it. Paul, I believe, said that the Village could  
12 probably supply hookups, you know, but we need to  
13 have a proposal from this contractor --

14 ADMINISTRATOR PALLAS: Right.

15 TRUSTEE ROBINS: -- to bring. So that's in  
16 the works right now.

17 The committee held -- the Pride Committee  
18 held a meeting on the -- on Halloween. I don't  
19 know if either of you, Mary Bess and Sylvia, to  
20 discuss the need -- for more -- they wanted to do  
21 more decorations in Mitchell Park than they did  
22 last year.

23 The Smile Committee, that's their media  
24 committee, a presentation of the social media plan  
25 for 2018-2019 was presented by Bill Robins. He's

1 their digital campaign manager. How to increase  
2 Facebook and Instagram views, how to increase  
3 engagement to the BID website within the -- for  
4 the shoulder season events. Some of the ideas, a  
5 weekly Instagram photo contest, #Greenport  
6 contest. If some of you follow the Village of  
7 Greenport on Face -- on Instagram, you'll see that  
8 there have been photos, that people come to visit  
9 and they post a photo, and, you know, they get the  
10 credit, but --

11 TRUSTEE ROBERTS: I've seen it, it's good.

12 TRUSTEE ROBINS: Yeah, some of them are  
13 pretty good photos. They suggested some prizes  
14 from the businesses for that.

15 Again, stressing the need to reach out to  
16 the merchants and get them involved, and get their  
17 suggestions and their needs.

18 Discussed the suggestion of window stickers  
19 from businesses that says that they're a proud  
20 Greenport BID member, #Greenport. I think that's  
21 kind of a nice idea.

22 There was also a discussion of the Spotlight  
23 Campaign of BID members. You might have also seen  
24 some of the local businesses being featured with  
25 write-ups about them. So the discussion was that

1 they would do this featuring of businesses on a  
2 rotating basis as a part of a weekly featured  
3 business. The Board needs to contact merchants  
4 for more involvement.

5 They approved the continuation of the  
6 Spotlight Campaign. And the new BID slogan, "A  
7 Reason For Every Season". It was just asked that  
8 they confirm that it is a unique slogan, but the  
9 old one, the -- was the --

10 TRUSTEE PHILLIPS: You don't have to go far  
11 away --

12 TRUSTEE ROBINS: "You Don't Have to Far" --  
13 "To Go Far to Get Away" was being used by a number  
14 of different sources. So everybody decided "A  
15 Reason For Every Season" kind says, you know,  
16 come to Greenport, enjoy it at all the different  
17 times of year.

18 So a brief discussion was how to obtain old  
19 historic photos for use in BID social media posts,  
20 and I think we're going to speak with Dave  
21 Abatelli about that. And, also, I recommended  
22 that there are records of old photos in Village  
23 Hall, you know, that the Historic Preservation has  
24 collected. So there are multiple sources.

25 TRUSTEE PHILLIPS: They could also reach out

1 to Mike Richter. Which Richter, which Richter had  
2 the photo -- had Vail's Photos?

3 MAYOR HUBBARD: I don't know.

4 TRUSTEE ROBINS: Send me an email --

5 TRUSTEE PHILLIPS: Yeah.

6 TRUSTEE ROBINS: Email if you find out that.

7 TRUSTEE PHILLIPS: Yeah. I forget the name.

8 TRUSTEE ROBINS: Yeah.

9 TRUSTEE PHILLIPS: Because he has a lot of  
10 Mr. Vail's old negatives and stuff.

11 TRUSTEE ROBINS: Yeah.

12 TRUSTEE PHILLIPS: Okay.

13 TRUSTEE ROBINS: There was a great maritime  
14 photo from, you know, 50 years ago.

15 TRUSTEE PHILLIPS: Okay. Yeah, I think I  
16 have that contact, I'll get it for you.

17 TRUSTEE ROBINS: So that was basically it.  
18 And Rich Vandenburg suggested that the BID have  
19 at some point a meeting dedicated exclusively to  
20 parking, so.

21 Oh, and I do want to thank the Bid. By the  
22 way, today, they voted to appropriate \$1200 to the  
23 Village for the Village and Fire Department  
24 Christmas Parade toys. So that was a --

25 MAYOR HUBBARD: That was very nice.

1 TRUSTEE ROBINS: -- nice donation on their  
2 part.

3 So thank you very much. That's it for me.

4 MAYOR HUBBARD: Okay. Thank you. Okay. I  
5 just had a couple of things.

6 I had a request from Goldin Furniture. They  
7 thought on the side of their building they always  
8 had a loading zone, and I checked the code. They  
9 have a delivery door on the side of their building  
10 on Central Avenue, and people are parking right in  
11 front of it. I had the Village Clerk look in the  
12 code, trying to find it. They really -- Andy  
13 thought his father had done it 60 years ago,  
14 because if we could go and -- if we have to have a  
15 public hearing and just make it a loading zone, so  
16 when they get deliveries and stuff. With the  
17 congestion that's down there now on weekends, he  
18 gets a delivery of something, he can't get in and  
19 get a mattress or stuff out of his side door for  
20 his business. Just to mark off the loading zone  
21 on that. It's halfway down the block on Central  
22 Avenue, between --

