



236 Third Street  
Greenport NY  
11944

Tel: (631)477-0248  
Fax: (631)477-1877

**MAYOR**

GEORGE W. HUBBARD, JR.  
EXT. 215

**TRUSTEES**

JACK MARTILOTTA  
DEPUTY MAYOR

PETER CLARKE

MARY BESS PHILLIPS

JULIA ROBINS

**VILLAGE  
ADMINISTRATOR**

PAUL J. PALLAS, P.E.  
EXT. 219

**CLERK**

SYLVIA PIRILLO, RMC  
EXT. 206

**TREASURER**

ROBERT BRANDT  
EXT. 217

July 21, 2022 at 7:00 PM

Mayor and Board of Trustees - Work Session Meeting

Third Street

Firehouse

Greenport, NY 11944

**PLEDGE OF ALLEGIANCE**

**MONTHLY REPORTS FOR THE FOLLOWING:**

- **FIRE DEPARTMENT** - CHIEF WAYDE MANWARING  
Including compilation of all monthly meeting minutes
- **VILLAGE ADMINISTRATOR** - PAUL J. PALLAS, P.E.  
Road and Water Department  
Sewer Department  
Light Department  
Building Department  
Recreation Department  
Harbor Department  
Marina Manager
- **VILLAGE TREASURER** - ROBERT BRANDT  
Meter Department  
Housing Authority & Community Development
- **VILLAGE CLERK** - SYLVIA PIRILLO, RMC
- **VILLAGE ATTORNEY** - JOSEPH PROKOP, ESQ.

**BOARD DISCUSSIONS**

- A public hearing regarding the Wetlands Permit Application submitted by Costello Marine Contracting on behalf of Nathaniel and Emily Ewing for the property located at 230 Fourth Street.

**REMINDERS**

- The public hearing regarding the Wetlands Permit Application submitted by Cole Environmental Services on behalf of Paula Casey for the property located at 20 Beach Street (aka Sandy Beach Road) remains open.
- The public hearing regarding a proposed local law amending Section 150-12(C) and amending Sections 150-12(A), 150-16(A)(1) and 150-16(G) to amend the parking regulations of the Greenport Village Code remains open.

**MAYOR AND VILLAGE BOARD OF TRUSTEES**

**PUBLIC TO ADDRESS THE BOARD**



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Submitted: July 14, 2022  
Meeting: July 21, 2022 7:00 PM  
*Work Session Meeting*  
To: Mayor George W. Hubbard, Jr.  
Board of Trustees  
Prepared By: Paul Pallas, P.E. Village Administrator  
From: Paul Pallas, P.E. Village Administrator  
Department: Village Administrator

## Work Session

# Work Session Report for Road and Utilities

July 21, 2022

## Administrator's Office

### Statistics

#### Work Orders:

Electric = 41 Written 41 Completed  
Water = 02 Written, 02 Completed  
Sewer = 40 Written, 40 Completed  
Road = 79 Written, 79 Completed

### Reports

❖ DOH-360: This is a monthly report for bacteriological presence and residual chlorine levels, it was sent on 6-06-2022. The results are detailed below in the Road Department's *Sampling* section.

❖ GADS Data: This is a monthly report about run and usage data for the generators at the Power Plant, it was sent on 6-06-2022.

## Discussion

- Microgrid Project Status
- Ferry Queue Project Status

## Resolutions

### Trustee Reminders Awaiting information/comments

- Infrastructure project ideas for potential federal grant monies
- Peconic Estuary Protection Sign ideas

## Road/Water Department

### Statistics

Water Distribution:

9,037,000 Gallons Sold

Sampling:

All water samples complied with Department of Health requirements.

Locations:     419 Sixth Street - Slop Sink  
Total Coliform = Absent  
E Coli = Absent  
Residual Chlorine = 0.45 mg/L

Third Street Firehouse - Kitchen Sink  
Total Coliform = Absent  
E Coli = Absent  
Residual Chlorine = 0.43 mg/L

The form, DOH-360, was filed with the DOH on June 6, 2022, with the above results.

## Report

### Tasks Accomplished:

- ❖ Did all normal highway tasks.
- ❖ Performed water machine maintenance.
- ❖ Relocated planters to new locations at Mitchell Park.
- ❖ Installed new grills at 6th beach.
- ❖ Removed tree that fell at the legion hall.
- ❖ Moved sweeper debris into dumpsters taken by Eastern Environmental.
- ❖ Assisted with paving project on Wiggins Street.
- ❖ Assisted Code Enforcement with house board up on 3<sup>rd</sup> Street and removal of eviction debris on Sterling Avenue.
- ❖ Weeded and prepped Little League and softball fields.
- ❖ Water service on Moores Lane and 3<sup>rd</sup> Street.
- ❖ Repaired and locked fencing at polo grounds.
- ❖ Removed debris from tree line at cemetery.
- ❖ Removed wave wall dock debris scavenger waste site.
- ❖ Performed drain clearing at various locations.
- ❖ Assisted Recreation Center with floor replacement preparation.
- ❖ Repaired village hall basement windows.
- ❖ Replaced all blades on riding mowers.
- ❖ Oil change on G36 and G44
- ❖ Installed signs and arrows on one way on Wiggins and 3<sup>rd</sup> Street.
- ❖ Put down RCA on Firemans Track
- ❖ Removed garbage dumped on Webb Street

## Sewer Department

### Flow and Sampling:

The plant continues to run well, exceeding DEC permit requirements.  
Total plant flow for the month of June = 8,270,000 Gallons  
Average Daily Flow = .276 (MGD) Permit Limit = .650 MGD  
Total Suspended Solids percent removal (TSS) = 97% Permit Limit = 75%  
CBOD percent removal = 97% Permit Limit = 75%  
Coliform Fecal General = 18.9 MPN. Permit limit 200 MPN/100  
Coliform Total General = 56.5 MPN. Permit limit 700 MPN/100  
Total Nitrogen = 6.2 LBS/day

### Sludge Removal:

0 Gallons of sludge hauled in

### Report

#### ❖ Treatment Plant:

De ragged #1 nitrate recirculation pump

Drained/Cleaned East & West clarifier for preventative maintenance

Retaining wall/access roadway project started at Treatment Plant

#### ❖ Collection System:

Jet-rod 6<sup>th</sup> St. collection system for preventative maintenance

Jet-rod Hospital collection system for preventative maintenance

Jet-rod downtown business district for preventative maintenance

Emergency generator repaired at Central Station

# Electric Department

## Statistics

### Monthly Power Usage:

Maximum usage day = June 26 @ 110.949 Mwh

Minimum usage day = June 1 @ 75.072 Mwh

Peak demand for the month = 6.152 MW June 25 5:45 pm

Monthly total usage = 2,642.797 Mwh

Service calls/call outs = 9

Street light repairs = 25

Customers shut off for nonpayment = 7

Customers turned on for payment = 7

Customers turned on for the season = 0

New Services = 2

### Tasks Accomplished:

- ❖ Microgrid crews have been moving along very well, many of the main lines have been completed, wire pulled in and transformers upgraded as needed. Several side streets to be done yet.
- ❖ Coordinated scheduling of power outages with several business for the upgrade of power banks related to microgrid project.
- ❖ Responded to power outage on lower Main Street due to a transformer fuse operating; replaced a fuse holder on Adams Street that was cracked.
- ❖ Replaced the power feed to the clock in the park, wire failed.
- ❖ Pole transfer notifications have been going well we are getting a good response, TELCO/CATV have been working in the Village.
- ❖ Engine maintenance performed including blew down units 2 times over the month, no issues.
- ❖ Repaired / replaced several streetlights throughout the Village.
- ❖ Responded to flickering light calls.
- ❖ In the processes of installing stand-by power to the truck garage.
- ❖ Assisted Wastewater Department with electrical issues.
- ❖ 2 service up-grades completed for houses being remodeled.
- ❖ Replaced power receptacles at the campground.

### Attachments:

Greenport Meter 6-2022 (PDF)

Total Usage: 2,642,797.0000 KWH  
Peak Demand: 6,152.00 KW  
Occured On: Jun 25 2022 17:45  
Load Factor: 59.66%  
Date Start: Wednesday, June 1, 2022  
Date End: Thursday, June 30, 2022

Period Ending	KWH
6/1/2022	75,072.00
6/2/2022	78,856.00
6/3/2022	82,540.00
6/4/2022	85,145.00
6/5/2022	79,188.00
6/6/2022	80,952.00
6/7/2022	81,123.00
6/8/2022	89,013.00
6/9/2022	92,949.00
6/10/2022	87,720.00
6/11/2022	87,361.00
6/12/2022	82,644.00
6/13/2022	93,658.00
6/14/2022	88,786.00
6/15/2022	88,316.00
6/16/2022	83,214.00
6/17/2022	100,667.00
6/18/2022	87,716.00
6/19/2022	78,454.00
6/20/2022	80,992.00
6/21/2022	81,132.00
6/22/2022	79,353.00
6/23/2022	85,227.00
6/24/2022	92,017.00
6/25/2022	109,360.00
6/26/2022	110,949.00
6/27/2022	95,068.00
6/28/2022	89,122.00
6/29/2022	94,747.00
6/30/2022	101,456.00



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From: Paul Pallas, P.E. Village Administrator  
Department: Village Administrator

**Building**

**Work Session Report for  
Building Department & Enforcement**

**July 21, 2022**

**Office of Code Enforcement & Fire Prevention**

**Reports**

- ❖ Code Enforcement continues to patrol the Village and respond to complaints.
- ❖ Rental permit renewal review is being conducted. All property owners are being issued a letter of notification informing them that their permit is expired.

**NOTES & TIPS:**

**Please ensure you pay attention to parking regulations when parking.**

Code Enforcement Report is attached.  
Building Permit Report is attached.  
Traffic Enforcement Statistics Report is attached.