23 ADMINISTRATOR PALLAS: Yup, I know where,  
24 yeah.

25 MAYOR HUBBARD: -- Main and Bay. Okay.

1 Just if we could write that up and just give them  
2 a loading zone there, okay?

3 The paperwork for -- Paul and Derryll worked  
4 on that, finishing the paperwork for the Mini  
5 Train. That's all submitted to the DEC, along  
6 with a check to pay the final payment on it.  
7 They're working on getting us an answer on that  
8 more sooner than later. We hope to have that  
9 shortly.

10 ADMINISTRATOR PALLAS: In two or three  
11 weeks, I think, I hope.

12 MAYOR HUBBARD: Two to three weeks they'll  
13 have a final answer on that.

14 Also, they are doing another fundraiser.  
15 Billy Joel Tribute Band is playing at the school.  
16 I believe it's October 27th.

17 CLERK PIRILLO: (Nodded yes).

18 MAYOR HUBBARD: October 27th. It's a good  
19 fundraiser. Fifty dollars a ticket at the door,  
20 \$40 in advance. I went to the last one that they  
21 had, it was really good, it was enjoyable. So  
22 anybody, everybody can come and support that, it  
23 would be a good thing. And we really hope to  
24 break ground this Fall on getting something going  
25 up there to get their project going.

1 TRUSTEE MARTILOTTA: Awesome.

2 TRUSTEE ROBERTS: This Fall?

3 MAYOR HUBBARD: This Fall. The Rotary has  
4 purchased the train, the tracks. The gear and  
5 everything else, they have that in storage.

6 They have raised, I don't want to say a  
7 dollar figure, but they've raised a third of what  
8 they were looking to raise, and everything is  
9 going well on their end. So they're moving  
10 forward. They're really anxious to get something  
11 going. So it would be nice if we could do some  
12 work during the winter. We could break ground  
13 this Fall if we finally get the final permission  
14 of DEC. If they said, "Yes, you can go ahead and  
15 do this," to start doing some stuff up there, so  
16 cleaning up and stuff during the winter. And,  
17 hopefully, this could be a reality, you know,  
18 within a year or so, in the near future, you know.

19 So I just want to commend Rotary and  
20 everybody that's worked on the committee, putting  
21 that together, along with our Village staff, with  
22 the pictures and the drawings, getting everything  
23 there. But that's really taking shape and it  
24 looks like it's really going to happen within a  
25 year or so, year, year-and-a-half. We're getting

1 close. It's taking a long time for the DEC to  
2 give permission to actually use our own property,  
3 but we're close. And that's all I had.

4 All right. At this point, we'll open up to  
5 the public that wish to address the Board.  
6 Anybody from the public want to address the Board?  
7 Name and address for the record, please. Nobody?  
8 Oh.

9 MR. SWISKEY: I will.

10 MAYOR HUBBARD: Okay.

11 MR. SWISKEY: Trying to be polite if there  
12 are some females there or something.

13 The main reason I came to this meeting  
14 tonight is I read on the -- online about the sewer  
15 thing. Now this has the potential of \$750,000.

16 CLERK PIRILLO: Bill, I'm sorry, name and  
17 address, please.

18 MR. SWISKEY: Oh. William Swiskey, 184  
19 Fifth Street, Greenport.

20 Well, and from what I hear, we're talking  
21 about taking a significant amount less.

22 Now, Trustee Roberts, how much -- how many  
23 gallons do you use of water a month? Because this  
24 is significant. It's probably less than five,  
25 right?

1 TRUSTEE ROBERTS: Five gallons?

2 MR. SWISKEY: Yeah. What is your sewer and  
3 water --

4 TRUSTEE ROBERTS: I have no idea, I'm sorry.

5 MR. SWISKEY: Do you know, Jack?

6 TRUSTEE MARTILOTTA: Oh, I couldn't even  
7 give a guess.

8 MR. SWISKEY: What about you, Mary Bess, at  
9 your house, do you have any idea?

10 TRUSTEE PHILLIPS: Me? I use the minimum  
11 amount.

12 MR. SWISKEY: Well, a lot of people use the  
13 minimum or close to it. What Paul is talking  
14 about with this 300 gallons a day would be 9,000  
15 gallons. That's a ridiculous fee. And if you're  
16 basing on this, it is really ridiculous. You got  
17 to get tight. This is money coming to the  
18 Village. We're not a charity. We gave away  
19 \$750,000 to Peconic Landing with a charity, and  
20 his formula, his formula makes no sense.