**Attachments:**

June 2022 Building CO Report (PDF)  
June 2022 Building Report (PDF)  
June 2022 CODE (PDF)





## Village of Greenport Building Department

### Monthly Report CERTIFICATE OF OCCUPANCY 6/1/2022 through 7/1/2022

WORK TYPE	PERMIT NO.	PERMIT DATE	PARCEL ID	LEGAL ADDRESS	CO ISSUED
Install Exhaust Hood	02919	5/3/2022	5.-4-38.1	111 Front Street Greenport, New York 11944	6/7/2022
Interior Renovation	02873	6/16/2021	2.-2-2	325 Bridge Street Greenport New York 11944	6/7/2022
Exterior Renovation	02540	11/13/2015	2.-3-10	714 Main Street Greenport New York 11944	6/7/2022
Replace Deck	02853	1/14/2021	2.-3-10	714 Main Street Greenport New York 11944	6/7/2022
Exterior Renovation	02900	2/28/2022	2.-3-10	714 Main Street Greenport New York 11944	6/7/2022
Front Porch Re-Build	02870	5/19/2021	4.-6-40	439 First Street Greenport New York 11944	6/7/2022
Interior Renovation	02837	9/16/2020	5.-4-38.1	111 Main Street Greenport New York 11944	6/8/2022
Window Replacement	02399	4/25/2013	5.-4-38.1	111 Main Street Street Greenport, New York 11944	6/8/2022
Interior Renovation	02805	12/12/2019	7.-1-2	143 Sixth Street Greenport New York 11944	6/8/2022
Exterior Renovation	02630	4/11/2017	6.-2-27.2	310 Wiggins Street Greenport New York 11944	6/8/2022

Install Deck	02787	7/12/2019	6.-2-27.2	310 Wiggins Street Greenport New York 11944	6/8/2022
Install Above Ground Pool	02574	6/1/2016	6.-7-3	322 Sixth Street Greenport New York 11944	6/10/2022
Interior Renovation	02769	2/20/2019	5.-4-19	47 Front Street Greenport New York 11944	6/10/2022
Interior Renovation	02834	9/14/2020	4.-3-22.6	541 Main Street Street Greenport, New York 11944	6/13/2022
Install Deck	02691	2/8/2018	2.-6-30	603 First Street Greenport, New York 11944	6/13/2022
Install Fence	02718	6/13/2022	2.-6-30	603 First Street Greenport New York 11944	6/13/2022
Addition/Alteration	02826	3/28/2022	4.-5-6.2	319 Fourth Ave Greenport New York 11944	6/15/2022



# Village of Greenport Building Department

June 2022

## Monthly Report

Incorporated Village

REPORT COVERING  
6/1/2022 through 7/1/2022

PERMIT TYPE	PERMIT NO.	PERMIT DATE	PARCEL ID	LEGAL ADDRESS	STATUS
Dumpster Permit	D22003	6/30/2022		118 Broad Street Greenport NY 11944	Expires 7/14/2022
Condemned		6/3/2022	4.-8-38	229 Third Street Greenport NY 11944	Dangerous / Unsafe
Wetlands Permit	W22-02	6/1/2022	2.-2-35	200 Atlantic Ave Greenport NY 11944	Open
Wetlands Permit	W22-03	6/1/2022	7.-3-19.16	230 Fourth Street Greenport NY 11944	Open



# Village of Greenport Enforcement Report

## CODE ENFORCEMENT & FIRE PREVENTION

June 2022,

### Monthly Report REPORT COVERING 6/01/2022 through 7/1/2022

Incorporated Village

LOCATION	DATE	FACTUAL	DISPOSITION
Sixth Ave Greenport NY 11944	6/3/2022	Complaint	Chickens on road. Multiple visits made, no chickens were seen. Code Enforcement will continue to monitor until problem is resolved.
221 Fifth Avenue Greenport NY 11944	6/18/2022	Complaint	Dumping of major appliances. Code Enforcement contacted owner. All was removed by owner the following day.

# RENTAL PERMIT INFORMATION

## INFORMATION

*The following statistics represent the status of rental permits and rental permit violations from  
June 1, 2022-July 1, 2022*

**New Applications/Renewal Applications Received: 21**

**Incomplete Applications** (Missing fees, docs, etc.): 5

**Applications Pending Inspection:55**

**Applications Pending Re-Inspection 5**

**Completed/Permits Issued: 27**

**Applications Completed/Permits Issued: 227**

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From: Paul Pallas, P.E. Village Administrator  
Department: Village Administrator

## Recreation

# Work Session Report Recreation Department

July 21, 2022

## Mitchell Park Marina/Parks

- ❖ The Carousel Inspection was held on June 13<sup>th</sup>. We are 100% in compliance with the Department of Labor regulations.
- ❖ Fifth Street Beach will officially open on June 25<sup>th</sup>. Swim lines were installed, bathrooms cleaned, and lifeguard chair is set up.
- ❖ All forms and documentation for the lifeguards to complete each day are ready for the season.
- ❖ Inventory on all lifeguard supplies and equipment have been completed.
- ❖ Orientation for the lifeguards were held on June 23<sup>rd</sup> and June 28<sup>th</sup>. All policies and procedures were reviewed.
- ❖ East Pier wave wall south section has been removed and disposed of properly. Remaining north section to be removed in the near future.
- ❖ Concrete floaters received repairs to A dock at the flanges.
- ❖ Floaters received first 200 linear foot of dock fendering. Boaters are very appreciative, and we look forward to adding more as time continues.
- ❖ Fifth Street Beach received an installation of a brand-new swim line and new volleyball net as well
- ❖ Fifth Street Beach bathrooms received repairs and is now open for the season.
- ❖ Mooring and Marina operations are in full swing in season mode.
- ❖ New mister pump has been installed and waiting for plumber availability to repair the broken underground and pole lines.

Monthly Revenue Reports are attached

# Recreation Center

## Statistics

Attendance:

Summer Day Camp= 80 Children Enrolled

## Reports

- ❖ All new flooring was installed at the Recreation Center. A Great Big Thank You to Pastor Natalie Wimberley and the trustees at Clinton Memorial Church for all their hard work and dedication in completing this job before The Summer Day Camp commenced.
- ❖ Summer Day Camp applications continue to be processed for the 2022 season.
- ❖ Summer Day Camp commenced on June 24<sup>th</sup>. It was a smooth transition and a huge success. The children are having a great time.
- ❖ All summer day camp protocols are in place and are being followed.
- ❖ The Permit to run the Summer Day Camp was received this month for the 2022 season.
- ❖ The Summer Day Camp counselors received their CPR/First Aid Certifications on June 9<sup>th</sup>.

## Campground

### Tasks Accomplished

- ❖ General grounds and maintenance continue daily.
- ❖ Bathrooms are cleaned and stocked daily.
- ❖ All payments were processed for June.
- ❖ Site map updated.
- ❖ All RV sites have been prepared for June arrivals.

### Attachments:

RECREATION MONTHLY REVENUE REPORT JUNE 2022 (PDF)

	MARINA			CAMPGROUND			MOORINGS			ICE RINK		
	FISCAL YEAR 2020	FISCAL YEAR 2021	FISCAL YEAR 2022	FISCAL YEAR 2023	FISCAL YEAR 2020	FISCAL YEAR 2021	FISCAL YEAR 2022	FISCAL YEAR 2023	FISCAL YEAR 2020	FISCAL YEAR 2021	FISCAL YEAR 2022	FISCAL YEAR 2023
JUNE	\$ 189,694.54	\$ 105,335.55	\$ 402,754.97	\$ 531,545.11	\$ 80,435.00	\$ 54,920.51	\$ 69,227.00	\$ 118,817.75	\$ 36,400.00	\$ 35,400.00	\$ 32,100.00	\$ 32,000.00
JULY	134,727.53	182,091.44	96,808.51		25,360.00	26,350.00	26,767.00		-	-	-	
AUGUST	117,311.08	164,930.68	122,897.70		17,539.50	23,517.00	31,338.00		-	-	-	
SEPTEMBER	101,314.05	91,698.56	50,520.90		19,015.00	13,675.00	20,520.00		-	-	-	
OCTOBER	17,715.25	48,943.46	46,422.76		10,349.50	17,725.00	16,565.00		-	-	-	
NOVEMBER	-	(17,719.06)	-		-	9,985.00	9,940.00		2,200.00	1,200.00	3,000.00	
DECEMBER	-	134.61	-		-	-	-		1,400.00	3,800.00	3,500.00	
JANUARY	-	-	7,278.87		3,155.00	3,075.00	5,865.02		5,900.00	5,700.00	5,600.00	
FEBRUARY	1,311.50	-	1,095.37		490.00	-	(729.99)		1,900.00	1,500.00	900.00	
MARCH	2,007.99	6,769.59	4,743.09		1,290.00	2,975.00	100.00		2,600.00	1,300.00	500.00	
APRIL	-	(2,306.36)	580.01		-	1,135.00	6,200.00		500.00	-	900.00	
MAY	1,818.05	10,479.55	27,622.20		3,645.00	7,075.00	3,647.96		1,300.00	-	400.00	
YEAR TO DATE	\$ 565,899.99	\$ 590,358.02	\$ 760,724.38	\$ 531,545.11	\$ 161,279.00	\$ 160,432.51	\$ 189,439.99	\$ 118,817.75	\$ 52,200.00	\$ 48,900.00	\$ 46,900.00	\$ 32,000.00
	CAMERA OBSCURA				CAROUSEL				ICE RINK			
	FISCAL YEAR 2020	FISCAL YEAR 2021	FISCAL YEAR 2022	FISCAL YEAR 2023	FISCAL YEAR 2020	FISCAL YEAR 2021	FISCAL YEAR 2022	FISCAL YEAR 2023	FISCAL YEAR 2020	FISCAL YEAR 2021	FISCAL YEAR 2022	FISCAL YEAR 2023
JUNE	\$ 30.00	\$ -	\$ 19.00	\$ 19.00	\$ 19,439.00	\$ -	\$ 16,753.55	\$ 9,234.05	-	-	-	-
JULY	108.00	-	13.00		55,026.85	-	45,122.05		-	-	-	
AUGUST	106.00	-	51.00		55,430.64	-	41,894.85		-	-	-	
SEPTEMBER	37.00	18.00	-		22,070.65	-	19,080.77		-	-	-	
OCTOBER	14.00	5.00	2.00		10,096.43	-	8,692.00		300.00	-	-	
NOVEMBER	-	-	-		8,976.38	-	6,984.00		950.00	-	-	
DECEMBER	-	-	-		1,861.00	-	4,083.00		20,709.50	-	1,975.00	
JANUARY	-	-	-		4,524.00	-	3,648.80		15,574.52	-	14,072.28	
FEBRUARY	-	-	-		6,275.00	-	5,103.50		15,282.00	-	6,755.00	
MARCH	-	-	-		1,678.00	-	5,541.40		1,743.00	-	450.00	
APRIL	-	-	-		150.00	7,575.05	10,664.00		-	-	-	
MAY	-	5.00	29.00		-	8,224.00	15,566.54		-	-	-	
	\$ 295.00	\$ 28.00	\$ 114.00	\$ 19.00	\$ 185,527.95	\$ 15,799.05	\$ 183,134.46	\$ 9,234.05	\$ 54,559.02	\$ -	\$ 23,252.28	\$ -





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Prepared By: Robert Brandt, *Treasurer*  
From: Robert Brandt, *Treasurer*  
Department: Treasurer's Department

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### **JULY 2022 TREASURER'S REPORT**

#### **REQUEST A MOTION BE PLACED ON THE AGENDA FOR:**

RESOLUTION authorizing Treasurer Brandt to perform attached Fiscal Year End 2021-2022 Budget Transfer # 4975 for the Sewer, Water and Electric Funds, and directing that Budget Transfer # 4975 be included as part of the July 28, 2022 Regular Meeting of the Board of Trustees.