21 I would urge some Village Trustee or  
22 something to go through the books and see what the  
23 average, you know, Village resident, household,  
24 you know, not commercial, uses a month, and you're  
25 going to find it's a lot less than 9,000, believe

1 me. And we are billing -- when you hit, I  
2 believe -- what is it, three or four, Mary Bess,  
3 they start to whack you?

4 TRUSTEE PHILLIPS: Bill, probably. Without  
5 looking at the figures and the code, I couldn't, I  
6 couldn't tell you, okay?

7 MR. SWISKEY: Yeah.

8 TRUSTEE PHILLIPS: Okay.

9 MR. SWISKEY: But it becomes -- I believe  
10 it's after three they start to -- we -- you whack  
11 us significantly. This \$9,000 figure is just  
12 ridiculous. Where did you get it, Paul?

13 ADMINISTRATOR PALLAS: Bill, I have to go  
14 back to the -- I'm sorry. I have to go back to  
15 the Suffolk County Charter. I may have misspoke.  
16 It may have been 300 gallons a month. I know the  
17 basis was 300 gallons. I just don't recall  
18 whether it's monthly, daily. I just don't recall,  
19 I don't have the chart in front of me.

20 MR. SWISKEY: Well, this involves a lot of  
21 money. I think before we negotiate any contract,  
22 and I'm with Trustee Roberts on this. In other  
23 words, if we're going to give this away, then we  
24 might as well give it away to the person on Bailey  
25 Avenue.

1           And Trustee Robins' assertion that, well,  
2           they're using our pipe and our pump station, well,  
3           these people on the North Road are, too. It's  
4           coming into our eight-inch gravity main, going  
5           down to our nursing home sewer station, which is  
6           basically probably at -- almost at capacity now in  
7           the summer, because it's a small unit, it runs  
8           constantly. We're going to have to upgrade that  
9           for this, so we shouldn't be giving this away at  
10          all.

11           And the argument that there's a difference  
12          between these people and the people on Bailey  
13          Avenue I find absurd. I agree with Trustee  
14          Roberts on that.

15           So I want this Board to really think  
16          significantly, because, all right, you got two  
17          sewer stations that really need work. One is on  
18          Sixth Street, it needs rebuilding, the other is on  
19          Ludlam Place, it needs rebuilding. We had plans  
20          to rebuild maybe 10 years ago, and I guess the  
21          Board just dropped them. But you're going to have  
22          to spend probably 6 or \$700,000 to bring those two  
23          up to what they should be, new generator, new  
24          pumps, you know, rebuild the structure and  
25          everything else.

1           We need the money, and if we can get it from  
2           somebody outside and not hit the Village taxpayer  
3           or the Village ratepayer who owns the system,  
4           let's do it, and that's what I'd like to see from  
5           the Trustees on this Board.

6           And as far as the -- supposedly, beating  
7           the condos on Sixth Street and Fifth Street, in  
8           other words, they didn't beat us, we gave up the  
9           suit, because the Mayor at the time chose to give  
10          it up. We had a good suit, we had a good thing.  
11          We have lost so far, since we gave up that suit,  
12          my estimate, about \$300,000 into sewer revenue.  
13          So it's got to stop someplace and let's make it  
14          stop right now.

15          Let's -- it's like Trustee Roberts says,  
16          either enforce the code, or if you're not going to  
17          enforce it, then change the code, and tell the  
18          people on Bailey Avenue they could hook up for  
19          five grand, too. That's what I'm saying, so --  
20          but, to me, I would go with the 15,000. Let's not  
21          take anymore baths. All right. The -- that's  
22          what I -- the main thing I really wanted to talk  
23          about, about that.

24          Now, I also, when I started going through  
25          the agenda, I noticed, all right, the revenues

1 here on this sheet that they put up, all right.  
2 Now I go through the Village on a regular basis,  
3 and the Marina was fairly empty in June, yet,  
4 we're showing \$201,996 for the month. We didn't  
5 take in that much money in the Marina. How are we  
6 booking this? I mean, the Treasurer's not here.

7 TRUSTEE ROBERTS: I think it was all booked  
8 on the app in advance, so we recognized the  
9 revenue in June --

10 TRUSTEE PHILLIPS: Correct.

11 TRUSTEE ROBERTS: -- for stays later in the  
12 summer, right?

13 ADMINISTRATOR PALLAS: Correct.

14 MAYOR HUBBARD: Uh-huh.

15 ADMINISTRATOR PALLAS: Correct.

16 MR. SWISKEY: You don't do that, because if  
17 something happens, you take this revenue in June,  
18 you spend it. What happens in August if the  
19 Marina suddenly falls apart and you can't get --  
20 these people want their money back. Any good  
21 business books the money into the month it's going  
22 to be technically received. Do you understand  
23 what I'm saying?

24 TRUSTEE PHILLIPS: You're looking at --

25 MR. SWISKEY: In other words, if I'm booking

1 an event in the Marina for August and I pay you in  
2 May, you don't book the money into June -- or you  
3 don't book it into June. You put it in the bank,  
4 all right? But you book it ahead to August and  
5 you don't spend it until August.

6 TRUSTEE ROBERTS: I think you're talking  
7 about cash flow management, and I think what this  
8 report is doing is just doing -- its the booking  
9 of the revenue.

10 TRUSTEE PHILLIPS: Reporting of the  
11 revenues.

12 MR. SWISKEY: Yeah, but it's saying we made  
13 201,000 in June. We didn't make anywheres near  
14 201,000.

15 TRUSTEE ROBERTS: Well, they paid in  
16 advance.

17 MR. SWISKEY: We lost -- in other words, we  
18 were down 50,000 in July, and down 20,000 in  
19 August. When you made -- when the Marina was full  
20 and the big boats were there. I think your  
21 report, whether you like it or not, has to reflect  
22 what's actually happened that month. Say if  
23 20,000 or 30,000 of this June money was for July,  
24 it should be in July. That's the way any good  
25 business does business. I was shocked when I

1 looked at this.

2 TRUSTEE PHILLIPS: That's not how you --  
3 you have to --

4 TRUSTEE ROBERTS: It's two different  
5 accounting methods.

6 TRUSTEE PHILLIPS: It's two different --

7 TRUSTEE ROBERTS: Yeah.

8 TRUSTEE PHILLIPS: You have to report your  
9 income when you receive it, regardless of how you  
10 spend it later on.

11 MR. SWISKEY: But you don't book in as  
12 revenue for June, because suppose the event that  
13 was going to take --

14 TRUSTEE PHILLIPS: Yes, you do, if you're on  
15 a cash basis.

16 MR. SWISKEY: Mary Bess, suppose the Marina  
17 can't open in June, you've got to give that money  
18 back for June -- I mean, in August. You got to  
19 give that money back. But if you're taking it in  
20 June and spent it in June, you don't have it to  
21 give back.

22 TRUSTEE ROBERTS: You mark it as a loss if  
23 you have to give it back.

24 MR. SWISKEY: Yeah.

25 TRUSTEE ROBERTS: That's what I would do.

1           MR. SWISKEY: Yeah. Well, you got to have a  
2 better management than this. I would book the  
3 money -- the money's always in the bank, but the  
4 amount you could spend could be regulated, because  
5 you would know -- say you got 300,000 in the bank,  
6 and 100,000 is for June and 100,000 is for the  
7 next -- each of the two months, you don't spend  
8 the 300,000. You keep it in a ledger someplace  
9 that that money can't be spent until it's actually  
10 earned. That's the way a good business does  
11 business. Otherwise, you could really get  
12 yourself into trouble. You could spend money and  
13 then have to give it back. That one boggled my  
14 mind when I looked at it, to tell you the truth,  
15 because the Marina was basically empty in June.

16           All right. Joe asked -- Joe mentioned the  
17 Genesys suit, because that's one of the things I  
18 was going to ask about. Genesys is suing us for  
19 how much?

20           ATTORNEY PROKOP: Seven hundred and fifty  
21 thousand dollars.

22           MR. SWISKEY: Is that paperwork of the  
23 lawsuit available in Village Hall for the public  
24 to get a copy of? It should be, since both sides  
25 know. The actual action against us.

1           ATTORNEY PROKOP: You know, I don't know if  
2 the public -- I don't know if litigation documents  
3 are public, but I'll -- it is a public document.

4           MR. SWISKEY: It is a public document if  
5 both sides know.

6           ATTORNEY PROKOP: It's available at the  
7 County Clerk. I'll look and see if it should be  
8 available at the Village Hall.

9           MR. SWISKEY: It should. If both sides know  
10 in a lawsuit, it's a public document, especially  
11 with the Village involved. We went through that  
12 before one time, and the State ruled that you had  
13 to give us the documents. So I'd like if -- I'm  
14 going to FOIL the document; is that okay tomorrow,  
15 Sylvia?

16          CLERK PIRILLO: Sure.

17          MR. SWISKEY: And you could see if Joe wants  
18 to give it or not. I'd appreciate it. Thank you.

19          All right. Now here's a question about --  
20 this relates to Genesys. What is today's capacity  
21 of the power plant? What can we put out? Is it  
22 still five megawatts?