RESOLUTION authorizing Treasurer Brandt to perform attached Budget Amendment # 5090 to fund the removal of the remaining wave wall at Mitchell Park Marina, and directing that Budget Amendment # 5090 be included as part of the formal meeting minutes of the July 28, 2022 Regular Meeting of the Board of Trustees.

RESOLUTION authorizing Treasurer Brandt to perform attached Budget Amendment # 5091 to fund the dielectric testing of the four Light Plant service trucks, and directing that Budget Amendment # 5091 be included as part of the formal meeting minutes of the July 28, 2022 Regular Meeting of the Board of Trustees.

RESOLUTION authorizing Treasurer Brandt to perform attached Fiscal Year End 2021-2022 Budget Amendment # 5093 for the General Fund and directing that Budget Amendment # 5093 be included as part of the formal meeting minutes of the July 28, 2022 Regular Meeting of the Board of Trustees.

RESOLUTION authorizing Treasurer Brandt to perform attached Fiscal Year End 2021-2022 Budget Transfer #transfer # 5094 for the Fire Department, and directing that Budget Transfer # 5094 be included as part of the formal meeting minutes of the July 28, 2022 Regular Meeting of the Board of Trustees.

RESOLUTION authorizing Treasurer Brandt to perform attached Budget Amendment # 5095 to fund the server hard drive upgrade, and directing that Budget Amendment # 5095 be included as part of the formal meeting minutes of the July 28, 2022 Regular Meeting of the Board of Trustees.

### **UTILITY BILLING**

Sector 4 bills for June finished and mailed. End of month reports completed for June.

Sector 1 completed and mailed on 7/12/22. Sector 2 red tags due 7/12/22. Sector 2 being read.

### **COMMUNITY DEVELOPMENT/ HOUSING AUTHORITY**

The unaudited FASS was submitted on 6/21/2022.

There is one voucher looking for housing.

Currently, 78 vouchers are active, with 77 having a lease in place.

### **SIGNIFICANT COLLECTIONS**

Rents for June 2022 - \$ 92,916.05

Property Tax Collected through May 2022 - \$ 305,703.72

### **INFORMATIONAL:**

Cash Holdings Report - See attached

Utility Billing Statistics Report - See attached

### **Attachments:**

BANK ACCOUNT BALANCES JUNE 2022 (PDF)

BILLING STATISTICS REPORT JUNE 2022 (PDF)

PROPERTY TAX COLLECTED- THROUGH JUNE 2022 (PDF)

CD FINANCIALS JUNE 2022 (PDF)

HA FINANCIALS JUNE 2022 (PDF)

BUDGET TRANSFER # 4975 (PDF)

BUDGET AMENDMENT # 5090 (PDF)

BUDGET AMENDMENT # 5091 (PDF)

BUDGET AMENDMENT # 5093 (PDF)

BUDGET TRANSFER # 5094 (PDF)

BUDGET AMENDMENT # 5095 (PDF)

**BANK ACCOUNT BALANCES  
FOR THE MONTH OF JUNE 2022**

FUND	BANK ACCOUNT NAME	G/L ACCT#	TYPE	BALANCE	
A	General	A.0200.000	Checking	794,937.72	
A	Repair & Maintenance	A.0200.400	Checking	101,830.59	
A	Greenhill Cemetery	A.0201.100	Savings	33,643.69	
A	Money Market	A.0201.130	Money Market	2,462,076.80	
A	Fire Apparatus	A.0221.110	Savings	683,614.67	
A	Bulding Department Escrow	A.0235.101	Checking	50,747.59	
A	Parks and Recreation	A.0200.200	Checking	20,953.73	
A	American Recovery Plan	A.0200.415	Checking	114,409.92	
			<b>TOTAL GENERAL FUND</b>		<b>\$ 4,262,214.71</b>
CD	Small Cities Rehab.	CD.0200.000	Savings	454.22	
CD	NYS CDBG Funds	CD.0200.400	Public Funds Acct	226.21	
			<b>TOTAL COMMUNITY DEVELOPMENT</b>		<b>\$ 680.43</b>
E	Light Fund	E.0121.100	Checking	680,423.28	
E	Light Depreciation Savings	E.0116.100	Savings	2,035,509.03	
E	TTC Collections	E.0121.120	Savings	288,860.98	
E	Renewable Energy Savings	E.0121.130	Savings	143,029.15	
E	Consumer Deposit Savings	E.0191.100	Savings	120,319.76	
E	Consumer Deposit Checking	E.0244.200	Checking	6,802.79	
			<b>TOTAL LIGHT FUND</b>		<b>\$ 3,274,944.99</b>
F	Water	F.0200.000	Checking	593,228.12	
F	Water Fund Capital	F.0200.400	Savings	8,393.71	
F	Water Fund CD (MM)	F.0201.000	Money Market	203,455.55	
F	Water Fund Money Market	F.0201.130	Money Market	386,529.28	
					<b>\$ 1,191,606.66</b>
G	Sewer	G.0200.000	Checking	813,118.25	
G	NYS DEC Consent	G.0201.000	Savings	31,535.48	
G	Sewer Fund I	G.0201.100	Money Market	996,291.37	
G	NYSEFC	G.0205.000	Checking	185,851.61	
G	Sewer Wastewater	G.0220.110	Savings	12,175.64	

G	NYSERDA	G.0525.000	Checking	111.01	
				<b>TOTAL SEWER FUND</b>	<b>\$ 2,039,083.36</b>
H	Capital	H.0200.000	Checking	434,737.55	
H	Capital Reserve	H.0200.400	Savings	49,660.21	
				<b>TOTAL CAPITAL FUND</b>	<b>\$ 484,397.76</b>
TA	Trust & Agency	TA.0200.000	Checking	70,423.82	
TA	Retirement Savings	TA.0201.000	Savings	49,012.74	
TA	WWI Memorial Trust	TA.0201.001	Savings	731.66	
TA	T & A Special Escrow	TA.0201.002	Savings	6,609.14	
TA	Justice Court	TA.0201.004	Savings	4,797.31	
TA	Global Common	TA.0201.009	Savings	271,767.98	
TA	Basketball Court Donations	TA.0600.101	Checking	1,992.00	
TA	Tree Committee	TA.0600.102	Checking	5,540.73	
TA	Summer Day Camp Donations	TA.0600.103	Checking	1,680.00	
TA	Recreation Center Donations	TA.0600.104	Checking	22,281.96	
TA	Friends of Fifth Street	TA.0600.106	Checking	113.00	
TA	American Legion Bldg	TA.0600.107	Checking	200.00	
TA	Fifth Street Rehab	TA.0600.120	Checking	20,356.00	
TA	Carousel Committee	TA.0600.113	Checking	14,295.48	
TA	Accounts Payable	TA.0202.000	Checking	1,211,318.19	
				<b>TOTAL TRUST &amp; AGENCY FUND</b>	<b>\$ 1,681,120.01</b>
	Wire Account			1,585.93	
	Utility Clearing			120,672.38	
					<b>\$ 122,258.31</b>
				<b>TOTAL VILLAGE WIDE</b>	<b>\$ 13,056,306.23</b>