23          ADMINISTRATOR PALLAS: Yes. You mean -- I'm  
24 sorry. You mean generation?

25          MR. SWISKEY: Yeah.

1 ADMINISTRATOR PALLAS: Yes, yes.

2 MR. SWISKEY: We're rated at five megawatts.  
3 But didn't we just spend a million dollars or so  
4 on those engines to get it -- to get them up to  
5 basically where they should be?

6 ADMINISTRATOR PALLAS: None of the work done  
7 had anything to do with the mechanical end or the  
8 generator end of the engine.

9 MR. SWISKEY: We didn't take No. 6 and No. 5  
10 engine apart? I remember vouchers going through.

11 ADMINISTRATOR PALLAS: That was just  
12 repairs, Bill. It wasn't any kind of an upgrade  
13 or repowering, or anything like that.

14 MR. SWISKEY: We didn't take No. 4 engine  
15 completely apart and put it back together?

16 ADMINISTRATOR PALLAS: No.

17 MR. SWISKEY: I thought the documents --

18 ADMINISTRATOR PALLAS: No.

19 MR. SWISKEY: -- show that we did. I mean,  
20 what's going on here? We spend a million dollars  
21 on our generation capacity and we gain no  
22 capacity. Now if we've got a peak load of around  
23 7300 kilowatts and we only got five on the  
24 generators, that means we're buying a lot of what  
25 they call locational unforced capacity from the

1 State. It's costing us a lot of money. What is  
2 it costing us a year for location --

3 ADMINISTRATOR PALLAS: I'd have to look at  
4 that numbers, Bill, I don't know that off the top  
5 of my head.

6 MR. SWISKEY: It used to be 300 -- 2 or  
7 \$300,000 just for 1,000 kilowatts, now it's two.  
8 It's got to be a lot of money, a lot of money. I  
9 think the Board has to get serious and look at  
10 what went on there. We didn't get our money's  
11 worth, and the public didn't get told the truth.

12 All right. Now let's go to the roadwork on  
13 Fifth Street. The drainage project on the end of  
14 the street, it costs us -- I guess it was 136,000  
15 or 133,000. It's a complete failure. We put in  
16 box drains on ground that doesn't drain. I looked  
17 in the hole when they were putting the drains in,  
18 it's nothing but hardpan and old like -- it's  
19 almost like railroad ash where somebody built the  
20 street up.

21 What happens is if you go to those drains  
22 right now and it hasn't rained in 2 1/2 days,  
23 they're full to the top. So what happens when the  
24 next rain comes along, what little bit goes in  
25 never comes out the lowest drain by the drain that

1 goes overboard, and 99% of the water has gone  
2 overboard. It was a complete failure.

3 Now I don't know who designed it, but I  
4 think the Board should look into it. Send Paul  
5 down there, ascertain what's going on, because  
6 it's not a good situation, and perhaps we could go  
7 after the engineering firm? This is what happens  
8 on -- even on a moderate rain when those basins  
9 are full (handing in photographs). That to me is  
10 like -- there's a complete failure here someplace,  
11 and that's annoying to me.

12 TRUSTEE ROBERTS: When was this?

13 MR. SWISKEY: About two weeks ago, I think I  
14 took them. Is there a date on there? This was --  
15 we had the heavy rain, the drains filled up, and  
16 then we had another rain two days later. And it's  
17 just -- if you go down there tomorrow, Trustee  
18 Roberts, look in, they're almost to the top.  
19 They're basically to the top of the box drain.  
20 They just -- they just -- you know how the metal  
21 grate goes like this (demonstrating), they're just  
22 at the bottom of the metal grate. But I think you  
23 should, really should take a look about it.

24 Now the next thing that comes to me is we  
25 deal with DeAl Concrete. What does he charge us

1 per foot for curb and sidewalk?

2 ADMINISTRATOR PALLAS: Again, Bill, I'd have  
3 to look it up. I don't have these numbers in my  
4 head, I'm sorry.

5 MR. SWISKEY: Because when we used to build  
6 curb and sidewalk, we used to bid it by foot. And  
7 then because, to tell you the truth, I don't see  
8 \$133,000 worth of cement work on Fifth Street, and  
9 that's what we paid for those few curbs, you know,  
10 handicapped things and a few driveway aprons.  
11 Right up and down the street, all -- I challenge  
12 you, and tell me at the work session if you see  
13 that much money for concrete work.

14 TRUSTEE PHILLIPS: Bill, where did you get  
15 that number from?

16 MR. SWISKEY: From the Village records.  
17 This is what we paid. You approved this --

18 TRUSTEE PHILLIPS: Okay.

19 MR. SWISKEY: -- at the work session in -- I  
20 think it was May or June.

21 TRUSTEE PHILLIPS: Right, but that was --  
22 that was -- I believe, if we go -- that was --  
23 that wasn't down on -- are you talking about Fifth  
24 Avenue with the curbing?

25 MR. SWISKEY: I'm talking about Fifth

1 Street, the end of Fifth Street.

2 TRUSTEE PHILLIPS: Fifth Street? Those,  
3 that --

4 MR. SWISKEY: All of Fifth Street.

5 TRUSTEE PHILLIPS: I have to go back and  
6 look at the billing, because it wasn't for Fifth  
7 Street, I don't believe, so I have to check.

8 MR. SWISKEY: No. It was, Mary Bess,  
9 believe me. I checked it.

10 TRUSTEE PHILLIPS: I have to look at it.  
11 I'm not going to say one way or the other. I have  
12 to look at it again.

13 MR. SWISKEY: Well, perhaps we can ask Paul.  
14 Was it for Fifth Street, the 133,000?

15 ADMINISTRATOR PALLAS: Again, Bill, I don't,  
16 I don't recall exactly what we paid for those  
17 projects? That was a lot of work.

18 MAYOR HUBBARD: We did a lot of work down  
19 there. The exact dollar amount, I don't remember  
20 the exact dollar amount.

21 ADMINISTRATOR PALLAS: Yeah, it was a lot.

22 MR. SWISKEY: It was 133,000, and that  
23 was -- you ain't going to get -- you didn't get  
24 \$133,000 worth of cement and curb work, believe  
25 me. That's why you should be getting this guy a

1 price per foot, instead of coming in here and he  
2 gives you a price. When we used to get a price  
3 per foot, you could go out and measure what he was  
4 going to do and know what it was going to cost.  
5 He's just giving us a price.

6 MAYOR HUBBARD: No, it's off County  
7 contract.

8 MR. SWISKEY: What -- yeah.

9 MAYOR HUBBARD: It's off County contract and  
10 it is by per foot.

11 MR. SWISKEY: What is the -- what is the per  
12 foot, then?

13 MAYOR HUBBARD: Bill, I don't know the price  
14 right now. Paul just said he'll get the price for  
15 you and give it to you tomorrow, he'll tell you  
16 what the price per foot is.

17 MR. SWISKEY: Because I'd like -- I'd to  
18 measure, yeah, because that's a lot of, lot of  
19 money for that little bit of concrete.

20 MAYOR HUBBARD: Okay.

21 MR. SWISKEY: I'd urge each Trustee to walk  
22 up and down the street and see it, because -- the  
23 same with the drain, because, basically, we got  
24 the business. I just don't understand that, but  
25 all right.

1           There's a couple of more things I want to --  
2           oh. Speaking to somebody from the DEC the other  
3           day, how much of that RCA on Monseil Trail is  
4           contaminated?

5           ADMINISTRATOR PALLAS: Very little, a very  
6           small amount.

7           MR. SWISKEY: What's a small amount?  
8           Because I heard it was significant.

9           ADMINISTRATOR PALLAS: It's not. If it's --  
10          if it's 5% -- and I don't -- I think contamination  
11          is an overstatement by a long shot. There are  
12          some rocks in there that they call slag in one or  
13          two of the piles, that was the extent of it.

14          MR. SWISKEY: Is this dirt going to have to  
15          be hauled away and burned? Because that's what I  
16          heard.

17          ADMINISTRATOR PALLAS: No. It's going to be  
18          hauled away, it was not burned.

19          MR. SWISKEY: It's not going to be -- what's  
20          that going to cost us, do we have a price?

21          ADMINISTRATOR PALLAS: Again, I don't have  
22          these numbers at my fingertips, Bill. I don't --  
23          I just don't recall.

24          MR. SWISKEY: Well, I think that's something  
25          the public should know about, because if there is

1           contamination in this dirt -- and I was really  
2           shocked when the Village accepted it. They  
3           accepted it right after the time there was that --  
4           that up the Island where they found there was so  
5           much contamination in this RCA, and this guy was  
6           like -- I mean, have we tested where we put this  
7           down? I mean, we could be walking on -- you know,  
8           it's -- it's a significant amount, it's not a  
9           small amount. When you say small amount, you  
10          know, don't test my intelligence.