# EOM Billing Statistics Report

Rate Summary - All Routes

Service	Rate# - Description	Bills	Min. Bills	Usage	Charge	Usage	Demand	Contract	PCA	NYSSES	Comm Tax	Res Tax	
Electric	2 - Electric - Flat Charge	11	0	0				523.60					
	9 - Residential (1, 1)	1370	0	79108.1	89,588.63	0			-1,241.24	3,941.74		8.80	
	10 - Water Heating (2, 2)	11	0	1452	111.90	0			-2.27	7.24		2,226.92	
	11 - All Electric (3, 3)	352	0	163390	19,155.39	0			-256.35	814.18		2.93	
	13 - Demand - Class 3 (5, 5)	5	0	426800	23,858.12	887	10,493.50		-669.65	2,126.74	791.27	489.69	
	14 - Village St. Lighting (6, 6)	5	0	32006.425	3,683.94	0			-50.22	159.49			
	15 - Town St Lighting (7, 7)	1	0	1234.355	142.07	0			-1.94	6.15			
	19 - Traffic Lights (11, 11)	1	0	1416	146.65	0			-2.22	7.08			
	20 - Contract St. Lighting (12, 12)	4	0	173	0.00	0							
	21 - Sterling Harbor (13, 13)	2	0	1535.375	176.72	0			-2.41	7.65	15.69		
	66 - Reconnection Fee- Residential	1	0	0	0	0							
	67 - NSF Fee	1	0	0	0	0							
	Electric Total	3 - Sewer -INSIDE Flat Charge	1764	0	1419088.155	136,863.41	887	10,493.50	633.60	-2,226.30	7,070.25	806.96	2,728.34
		23 - Sewer - IN VILL 3/4" W/SEWER (14, 14)	33	0	0	1,739.10	0						
		25 - Sewer - IN VILL 1" W/SEWER (15, 15)	894	456	4540.5	61,874.40	0						
		27 - Sewer - IN VILL 1 1/2" W/SEWER (16, 16)	30	12	358	4,508.54	0						
		29 - Sewer - IN VILL 2" W/SEWER (17, 17)	12	4	136.8	1,930.95	0						
31 - Sewer - IN VILL 3" W/SEWER (18, 18)		29	5	548.1	7,750.65	0							
33 - Sewer - IN VILL 4" W/SEWER (19, 19)		1	1	1.8	42.00	0							
54 - Sewer - OUTSIDE RES SEWER (50, 50)		3	1	430.4	6,602.85	0							
57 - SPLIT SEWER BILLING (52, 52)		80	56	963,2384	19,113.96	0							
62 - O/S DRIFTWOOD COVE 52		1	0	10	0.00	0							
63 - O/S DRIFTWOOD COVE 49		1	1	91,5552	3,276.00	0							
64 - O/S PECONIC LANDING 301		1	1	87,516	3,087.00	0							
65 - O/S CLIFFSIDE CONDOS-SEWER		1	1	1071	18,963.00	0							
Sewer Total		5 - Water - Flat Charge	1087	539	8439,9096	133,298.45	0						
		22 - RES VILL 3/4" W/SEWER (14, 14)	32	0	0	901.50	0						
		24 - RES VILL 1" W/SEWER (15, 15)	909	234	5140	30,093.82	0						
		26 - COMM VILL 1 1/2" W/SEWER (16, 16)	31	5	409	2,002.09	0						
	28 - COMM VILL 2" W/SEWER (17, 17)	13	7	333	1,580.80	0							
	30 - COMM VILL 3" W/SEWER (18, 18)	31	12	660	3,061.83	0							
	32 - COMM VILL 4" W/SEWER (19, 19)	3	1	2	44.46	0							
	46 - COMM VILLAGE 1 1/2" (42, 42)	3	1	490	2,304.26	0							
	47 - COMM VILLAGE 2" (43, 43)	1	1	0	44.46	0							
	48 - RES VILLAGE 3/4" (44, 44)	7	1	593	2,538.84	0							
	49 - RES VILLAGE SEWER ONLY (45, 45)	127	46	1409	7,167.91	0							
	52 - FLAT-FIRE SPRINKLERS (49, 49)	7	0	1	0.00	0							
	53 - OUTSIDE RES SEWER (50, 50)	32	0	0	0.00	0							
	Water Total	12 - Commercial (4, 4)	78	0	973,148	0.00	0						
		16 - Operating Municipal (8, 8)	1272	308	10010,148	49,739.97	0			-1,217.16	3,863.52	6,717.49	
		17 - Water Department (9, 9)	367	0	775355,1	87,524.94	0			-76.30	242.32		
		18 - Sewer Department (10, 10)	34	0	48635	5,626.58	0						
71 - Reconnection Fee - Commercial		2	0	0	24.86	0							
73 - Electric Power Plant		10	0	77981	8,468.28	0			-122.35	388.58			
73 - Electric Power Plant		1	0	0	0	0							
73 - Electric Power Plant		6	0	21489	0.00	0							

Rate Summary - All Routes

EOM Billing Statistics Report

<u>Service</u>	<u>Rate# - Description</u>	<u>Bills</u>	<u>Min. Bills</u>	<u>Usage</u>	<u>Charge</u>	<u>Usage</u>	<u>Demand</u>	<u>Contract</u>	<u>PCA</u>	<u>NYSSES</u>	<u>Comm Tax</u>	<u>Res Tax</u>
electric-small commercial Total		420	0	923460.1	101,644.66	0	10,493.50	75.00	-1,415.81	4,494.42	6,717.49	
Grand Total		4543	847	2360998.3126	421,546.49	887	10,493.50	708.60	-3,642.11	11,564.67	7,524.45	2,728.34

# VILLAGE OF GREENPORT

## Payment 05/26/2022 To 06/30/2022 Report

Grand Totals		Count	Payment Amt	Count	Refunds	Payment Total	Writeoff
BID	MT	75	35,424.35			35,424.35	
SEWER	MT	9	5,162.18			5,162.18	
VILLT		714	718,341.31			718,341.31	
WATER	MT	10	3,433.95			3,433.95	
Total PRINCIPAL			762,361.79			762,361.79	
Total			762,361.79			762,361.79	





**Financial Data Schedule - Monthly Revenue & Expenses (HAP REGISTER) - JUNE 2022**

Account Description	78	TOTAL VOUCHERS	TOTAL HAP, PORT, UTILITIES	95,584.00	93.00	\$	-	\$
<b>REVENUE:</b>								
706 PHA HUD Operating Grants								
706a Admin fee revenues								
711 Interest Earned - HAP								
714 Fraud recovery								
<b>700 TOTAL REVENUE</b>								
<b>EXPENSES:</b>								
912 Auditing fees								
911 Salaries - Asha (\$28,43), Robert								
911a Medical								
911b Dental								
911c Pension T4 15.7%, T5 12.9%								
914 Payroll Taxes FICA								
915 Employee Benefit Contribution TOTAL								
917 Nina JG Stewart, Esq								
916 A Gallacher Reimb								
918 A Gallacher Mileage								
916 Office Expenses Total								
910 Administrative Total								
962 Other General Expenses (Office Rent)								
969 TOTAL OPERATING EXPENSES								
<b>970 EXCESS OPERATING REVENUE OVER OPERATING EXPENSES</b>								
973.1 PHA Utility Allowance								
973.2 HAP payments								
973 PORT payments								
(HAP, PORT and UTILITY TOTAL)								
HAP & UTIL less Port payments								
1117.020 Total Admin Revenue								
1117 Net ADMIN								
1118 Total Hap Revenue								
1118.020 Net HAP								
<b>900 TOTAL EXPENSES</b>								
<b>1000 EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES</b>								

# VILLAGE OF GREENPORT

## Budget Adjustment Form

Year: 2022 Period: 5 Trans Type: B1 - Transfer Status: Batch  
 Trans No: 4975 Trans Date: 05/31/2022 User Ref: ROBERT  
 Requested: R. BRANDT Approved: Created by: ROBERT 05/26/2022  
 Description: FISCAL YEAR END 2021-2022 BUDGET TRANSFER FOR THE SEWER, WATER AND ELECTRIC FUNDS  
 Account # Order: No  
 Print Parent Account: No

Account No.	Account Description	Amount
G.8110.101	SUPERVISORY LABOR..	-25,000.00
G.8110.102	LABOR OUTSIDE..	-22,800.00
G.9060.800	HOSPITALIZATION.EMPLOYEE BENEFITS	-14,972.00
G.1680.400	COMPUTER HARDWARE/SOFTWARE..	7,735.00
G.8110.400	ELECTRIC SERVICE..	10,101.00
G.8110.401	GAS SERVICE..	1,559.00
G.8110.402	WATER SERVICE..	114.00
G.8110.404	BILLING & ACCOUNTING..	3,533.00
G.8110.406	PHONE & CABLE EXPENSE..	194.00
G.8110.410	MISC OFFICE/TELEPHONE EXP..	1,954.00
G.8110.411	MISCELLANEOUS EXPENSE..	325.00
G.8110.417	SUPPLIES & MATERIALS..	42.00
G.8120.201	NEW METERS..	120.00
G.8110.100	ADMINISTRATION LABOR..	-4,500.00
G.8120.401	EQUIPMENT REPAIR..	345.00
G.1420.400	LEGAL..	587.00
G.9010.800	EMPLOYEES STATE RETIREMENT.EMPLOYEE BENEFITS	2,264.00
G.8130.402	MAINT PUMP STATION..	22,887.00
G.8130.403	CHEMICALS..	46.00
G.8130.404	SLUDGE REMOVAL..	15,466.00
F.8310.100	ADMINISTRATIVE LABOR	-8,100.00
F.8310.102	LABOR OUTSIDE..	-36,299.00
F.0131.100	MATERIALS & SUPPLIES.	8.00
F.1420.400	LEGAL..	580.00
F.1680.400	COMPUTER TECHNOLOGY	3,804.00
F.8310.200	STRUCTURES..	250.00
F.8310.400	MATERIALS & SUPPLIES..	17.00
F.8310.405	PUBLIC RELATIONS..	63.00
F.8310.407	BILLING & ACCOUNTING..	3,770.00
F.8310.408	PHONE & CABLE EXPENSE..	74.00
F.8310.411	OFFICE SUPPLIES..	179.00
F.8310.412	PROPERTY RECORDS..	63.00
F.8310.413	SPECIAL SERVICES..	2,987.00

## VILLAGE OF GREENPORT

## Budget Adjustment Form

Account No.	Account Description	Amount
F.8310.414	MISC GENERAL EXPENSE..	1,607.00
F.8310.415	DEPRECIATION EXPENSE..	3,684.00
F.8320.401	SCWA - WATER PURCHASE..	27,228.00
F.8320.402	WATER MACHINE SUPPLIES..	85.00
E.0998	SUPERVISORY LABOR	-15,570.00
E.0999	LABOR OUTSIDE	-118,970.00
E.9040.800	WORKERS COMPENSATION.EMPLOYEE BENEFITS	-5,334.00
E.0363	DISTR O/H CONDUCTORS	11,344.00
E.0372	STREET LTG & SIGNAL	3,751.00
E.0381	OFFICE EQUIPMENT	1,472.00
E.0383	SHOP EQUIPMENT	105.00
E.0385	COMMUNICATION EQUIPMENT	15.00
E.0714.100	ENGINE FUEL..	11,472.00
E.0714.320	LUBRICANTS..	85.00
E.0715.320	REPAIR - GENERATOR..	93.00
E.0715.600	REPAIR - ELECT EQUIP PLANT..	8,383.00
E.0717	DEPR - POWER PLANT	700.00
E.0721	POWER PURCHASED	68,905.00
E.0724.100	GAS SERVICE..	1,489.00
E.0724.110	WATER SERVICE..	11.00
E.0733	DEPR EXP - TRANSM PROP	1,200.00
E.0743	DEPRECIATION-DISTRIB PROPERTY	200.00
E.0761.221	TREE TRIMMING..	6,221.00
E.0761.300	CONSUMER BILLING & ACCTG..	5,718.00
E.0781.100	EXECUTIVE DEPT..	553.00
E.0781.300	LEGAL FEES..	5,541.00
E.0781.500	OFF SUPPLIES & EXP..	696.00
E.0781.510	PHONE/CABLE EXPENSE..	1,632.00
E.0782	MANAGEMENT SERVICES	1,115.00
E.0788	DEPRECIATION OF GENERAL PROPERTY	1,200.00
E.0801.200	MISC GENERAL EXPENSE..	3,721.00
E.1680.400	COMPUTER HARDWARE/SOFTWARE/ MAINTENANCE	3,926.00
E.9030.801	MTA TAX EXPENSE..	326.00
<b>Total Amount:</b>		<u>0.00</u>





**VILLAGE OF GREENPORT****Budget Adjustment Form**

Year: 2022 Period: 5 Trans Type: B2 - Amend Status: Batch  
 Trans No: 5093 Trans Date: 05/31/2022 User Ref: ROBERT  
 Requested: R. BRANDT Approved: Created by: ROBERT 07/13/2022  
 Description: FISCAL YEAR END 2021-2022 BUDGET AMENDMENT FOR THE GENERAL FUND  
 Account # Order: No  
 Print Parent Account: No

Account No.	Account Description	Amount
A.2002	MARINA REVENUE	145,700.00
A.2003	MCCANN CAMPGROUND	26,400.00
A.2410	RENTAL OF REAL PROPERTY	66,391.00
A.0781.400	EXECUTIVE DEPT.OFF SUPPLIES & EXP..	304.00
A.1010.400	BOARD OF TRUSTEES.CONTR EXP..	1,632.00
A.1010.410	BOARD OF TRUSTEES.MINUTES..	4,113.00
A.1113.400	PARKING ENFORCEMENT..	533.00
A.1210.400	MAYOR.CONTR EXP..	72.00
A.1410.200	CLERK.EQUIPMENT	45.00
A.1410.400	CLERK.CONTR EXP..	176.00
A.1420.400	LAW.CONTR EXP..	3,981.00
A.1420.401	LABOR COUNSEL..	4,624.00
A.1620.400	BUILDING CONTR EXP..	2,862.00
A.1680.201	COMPUTER HARDWARE/SOFTWARE..	699.00
A.3620.100	SAFETY INSPECTION.PERSONNEL SERVICES	13,820.00
A.3620.400	SAFETY INSPECTION.CONTR EXP..	1,283.00
A.5110.100	STREET MAINT.PERSONNEL SERVICES	65,478.00
A.5110.407	TREES/GROUNDS, SUBCONTRACTS..	34.00
A.5110.412	REPAIR & MAINT - BUILDINGS..	127.00
A.5110.413	TRASH/RECYCLE..	2,059.00
A.5110.414	GAS/FUEL..	10,032.00
A.5110.416	VILLAGE IMPROVEMENTS..	418.00
A.5110.420	ELECTRICITY..	1,011.00
A.5110.450	MISC EXPENSE..	270.00
A.5182.400	STREET LIGHTS..	2,287.00
A.7020.100	RECREATIONAL ADMINISTRATION.PERSONNEL SERVICES	1,377.00
A.7020.400	ELECTRIC SERVICE RECREATION	2,242.00
A.7020.405	PHONE/CABLE EXPENSE REC	226.00
A.7020.406	CREDIT CARD FEES REC	7,492.00
A.7020.407	MISC EXPENSE REC	478.00
A.7110.419	PARKS.. MOORING EXP	962.00
A.7120.100	RECREATION CENTER.PERSONNEL SERVICES	21,910.00
A.7120.401	RECREATION CENTER EXPENSE	6,915.00

# VILLAGE OF GREENPORT

## Budget Adjustment Form

Account No.	Account Description	Amount
A.7180.100	MCCANN TRAILER PARK.PERSONNEL SERVICES	66.00
A.7180.400	MCCANN TRAILER PARK.EXP	6,277.00
A.7230.413	MITCHELL PARK REFUSE AND GROUNDS	238.00
A.7231.407	DOCKS R &M	120.00
A.7231.422	DOCKS UTILITIES	1,012.00
A.7311.400	ICE RINK EXPENSE	12,117.00
A.7312.100	CAROUSEL PERSONNEL SERVICES	7,110.00
A.7520.400	HISTORICAL PROP - LARRY TUTHILL PARK..	1,382.00
A.7520.403	HISTORICAL PROPERTY..SCHOOLHOUSE	415.00
A.8010.400	ZONING CONTRACTUAL EXP..	6,087.00
A.8020.400	PLANNING CONTRACTUAL EXPENSE..	14,477.00
A.8030.400	ZONING/PLANNING LEGAL EXPENSE..	6,790.00
A.8510.200	HISTORIC PRESERVATION COMM.	1,118.00
A.8620.800	COMM DEV.EMPLOYEE BENEFITS	5,132.00
A.9030.800	SOCIAL SECURITY.EMPLOYEE BENEFITS	8,813.00
A.9060.800	HOSP & MEDICAL INS.EMPLOYEE BENEFITS	9,685.00
A.9061.800	EMPLOYEE DENTAL & VISION.EMPLOYEE BENEFITS	190.00
	<b>Total Amount:</b>	<b>476,982.00</b>









236 THIRD STREET  
GREENPORT NY 11944

Tel: (631)477-0248  
Fax: (631)477-1877

**MAYOR**  
GEORGE W. HUBBARD, JR.  
EXT. 215

**TRUSTEES**  
JACK MARTILOTTA  
DEPUTY MAYOR

PETER CLARKE

MARY BESS PHILLIPS

JULIA ROBINS

**VILLAGE  
ADMINISTRATOR**  
PAUL J. PALLAS, P.E.  
EXT. 219

**CLERK**  
SYLVIA PIRILLO, RMC  
EXT. 206

**TREASURER**  
ROBERT BRANDT  
EXT. 217

Submitted: July 15, 2022  
Meeting: July 21, 2022 7:00 PM  
*Work Session Meeting*  
To: Mayor George W. Hubbard, Jr.  
Board of Trustees  
Prepared By: Debbie Boyle, *Assistant*  
From: Debbie Boyle, *Assistant*  
Department: Village Clerk Department

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### **Village Clerk July 2022 Work Session Report**

#### **VILLAGE of GREENPORT - BOARD of TRUSTEES WORK SESSION**

to be presented at the meeting held on July 21, 2022  
Report of Sylvia Lazzari Pirillo, Village Clerk

#### **Agreements and Contracts**

The agreement between the Village and North Road Hotel, LLC (regarding the sanitary sewer for the Sunset Motel) was sent to North Road, LLC for execution on the 22<sup>nd</sup> of June.

The contract between the Village and Jamie Schott was fully executed on the 30<sup>th</sup> of June.

The contract between the Village and CSEA Local 1000 was fully executed on July 5<sup>th</sup>.

#### **Financial**

Notice was received from the NYS OSC that \$ 2,300 is owed to the Village by the Town for Justice Court fees for the month of May, 2022.

### **Informational**

The Village has an open Clerk to the Boards (Secretary) employment position, for which resumes or applications will be accepted until August 1<sup>st</sup>.

The Village has an open Account Clerk employment position, for which resumes or applications will be accepted until August 11<sup>th</sup>.

### **Legal Notices**

The Curb Cut Local Law public hearing was noticed in the July 7<sup>th</sup> edition of the newspaper.

### **Resolutions for the Work Session Meeting**

RESOLUTION ratifying the hiring of Sandy Silie as a seasonal part-time employee at the Village of Greenport Carousel, at an hourly wage rate of \$15.00 per hour effective June 26, 2022.

RESOLUTION ratifying the hiring of Daniel Rivas as a seasonal part-time employee at the Village of Greenport Carousel, at an hourly wage rate of \$15.00 per hour effective July 1, 2022.

### **Resolutions for the Regular Meeting**

RESOLUTION approving the Public Assembly Permit Application submitted by Candace Hall for the use of a portion of the Fifth Street Park from 12 noon to 6:00 p.m. on August 13, 2022 for a Friends and Family Barbecue and basketball games.

RESOLUTION approving the Public Assembly Permit Application submitted by Sandra Benedetto on behalf of the Southold Democratic Club for the use of a portion of the Fifth Street Park from 9:00 a.m. to 3:00 p.m. on August 20, 2022 for a gathering of Club members.

RESOLUTION approving the Public Assembly Permit Application submitted by Chris Hamilton on behalf of The Jeremy Hamilton Memorial Scholarship Fund for the use of a portion of the Fifth Street Beach/Park from 7:00 a.m. through 7:00 p.m. on September 10, 2022 with a rain date of September 11, 2022 for the annual Pig Roast Barbecue Fundraiser, and approving a waiver of the \$ 50 application fee.

RESOLUTION approving the attached SEQRA resolution regarding the proposed adoption of a local law creating Section 150-30.2 regarding curb cuts within the Village of Greenport and amending Section 115-13J of the Greenport Village Code per the public hearing held on July 28, 2022; adopting lead agency status, determining that the adoption of the local law is an Unlisted Action for purposes of SEQRA that will not have a significant negative impact on one or more aspects of the environment, and adopting a negative declaration for purposes of SEQRA.

RESOLUTION adopting a local law creating Section 150-30.2 regarding curb cuts within the Village of Greenport and amending Section 115-13J of the Greenport Village Code.

RESOLUTION approving the attached SEQRA resolution regarding the Wetlands Permit Application submitted by Costello Marine Contracting Corp. on behalf of Nathaniel and Emily Ewing per the public hearing held on June 23, 2022; adopting lead agency status, determining that the approval of the Wetlands Permit Application is an Unlisted Action for purposes of SEQRA that will not have a significant negative impact on one or more aspects of the environment, and adopting a negative declaration for purposes of SEQRA.