11                    Have a good day.

12                    MAYOR HUBBARD: Anybody else wish to address  
13          the Board? Mr. Corwin.

14                    MR. CORWIN: My name is David Corwin. And  
15          just to follow up on something Mr. Swiskey kind of  
16          mentioned, that sewer pipe from the nursing home  
17          to Moore's Woods, the trail there. Former  
18          Director -- I think it's an asbestos pipe,  
19          probably eight inches that was installed 50, 60  
20          years ago. And the former Director of Utilities,  
21          Bronagan (phonetic) had told me at one time  
22          that -- I think he said Cameron had inspected that  
23          pipe and they said it wasn't in very good shape  
24          and it couldn't handle anymore capacity. So  
25          before you make a commitment to hook somebody up,

1 you might want to see if that pipe's in good  
2 shape, and if there ever was a report from an  
3 engineer on the status of that pipe. Thank you.

4 MAYOR HUBBARD: Thank you. Can you check on  
5 that? Because that's the first I've heard of  
6 that.

7 ADMINISTRATOR PALLAS: So have I.

8 MAYOR HUBBARD: Okay. Go ahead.

9 MR. SALADINO: John Saladino, Sixth Street.  
10 A question and perhaps a comment.

11 At the beginning of the meeting, at the  
12 beginning of the work session, I heard there was  
13 an application by a local contractor for a -- for  
14 a mooring, and I thought I heard that it was  
15 outside the territorial waters of Greenport. Did  
16 I hear that right?

17 ADMINISTRATOR PALLAS: No, no. It's inside  
18 the territorial waters, outside of the Village  
19 boundary. There's a difference there. My  
20 understanding of the way the territorial boundary  
21 goes is 1500 feet from shore. The Village line is  
22 a defined line.

23 MR. SALADINO: Oh, okay.

24 ADMINISTRATOR PALLAS: It's -- yeah.

25 MR. SALADINO: That was always my

1 understanding, 1500 feet from shore with  
2 territorial waters.

3 Okay. The comment that I have is at the  
4 beginning of the meeting, I also had heard about a  
5 current wetlands application permit that's in  
6 front of the Board, about to be voted on. There  
7 was a question by one of the Trustees that if --  
8 why, if the same requirements were made for an  
9 adjoining piece of property, an adjacent piece of  
10 property, when they had a wetlands permit  
11 application in front of this Board.

12 In the interest of full disclosure, I'm a  
13 member of the CAC.

14 I remember discussing with the other members  
15 at Village Hall, after the site inspection for the  
16 adjacent property, about an on-turf barrier. I  
17 don't have an explanation why it didn't make it,  
18 make it into the formal recommendations. I do  
19 remember with that particular property the pool  
20 was subject to zoning. So the fact that there are  
21 two zoning members on the CAC, the only thing I  
22 can -- plus we're not perfect. You know, the only  
23 thing I can think of is, is that maybe the  
24 conversation was taken up with a zoning issue and  
25 that just didn't make it into the recommendation.

1 But that requirement that's on the current -- that  
2 recommendation that's on the current application  
3 is routine, it's made for all applications.

4 It's -- I can't think of an application that  
5 was adjacent to the water course that that -- that  
6 that recommendation wasn't made. If it wasn't  
7 made for the adjacent property on Bay Avenue, it  
8 was an oversight, not because it wasn't needed,  
9 but as an oversight, and because the application  
10 was a little more complicated, because the pool  
11 itself required zoning approval. That's my only  
12 explanation.

13 As far as the sewer, I think you should  
14 abolish the \$15,000. I think everybody should be  
15 encouraged to hook up to the sewer. If they're  
16 outside the Village, charge them a different rate,  
17 resident, nonresident.

18 But in this day and age, surrounded by  
19 water, I think it's crazy to have people with --  
20 there was an instance on -- there was just a  
21 subdivision application on Sixth Street and it  
22 was -- the property was also continued on to  
23 Seventh and Corwin. And it came out that a new  
24 building there, a distillery I believe it is, or  
25 electrical -- I'm not sure what it is. Because of

1 the \$15,000, the guy chose to put a septic system  
2 in. It was considerably less than hooking up to  
3 the Village sewer. It can't be -- it can't be a  
4 sound practice to do that. If he could have  
5 hooked up to the Village sewer for less than  
6 \$15,000, and perhaps paid a higher rate.

7 I think if the Village wastewater treatment  
8 plant is available to -- whether it's a Village  
9 resident or an outside resident, it should be made  
10 available to them. Fifteen thousand dollars is a  
11 lot of money to pay to -- and perhaps just charge  
12 them a different rate. I don't know.

13 I know Billy is like staring daggers at me  
14 now, but I don't really care.

15 And as far as the project on the North Road,  
16 the affordable, the -- I don't want to say  
17 affordable housing. I'm not really sure what the  
18 term is.

19 TRUSTEE PHILLIPS: Workforce housing.

20 MAYOR HUBBARD: Workforce.

21 TRUSTEE PHILLIPS: Workforce.

22 MR. SALADINO: The workforce housing up  
23 there, I think anything you can do to make that  
24 path easier for that to come to fruition is a  
25 worthwhile project for the Village.