RESOLUTION approving the Wetlands Permit Application submitted by Costello Marine Contracting Corp. on behalf of Nathaniel and Emily Ewing per the public hearing held on June 23, 2022 to remove the existing wood ramp leading to the existing fixed dock, elevate the existing 5' x 85' fixed dock approximately 16", re-deck the dock using 5/4" x 6" untreated lumber, extend the fixed dock by 24', install a 3' x 16' ramp leading to an 8' x 24' floating dock secured in-place by three 10" diameter mooring pilings, remove the existing 42" x 24' ramp and 6' x 20' floating dock, construct a new 166' +/- low sill bulkhead in front of remains of existing 106' steel bulkhead, reclaim approximately 30 cubic yards of fill within a 10' x 30' area to a depth of - 4.0', with dredge spoil to be used to fill the void between old and new bulkhead sheathing, and remove remnants of old steel sheathing in one area only, for the property located at 230 Fourth Street, Greenport, New York, 11944.

RESOLUTION ratifying the hiring of Marcellus Benard Shedrick as a seasonal part-time Camp Counselor and Carousel employee at an hourly wage rate of \$15.00 per hour effective July 13, 2022.

RESOLUTION ratifying the hiring of Donovan Jacob Lawrence as a seasonal part-time Camp Counselor and Carousel employee at an hourly wage rate of \$15.00 per hour effective July 14, 2022.

RESOLUTION accepting the resignation of Amanda Aurichio as a Clerk to the Boards for the Village of Greenport effective July 26, 2022.

**Thank You**

- To Andy Harbin of Andy's for his generous donation of \$ 600 to our Children's Christmas program

**Attachments:**

BOARD OF TRUSTEES - VILLAGE OF GREENPORT  
SEQRA RESOLUTION REGARDING THE ADOPTION OF A LOCAL LAW CREATING SECTION  
150-30.2 REGARDING CURB CUTS WITHIN THE VILLAGE OF GREENPORT AND AMENDING  
SECTION 115-13J OF THE GREENPORT VILLAGE CODE

WHEREAS The Village of Greenport intends to create Section 150-30.2 regarding curb cuts within the Village of Greenport and intends to amend Section 115-13J of the Greenport Village Code; and

WHEREAS the Board of Trustees of the Village of Greenport has duly considered the obligations of the Village of Greenport with respect to the creation of Section 150-30.2 and the amendment of Section 115-13J of the Village of Greenport Code and completed a short form EAF for purposes of SEQRA, it is therefore;

RESOLVED that the Board of Trustees adopts Lead Agency status for purposes of SEQRA with regard to the creation of Section 150-30.2 and the amendment of Section 115-13J of the Village of Greenport Code regarding curb cuts within The Village of Greenport; and it is further

RESOLVED that the Board of Trustees of the Village of Greenport hereby determines that the creation of creation of Section 150-30.2 and the amendment of Section 115-13J of the Village of Greenport Code regarding curb cuts within The Village of Greenport; is an Unlisted Action for purposes of SEQRA;

Will not have a significant negative impact on the environment in the action, and; Will not result in a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, substantial increase in solid waste production, a substantial increase in potential for erosion, flooding, leaching or drainage problems; and

Will not result in the removal or destruction of large quantities of vegetation or fauna, substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on habitats, or other significant adverse impact on natural resources, impairment of a critical environmental area and

Will not result in the creation of a material conflict with the community's current plans or goals, and

Will not result in the creation of a hazard to human health, and

Will not result in a substantial change in land use, and

Will not encourage or attract an additional large number of people to a place for more than a few days, and

Will not result in the creation of a material demand for other actions, and

Will not result in changes in two or more elements of the environment, each of which is not significant but when reviewed together are significant two or more related actions each of which is not significant but when reviewed together are significant.

RESOLVED that a Negative Declaration is hereby adopted for purposes of SEQRA.

Upon motion by Trustee

/ seconded by Trustee

this resolution is carried as follows:

Dated: April 6, 2022

BOARD OF TRUSTEES  
VILLAGE OF GREENPORT

SEQRA RESOLUTION REGARDING THE WETLANDS PERMIT APPLICATION  
OF COSTELLO MARINE CONTRACTING CORPORATION ON BEHALF OF  
NATHANIEL AND EMILY EWING

WHEREAS an application for a wetlands permit approval was filed by Costello Marine Contracting Corporation as applicant on behalf of Nathaniel and Emily Ewing with the Board of Trustees of the Village of Greenport; and

WHEREAS the Board of Trustees of the Village of Greenport has duly considered the obligations of the Village of Greenport with respect to the wetlands permit application and the Board of Trustees of the Village of Greenport with regard to SEQRA, and completed a short form EAF for purposes of SEQRA, it is therefore;

RESOLVED that the Board of Trustees adopts Lead Agency status for purposes of SEQRA with regard to the consideration and approval of the wetlands permit application and it is further

RESOLVED that the Board of Trustees hereby determines that the approval of the wetlands permit application is an Unlisted Action for purposes of SEQRA; it is further;

RESOLVED that the Board of Trustees of the Village of Greenport hereby determines that the approval of the wetlands permit application;

Will not have a significant negative impact on the environment in the action, and;

Will not result in a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, substantial increase in solid waste production, a substantial increase in potential for erosion, flooding, leaching or drainage problems, and;

Will not result in the removal or destruction of large quantities of vegetation or fauna, substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on habitats, or other significant adverse impact on natural resources, impairment of a critical environmental area and;

Will not result in the creation of a material conflict with a community's current plans or goals, and;

Will not result in the creation of a hazard to human health, and;

Will not result in a substantial change in land use, and;



Will not encourage or attract an additional large number of people to a place for more than a few days, and;

Will not result in the creation of a material demand for other actions, and;

Will not result in changes in two or more elements of the environment, each of which is not significant but when reviewed together are significant two or more related actions each of which is not significant but when reviewed together are significant.

RESOLVED that a Negative Declaration is hereby adopted for purposes of SEQRA.

Upon motion by Trustee

seconded by Trustee

this resolution is carried as follows:

Dated: June 27, 2022



236 THIRD STREET  
GREENPORT NY 11944

Tel: (631)477-0248  
Fax: (631)477-1877

**MAYOR**  
GEORGE W. HUBBARD, JR.  
EXT. 215

**TRUSTEES**  
JACK MARTILOTTA  
DEPUTY MAYOR

PETER CLARKE

MARY BESS PHILLIPS

JULIA ROBINS

**VILLAGE  
ADMINISTRATOR**  
PAUL J. PALLAS, P.E.  
EXT. 219

**CLERK**  
SYLVIA PIRILLO, RMC  
EXT. 206

**TREASURER**  
ROBERT BRANDT  
EXT. 217

Submitted: July 15, 2022  
Meeting: July 21, 2022 7:00 PM  
*Work Session Meeting*  
To: Mayor George W. Hubbard, Jr.  
Board of Trustees  
Prepared By: Debbie Boyle, *Assistant*  
From: Sylvia Pirillo, *RMC, Village Clerk*  
Department: Mayor and Board of Trustees

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### **Trustee Phillips July 2022 Work Session Report**

**Attachments:**

Trustee Phillips July 2022 Work Session Report (PDF)

OUTLINE OF PROPOSED CODE AMENDMENTS TO ADDRESS WC DISTRICT AND PARKING REQUIREMENTS IN CR/WC DISTRICTS  
(July 9, 2022) – FOR DISCUSSION PURPOSES ONLY

TERM	SUGGESTION
<p><b>Goals:</b></p>	<ul style="list-style-type: none"> <li>• To encourage and ensure the existence of a viable working waterfront in the Village</li> <li>• To address the “Issues and opportunities and Action Items” and Waterfront Revitalization Program Policies identified in the 2014 LWRP</li> <li>• To ensure a vibrant mixed use commercial district with a focus on encouraging businesses that provide year round employment, services and goods to Village residents and support a vibrant commercial waterfront in the Village</li> </ul>
<p><b>Moratorium</b></p>	<p>Village Board to enact a limited duration moratorium on the issuance of any building permit or site plan approval in respect of any new or existing eating/drinking establishments or hotels in CR or WC Districts until the end of the moratorium. End date for moratorium would be set for December 31, 2022.<sup>1</sup> Applicants with pending applications that have been scheduled for public hearings as of date of enactment of moratorium would be permitted to proceed and evaluated under existing Code. All other applications will be stayed pending termination of the moratorium. Moratorium would not apply to other types of businesses or residential development.</p>
<p><b>Section 150-3 Classification of Districts and Section 150-4 Zoning Map</b></p>	<p>Divide existing WC District into two districts:</p> <ol style="list-style-type: none"> <li>1. Waterfront View (WV) District: All buildings and corresponding property currently located in the existing WC District on the southside of Front Street from Third Street to Main Street and all buildings and corresponding property currently located on the west side of Front Street from Main Street up to but not including the lots comprising the Claudio’s property but only to the extent any such building or property does not have direct waterfront access.</li> <li>2. WC: All existing WC property not otherwise located in WV</li> </ol>
<p><b>Section 150-9 CR Retail Commercial District Uses and related definitions (in Section 150-2)</b></p>	<p>Revise to reflect/incorporate the following:</p> <ol style="list-style-type: none"> <li>1. Include/add/update definitions relating to various use categories including, among others, restaurants (including a separate category for “take out” restaurants subject to maximum seating limits), motels, hotels, bars, tasting rooms, nightclubs and “franchise” establishments</li> </ol>

<sup>1</sup> **NTD:** To be confirmed whether Board needs to expressly reserve the right to extend the moratorium end date or whether the Board always has that option without it being explicitly stated.

OUTLINE OF PROPOSED CODE AMENDMENTS TO ADDRESS WC DISTRICT AND PARKING REQUIREMENTS IN CR/WC DISTRICTS  
(July 9, 2022) – FOR DISCUSSION PURPOSES ONLY

	<ol style="list-style-type: none"> <li>2. Section 150-9A (CR Permitted Uses) to be revised to eliminate eating and drinking places (other than take out restaurants (to be defined with a maximum seat capacity), “franchise” retail stores, hotels, motels, gasoline service stations, self-service gasoline stations, service stations and repair garages as “permitted” uses.</li> <li>3. Section 150-9A(18) to be revised to permit accessory apartment dwelling units subject to the conditions set forth in such clause regardless of whether in existence as of July 1, 2002.</li> <li>4. Section 150-9B (CR Conditional Uses) to be revised to include “franchise” retail stores, restaurants (other than take out restaurants), bars, tasting rooms, gasoline service stations, self-service gasoline stations, service stations and repair garages as a conditional use subject to Planning Board site plan review. Live music shall only be permitted where expressly approved as part of the conditional use and shall be subject to any conditions included as part of such site plan approval.</li> <li>5. Hotels, inns, motels, eating and drinking establishments, gasoline service stations, self-service gasoline stations, service stations and repair garages in existences as of [date of Code amendment] to be permitted as a continuing “permitted” use so long as they are not subject to a “substantial expansion” (to be defined as an increase of 10% of gross floor space). A “substantial expansion” would also permit any such use to be relocated so long as such relocation did not increase the gross floor space applicable to such use by more than 10%.</li> <li>6. Hotels, motels, inns, resorts and nightclubs to be prohibited as a use in the CR District except to the extent constituting a “permitted” use as contemplated by point 5 above (i.e. in existence as of [date of Code amendment]).</li> <li>7. Take out restaurants (with limited seating) would remain as a “permitted” use.</li> </ol>
<p><b>Section 150-11 WC Waterfront</b></p>	<p>Revise to reflect/incorporate the follow:</p>

OUTLINE OF PROPOSED CODE AMENDMENTS TO ADDRESS WC DISTRICT AND PARKING REQUIREMENTS IN CR/WC DISTRICTS  
(July 9, 2022) – FOR DISCUSSION PURPOSES ONLY

<p><b>Commercial District and related definitions (in Section 150-2)</b></p>	<ol style="list-style-type: none"><li>1. Include/add/update use definitions relating to among others: marina, yacht club etc. (to make clear these cannot include “lodging” or be used for hosting non-member social events such as weddings etc.)<sup>2</sup>.</li><li>2. Provisions set forth in existing Section 150-11 to apply to WC District subject to the following:<ol style="list-style-type: none"><li>a. Incorporation of certain “clean up” changes and clarifications</li><li>b. Elimination of “Gallery” and “Studio” as a “permitted use”</li><li>c. Elimination of motels, hotels, conference facilities and eating and drinking establishments as “conditional uses” (including deletion of Section 150-11D and Section 150-11E. Provisions set forth in Section 150-11E to be moved as applicable to Section 150-29 (Conditional Uses).</li><li>d. Elimination of Artist Dwelling as “permitted accessory use”</li><li>e. Add provision that expressly provides that condominium’s that are not in existence as of the date of Code amendment enactment are not permitted in the WC District</li><li>f. Passenger Ferry<sup>3</sup> to be added as a conditional use.</li></ol></li><li>3. Add a new clause/section addressing uses applicable in WV District to be enacted as follows:<ol style="list-style-type: none"><li>a. Permitted uses. Uses permitted under Section 150-9A (CR District) and those applicable under Section 150-11A to WC District.</li></ol></li></ol>
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<sup>2</sup> **NTD: CONSIDER ADDING PROVISION ALLOWING FOR THE ISSUANCE OF SPECIAL EVENT PERMITS FOR LIMITED SPECIAL EVENTS THAT SUPPORT NOT FOR PROFIT ORGANIZATIONS.**

<sup>3</sup> Definition to be added but to distinguish between “excursion” boat charters (with capacity of 6 guests or under) and “passenger ferry” (which would be a boat used to transport people from the Village to a specific other point of destination).

OUTLINE OF PROPOSED CODE AMENDMENTS TO ADDRESS WC DISTRICT AND PARKING REQUIREMENTS IN CR/WC DISTRICTS  
(July 9, 2022) – FOR DISCUSSION PURPOSES ONLY

	<p>b. Conditional uses: Same as those applicable to CR/WC Districts.</p> <p>c. Permitted accessory uses: Same as those applicable to CR/WC Districts.</p>
<p><b>Section 150-12B District Bulk and Parking Regulations applicable to CR, CG and WC Districts</b></p>	<p>1. To be revised to include WV District (provisions applying to WC and CR Districts to apply to WV District)</p> <p>2. Building height restriction applicable to CR, CG, WC and WV Districts to be set at 35 feet (with related definitions to be updated)</p>
<p><b>Section 150-12B, 150-12C and 150-16 (Parking Requirements)</b></p>	<p>1. Delete provisions relating to “Off-street parking spaces” in Section 150-12B in its entirety (instead rely on Section 150-16 as section governing parking Code requirements applicable in CR/WC/WV and CG Districts).</p> <p>2. Delete provision Section 150-12C in its entirety (see above point)</p> <p>3. Section 150-16 to be amended as follows:</p> <p>a. Use chart and required parking spaces chart to be updated to add additional customary categories of use and reflect revised parking requirements<sup>4</sup></p> <p>b. Parking requirements to apply to any use that is not (i) “pre-existing” use (as of date of Code amendment enactment) but only to the extent that such use is not subject to a “substantial expansion” (to be defined as an increase in gross square footage of 10%) or (ii) in the CR District only, a “permitted” use (versus a conditional use).<sup>5</sup> The exemption under clause (i) would apply regardless of whether the applicable business has been sold, leased or is otherwise being operated by a different person or persons than those</p>

<sup>4</sup>

NTD: CURRENT CODE BASELINE IS THAT MOST BUSINESSES ARE REQUIRED TO PROVIDE GREATER OF 1 PARKING SPOT PER 300 FEET OR 1 PARKING SPOT PER EMPLOYEE. MANY OTHER CODES HAVE DIFFERING (BOTH HIGHER AND LOWER) PARKING REQUIREMENTS BASED OFF OF SQUARE FOOTAGE – TO BE DISCUSSED BY BOARD

OUTLINE OF PROPOSED CODE AMENDMENTS TO ADDRESS WC DISTRICT AND PARKING REQUIREMENTS IN CR/WC DISTRICTS  
(July 9, 2022) – FOR DISCUSSION PURPOSES ONLY

<p>operating such business as of [insert date of Code amendment enactment] but only for so long as it has not been the subject of a “substantial expansion”.</p> <ul style="list-style-type: none"><li>c. Payment in lieu of provision to be modified to permit the Planning Board to provide a waiver of applicable parking requirements for a business of up to no more than [40] total parking spaces in respect of the applicable use if it deems the proposed use to be in the “best interest” of the Village. In determining what is in the “best interest” of the Village, the Planning Board shall take into account, among other things, whether the applicable business will be open on a year-round basis and what other benefits the business will provide to the year-round residential community of the Village.</li><li>d. In applying the payment in lieu of option, the Planning Board shall have the option to require that the applicant make a onetime upfront payment of (x) to the extent the applicable business is required to provide [10] or fewer parking spaces, \$[25,000] per space or (y) to the extent the applicable business is required to provide more than [10] parking spaces, \$[50,000] per space.</li><li>e. The Planning Department shall be entitled to reduce the number of spaces applicable to a particular use if the applicant can demonstrate that the intensity of the particular use will need a lesser amount of parking than is otherwise required</li><li>f. Add provision that where requirements set forth in Section 150-16 would result in fractional number of spaces, required number of spaces is rounded off to the next highest number.</li><li>g. Add provision that where parking requirement is based on number of seats, a seating plan is required to be submitted in conjunction with building permit/site plan approval request.</li><li>h. Add provision that where number of employees is relevant to calculation of required parking spots, business operator is required to certify highest likely/anticipated number of employees to be on site at any one time for more than two consecutive hours during any point of time during the year.</li></ul>	
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OUTLINE OF PROPOSED CODE AMENDMENTS TO ADDRESS WC DISTRICT AND PARKING REQUIREMENTS IN CR/WC DISTRICTS  
(July 9, 2022) – FOR DISCUSSION PURPOSES ONLY

<p>Section 150-17 Prohibited Uses</p>	<p>To be revised to make clear that hotels, motels, inns, resorts, condominiums and nightclubs shall constitute a “prohibited” use in the CR, WC, WV and CG Districts unless such business was in operation prior to [date of Code amendment enactment] and has not been the subject of a “substantial expansion”.</p>
<p>Article XI. Planning Board - Misc. Other Provisions (TBD where placed in Code amendment)</p>	<ol style="list-style-type: none"> <li>1. Sunset provision whereby any use that is the subject of an approved site plan is subject to the requirement that they file an amended site plan request for approval by the Planning Board to the extent that the proposed use covered by the applicable site plan has not received a certificate of occupancy and opened for business within [eighteen (18)] months of receipt of the original site plan approval.<sup>6</sup></li> <li>2. Section 150-29A (Conditional Uses) to be updated to include other conditions/matters which the Planning Board should take into account in connection with granting a conditional use site plan approval (including nature of business and contribution to Village community through job creation and/or year-round services and goods).</li> <li>3. Add provision whereby public hearings are only required for site plan applications that are “material” site plan applications unless otherwise required at the discretion of the Planning Board. A “material” site plan application would be defined to include (a) a site plan application that is required in order to permit a “conditional” use in any district (but excluding any such amended site plan application that relates to the addition of a sign or an awning or other immaterial cosmetic change to the applicable site plan and which shall not result in an increase in the square footage available for use under such site plan), (b) a site plan application relating to any use that involves the use of [250] or more gross square footage in any building or structure or (c) a site plan application that includes the use of any outdoor property surrounding any business or structure.</li> </ol>

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<sup>6</sup> TBD: CAN SUNSET PROVISION APPLY TO EXISTING SITE PLAN APPROVALS THAT HAVE NOT YET BEEN COMPLETED BUT HAVE BEEN APPROVED?



06.22.2022 GOVERNMENT

# Greenport considering development moratorium; waterfront, commercial zones could be affected

By Brianne Ledda

An aerial view of Greenport. (Credit: David Benthall)

Some Village of Greenport trustees are calling for a moratorium on development in waterfront and commercial zoning districts, citing rapid growth beyond the capacity of village infrastructure and a desire to protect the working waterfront.

Trustees Mary Bess Phillips and Julia Robins each pitched separate land-use moratoriums at a board work session last Thursday. Ms. Phillips said the board should review uses in Commercial Retail zones and discuss creating a “waterfront enhanced zone” for Front and Main street properties that have water views but are “not waterfront.” She suggested setting a six-month moratorium, with the option of an extension.

“I’m just concerned that we’re going to lose our working waterfront and I think it’s time that we discussed that and looked at it seriously,” Ms. Phillips said. “Even if it just creates the discussion, I think we should take the time.”