1           The last thing I might ask you about is the  
2 short-term rental law, so I'm prepared next week,  
3 if I -- if I can get here.

4           I have a question. As far as  
5 owner-occupied, I think you should make it -- I  
6 think a good way to do is how you treat the B&Bs.  
7 The code for the B&Bs said the owner had -- says  
8 the owner has to be on the premises during rental  
9 periods. So the question came up, "What if I'm  
10 out of town on a weekend or for two weeks, can I  
11 still rent my one-family house to a short-term  
12 rental owner" -- "a short-term rental client?"  
13 The B&B code says the owner of the property has to  
14 be on the premises during active rental. I think  
15 that makes sense, I think, perhaps to incorporate  
16 it into that law.

17           The other question I have, perhaps before  
18 Joe beats it, is what about a mixed use property?  
19 A mixed use property, you have commercial  
20 downstairs and you have residential upstairs.  
21 From talking to a few business owners, their  
22 contention is, "I'm open from 9 to 5, I'm  
23 owner-occupied." I personally -- I personally  
24 don't see it that way, but the code is -- the  
25 wording of the law is kind of ambiguous. So does

1 a guy that owns a bakery, or a restaurant, or a  
2 maternity shop that has a short-term rental  
3 upstairs, the fact that they own the building, the  
4 fact that they own the building and have a  
5 business downstairs, does that make it  
6 owner-occupied? I would kind of be interested in  
7 that before it comes up at the public hearing, so  
8 I could comment a little bit of information.

9 So, also, someone that owns a building, I  
10 don't see anywhere in the code where it's -- where  
11 someone that owns a building and has tenants --  
12 there are buildings downtown that have more than  
13 one or two or three tenants, and those people  
14 choose to rent out their apartments short term.  
15 I'm just not sure how that work -- how that would  
16 be addressed under this law. Is there someone to  
17 maybe enlighten me? No?

18 MAYOR HUBBARD: Yeah. That's -- we'll have  
19 to look at it again and investigate that. I mean,  
20 a lot of that's come up, you know, the question of  
21 artists lofts, other things that are in the code  
22 that aren't actually truly enforced, and  
23 everything else, so I don't know where we're going  
24 to go with that. The mixed used, the commercial  
25 properties down there, some of that stuff is not

1 supposed to be allowed at all, you know, but --

2 MR. SALADINO: Well, that was my next  
3 comment. I mean, in the CR, we kind of know that  
4 some of that stuff is allowed, residential over  
5 commercial. In the WC --

6 TRUSTEE PHILLIPS: WC it's not.

7 MAYOR HUBBARD: Right.

8 MR. SALADINO: -- it's not. And if the --  
9 if the primary goal of this law is to provide,  
10 which what I heard for the entire conversation for  
11 the last eight years, is to provide more long-term  
12 housing, more long-term rentals for people that  
13 want to live here, whether they're local or new  
14 residents, want to live here long term. If that's  
15 the primary goal, then those issues should be  
16 addressed also, because if we use Trustee Roberts'  
17 number, 60, or 64, or 65 short-term rentals  
18 Village-wide -- I personally believe there's more.  
19 But if we use that number, I mean, there's got to  
20 be 5 or 10%, 15% downtown that should be  
21 prohibited outright. So if that's our ultimate  
22 goal, is to provide more long-term housing, then  
23 that should be part of this law also.

24 The question I have is wouldn't it be just  
25 easier -- and I know Joe put a lot of work in it,

1 the Board put a lot work in this, and I don't want  
2 to see you negate any work of the work that you  
3 did, or throw out anything, but wouldn't it be  
4 just easier to mirror perhaps Southold's law or  
5 East Hampton's law? They've been challenged and  
6 they've been upheld, and to just mirror that law  
7 would seem -- unless it doesn't -- that I'm not  
8 seeing something, that it doesn't apply to us.

9 So thanks for listening. Thank you.

10 MAYOR HUBBARD: Thank you. Anybody else  
11 wish to address the Board? Okay. Nobody else  
12 wishes to address the Board, I'll offer a motion  
13 to adjourn the meeting at 9:07. So moved

14 TRUSTEE PHILLIPS: Second.

15 MAYOR HUBBARD: All in favor?

16 TRUSTEE MARTILOTTA: Aye.

17 TRUSTEE PHILLIPS: Aye.

18 TRUSTEE ROBERTS: Aye.

19 TRUSTEE ROBINS: Aye.

20 MAYOR HUBBARD: Aye.

21 Opposed?

22 (No Response)

23 MAYOR HUBBARD: Motion carried. Thank you  
24 all for coming. Enjoy Maritime Festival.

25 (The meeting was adjourned at 9:07 p.m.)



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