There are properties in the downtown district that have water views, but are not waterfront businesses, she added, noting that the waterfront commercial uses need to be further defined to protect the working waterfront. “They fall into this category of a halfway between a Commercial Retail establishment and falling under the Waterfront Commercial.”

“I see an urgency in us protecting our waterfront commercial properties,” she continued. “That’s where I’m coming from. That’s a specific desire to work towards coming up with some ideas and maybe checking out or reviewing the uses that are within those two codes.”

Ms. Robins, who pitched her own plan, said that in light of several potential developments that could greatly impact the village, Greenport needs to “briefly stop the clock” to establish specific goals and objectives for future development in the CR and WC districts. The Local Waterfront Revitalization Plan should be updated and the village should develop a comprehensive plan, she said.

According to the state Department of State, “a land use moratorium is a local enactment which temporarily suspends the landowners’ right to obtain development approval while the community considers and potentially adopts changes to its comprehensive plan, and/or its land use regulations to address new circumstances not addressed by its current laws,” Ms. Robins said.

Mayor George Hubbard pressed her for further suggestions and argued that a comprehensive plan would require hiring a consultant.

“You’ve been talking about the moratorium for six months,” he said. “I’m wondering if you’ve come up with anything during the past six months that’s going to be constructive to try to move this forward of where we’re going with it instead of just saying moratorium.”

Ms. Robins suggested putting out a request for proposals might be the way to go and said the village has been taking a “piecemeal approach.”

“This village could drastically change in the next two years,” she said. “I personally don’t think we have the infrastructure to deal with all the development that is coming our way right now.”

“We do have the infrastructure for it,” Mr. Hubbard responded. “I know the BID keeps saying that we don’t have it. I don’t know why they keep saying it. I tried to correct the president of the BID on that. I don’t know where he’s getting those comments from, but the infrastructure can handle what we have.”

Deputy mayor Jack Martilotta pointed out that hiring a consultant to help draft a comprehensive plan would not “happen for years; there’s just no way.”

“The speed at which government moves is slow. The speed at which the private sector moves is faster,” he said. “People say all the time, we’ve got to update the LWRP. Well, the LWRP — we have one.”

An updated version would not be “drastically different,” he said.

Trustee Peter Clarke pointed out that the village has a “resource issue,” with only one work session per month and no committees.

“All this stuff that’s piling up that we need to address is not going to go away with a moratorium but it’s also not going to go away with a piecemeal approach. It’s also not going to go away if we continue with the status quo approach,” Mr. Clarke said. “I think, what I’m hearing, is something extraordinary, different and perhaps not done before needs to be thought of.”

Mr. Hubbard added that while a lot of “ideas get thrown out there,” there is no follow-up on plans at work sessions the following month.

“Everyone here needs to get more involved,” he said. “You got to tell us what it is that you want that to be. Put some homework into it, come up with it. Mary Bess came up with a zone change, trying to split the zone in half. That is the kind of input that we need to have if we’re going to try to do that. Not just saying, you know, moratorium, we’ve got to just halt everything and wait and see what happens and come up with a plan. Well, we need help with the plan. What is your plan? What is the plan that everybody wants to see, to make it different?”

Ms. Robins suggested reestablishing a village code committee, which Mr. Hubbard said has not been successful in the past.

“I’m just trying to do things that are productive, not just have meetings to say you had meetings,” he said. “Come up with solid constructive ideas on what you want to do, how we can work on this together and just put together a plan on our own.”

Ms. Phillips said she’s willing to do the work on the Waterfront Commercial and Commercial Retail districts.

“We don’t allow condominiums in our Waterfront Commercial. 123 Sterling was a legal settlement between the residents, the Village of Greenport and the property owner way back when and I don’t want to see anymore of that loss,” she said. “I don’t know how to do that other than to say we need to stop for a few months, do the work, use this as an example that we as a board can move forward on a project or on a code change like this that’s important. That’s where I’m coming from. I’m willing to do the work.”

Mr. Hubbard said the village attorney, who was not at the work session, needs to be looped in on the discussion.

“We need a specific goal to move forward,” Mr. Martilotta said. “I feel that one of the things we struggle with sometimes is just being specific in what exactly we’re trying to accomplish.”

After the meeting, Ms. Phillips told a reporter she’s working on her own version of what the code should look like for board discussion. The productivity of a code committee depends on leadership, she added. “Whoever the chairperson is has to lead the meeting to come to conclusions and not just let it go on and on.”

“As I asked all the other four of them, is working waterfront important to you? Because it’s us, it’s what the Village of Greenport is. It doesn’t matter whether it’s commercial fishing, boat-building, whatever. People come out here because we are true to our history of trying to protect our working waterfront,” she said.

Ms. Robins told a reporter that she is working on a proposal for the creation of a task force to review village zoning code “within the scope of a moratorium that would go just until the end of this year.” The commission would be made up of trustees and representatives from the village Planning Board, village Zoning Board of Appeals, village Historic Preservation Commission and the village community. Meetings would be both public and on Zoom, with a set timeline. She’s willing to put in the work, she added.

“If we don’t do something to get a grip on the development that’s coming our way here in the village, you know, we’re going to lose it very quickly,” she said. “I personally don’t believe our infrastructure can handle it. I mean, we don’t have a workforce here anymore. So who’s going to take care of these additional buildings and businesses and the commerce and trucking and parking and all the other things that are going to come along with them.”



236 THIRD STREET  
GREENPORT NY 11944

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**MAYOR**

GEORGE W. HUBBARD, JR.  
EXT. 215

**TRUSTEES**

JACK MARTILLOTTA  
DEPUTY MAYOR

PETER CLARKE

MARY BESS PHILLIPS

JULIA ROBINS

**VILLAGE  
ADMINISTRATOR**

PAUL J. PALLAS, P.E.  
EXT. 219

**CLERK**

SYLVIA PIRILLO, RMC  
EXT. 206

**TREASURER**

ROBERT BRANDT  
EXT. 217

Submitted: July 14, 2022  
Meeting: July 21, 2022 7:00 PM  
*Work Session Meeting*  
To: Mayor George W. Hubbard, Jr.  
Board of Trustees  
Prepared By: Debbie Boyle, *Assistant*  
From: Sylvia Pirillo, *RMC, Village Clerk*  
Department: Mayor and Board of Trustees

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**Trustee Robins July 2022 Work Session Report**

**Attachments:**

Trustee Robins July 2022 Work Session Report (PDF)

## CPF Fund Referendum

The Town of Southold held discussion on a housing referendum that would add a half-percent to the existing 2% Community Preservation Fund tax on real estate transactions in Southold Town. They have hired a consultant to develop a housing plan for the use of the funds. The Town will likely postpone the referendum until November 2023.

East Hampton and Southampton towns have reportedly released draft plans and Shelter Island has a draft plan as well and are prepared to offer a referendum to voters this November.

The Town is facing an unprecedented housing crisis. To delay the referendum for another year shows a lack of urgency that is alarming. I urge the Board to find a way to put the referendum on the ballot this November.

The Village of Greenport is dependent on the action of the Town Board for the CPF funds. The Village has provided significant revenue to the fund from real estate sales in the Village.

### Meeting 7/5/22

Dave Abatelli Rich reviewed carousel maintenance with Rich Albanese

They talked about working on the horses that need attention

The Sleighs need some upholstery work and painting

Report on the Board's decision to fund a ticket kiosk

Visit to the carousel with Dave and Arlene Klein

Work that needs planning

Should follow up on painting the trim on inner scenic panels that were not finished when the panels were installed.

Identified several horses that need repair and painting

Arlene said several of the older wooden horses have antique value.

She suggested possibly selling them and replacing them with new amusement ride horses.

On a lighter but not insignificant note:

The Village into want to look into power assist toilets for the restrooms at Fifth Street Beach

Ses the attached video link

<https://www.facebook.com/homedepot/videos/837218956720187/>

Moratorium and Zoning Task Force For Greenport Village

I think this Board realizes that the current zoning code does not adequately address the recent development in the downtown business district.

The zoning code Conditions have changed drastically in the last few years.

In order for us to address code changes with a sense of urgency, I propose the Village call for a moratorium through December 31, 2022 on plan reviews in the commercial zones of the Village of Greenport.

In order to achieve this The Board should appoint a Special Task Force charged with making recommendations for amendments to the code that address the following goals:

1. Goal: Preserve the working waterfront.

Divide the Waterfront Commercial District into two districts:

Waterfront View and Waterfront Commercial

- Amend the Permitted and Conditional Uses

150-11(1) and (2): Eliminate motels, hotels, conference centers and eating and drinking establishments as a conditional use

Prohibit condominiums

2. Goal:

Ensure Greenport has a diversity of mixed use businesses with an emphasis on year round employment.

Permitted uses in the Village code should be used to promote such businesses

Possible Code Amendment to 150-9 A

Permitted business use with incentives for year round businesses

### 3. Goal:

Zoning should allow for year-round affordable housing above retail in CR, WC and newly created WV Districts.

Code Amendment: 150-9A Accessory apartments as a permitted use

Elimination of artist dwelling and gallery/studio as a permitted use

4. Goal: Protect the Village from rampant overdevelopment and accompanying ripple effects that produce cumulative traffic and parking problems.

Code amendments

Parking

Eliminate 150-12

Amend 150-16

The Planning Board would have the option to provide a payment in lieu of parking waiver for all site plan submissions with specific guidelines and fee structure if the board considers the proposed use to be in the best interest of the Village.

Existing small and new proposed retail businesses should be exempt.

### Code Amendment: 150-A

CR District

Eliminate hotels, motels, restaurants, bars, tasting rooms, gas stations and repair garages as a permitted use

Amend hotels, motels, restaurants, bars, gas stations and repair garages to conditional use subject to Planning Board site plan review.

Existing to be permitted as a use as long as they are not subject to a substantial expansion.

-Process:

-The Taskforce will meet once a month and work with the Village Attorney, or an assigned attorney.

Present recommendations to the Board of Trustees for discussion at work sessions followed by public hearings on proposed code amendments.

-Meetings will be open to the public and on zoom.

**Moratorium Timeline: July Work Session through December 31 2022**

The Task Force would meet monthly, or more frequently at their discretion, and develop recommendations with the attorney

Provide a report to the Board about the meetings at the regular work sessions or at a special zoning code meeting

All meetings open to the public