

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

October 20, 2022

7:00 P.M.

B E F O R E :

GEORGE HUBBARD, JR. - MAYOR

JACK MARTILOTTA - DEPUTY MAYOR

PETER CLARKE - TRUSTEE

MARY BESS PHILLIPS - TRUSTEE

JULIA ROBINS - TRUSTEE

JOSEPH PROKOP - VILLAGE ATTORNEY

SYLVIA PIRILLO - VILLAGE CLERK

PAUL PALLAS - VILLAGE ADMINISTRATOR

STEPHEN GAFFGA - VILLAGE INTERIM TREASURER

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(The Meeting was Called to Order at 7 p.m.)

MAYOR HUBBARD: Okay. I'll call the meeting to order, Pledge to the Flag.

(Pledge of Allegiance)

MAYOR HUBBARD: Thank you. Okay. Let's start with the Fire Department. We've got Chief Manwaring and Chief DeKerills. Right next to Paul. We're going back to the way we were three years ago before COVID.

(Laughter)

CHIEF MANWARING: I hope you got all our reports on time.

MAYOR HUBBARD: Uh-huh.

CHIEF MANWARING: All right. I asked Sylvia at the beginning of the month to put out the hydrant test, to make sure that hits the papers towards the end of the week, end of this month. So you know that we will be testing hydrants in the Village only.

TRUSTEE PHILLIPS: It's in the paper today.

CHIEF MANWARING: Is it? Okay.

CLERK PIRILLO: It was in today's paper, Chief.

RANDY WADE: I don't look at the paper that much.

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TRUSTEE PHILLIPS: Oh, okay.

CHIEF MANWARING: The other thing I had was at the Wardens last night, we would like to surplus the old Chiefs car and the old 2011 Tahoe.

And then we also did a -- they accepted a bid package for our 8-3-32, to have you guys look at that for a new Chiefs vehicle. That's it, I think, I hope.

MAYOR HUBBARD: Okay. Any questions from the Board?

TRUSTEE MARTILOTTA: No, no.

MAYOR HUBBARD: Okay. Thank you very much.

Okay. Next, we have a presentation from the Hampton Jitney, before we get into the regular business.

GEOFF LYNCH: Good evening. Geoff Lynch, President of Hampton Jitney. I also have with me Jim Ryan, General Manager of Peconic Jitney.

Not a presentation, per se. I think we just want to have a discussion about Peconic Jitney and the 2023 season, and a proposed ferry landing at the Visitors Dock in the harbor.

We have submitted, which I hope you have, a couple of design proposals that would modify the dock to accommodate a ferry landing. We believe it

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is a feasible location. There's certainly enough water depth. The dock itself, though, would have -- would require some substantial reconfiguring.

The general concept would be to extend the existing fixed dock, which currently exists, and is in -- is reasonably in good shape, doing away or removing the existing floating components, and installing a floating deck, almost a barge that's attached to pilings large enough to accommodate our ferry. Then relocating the existing floating dock pieces further back on the pier, so existing dinghies and small boats could still utilize that dock as a visitors location. The -- it's still a work in progress. I think there's -- it needs some proper engineering. We would need some consulting from New York Cruise Lines, who owns the boat, to make sure that we have the proper fortification.

But I think we're here tonight to, number one, see if the Village Board is potentially in favor of this concept of Peconic Jitney utilizing that existing dock and reconfiguring it, but also allowing Peconic Jitney to engage with the Village to come up with agreements to share costs, potentially, in this, in this capital investment,

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as well as finalize a design for the dock, and ultimately enter into a lease agreement with Peconic Jitney for a period for us to utilize this, this reconfigured dock.

I hope we have the proposals from Anker and Costello.

JIM RYAN: Yes, I showed them.

GEOFF LYNCH: So we're happy to answer any questions. It -- there's some drawings there, I think there's some pictures, but we're happy to answer any questions about the proposed configuration.

TRUSTEE PHILLIPS: Geoff, the vessel itself, how do passengers load? Do they have to load from the front, or is it a side-loading?

GEOFF LYNCH: It is -- it is designed to be a bow loader. It does have rear gateways on both the starboard and portsides, but, ultimately, it was built and designed to be a bow-loader.

TRUSTEE PHILLIPS: Okay. So the dock configuration would be where you'd be coming in so that the bow would be straight?

GEOFF LYNCH: Coming straight in, yes.

TRUSTEE CLARKE: Well, the schedule, if I remember correctly, is how often at the summer peak?

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GEOFF LYNCH: The proposed scheduled is still the same as we previously proposed. It's essentially 14 trips, seven, seven roundtrips that the vessel would make. It would be --

TRUSTEE CLARKE: Is the frequency every hour?

GEOFF LYNCH: It's basically every hour.

JIM RYAN: Every other hour.

GEOFF LYNCH: Every other hour from each side.

TRUSTEE CLARKE: Every other hour.

GEOFF LYNCH: Yes.

TRUSTEE CLARKE: And how much time will it be spending in that location at each trip, possibly?

GEOFF LYNCH: Fifteen minutes max, if not less. It's meant to be quick loading and unloading.

TRUSTEE MARTILOTTA: What's your anticipated amount of passengers per day, sir?

GEOFF LYNCH: It's still the same. It's roughly -- we're talking about an average of 21 per trip.

JIM RYAN: Actually, we averaged 19 per trip in 2012.

GEOFF LYNCH: Yes, with a little bit of growth.

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JIM RYAN: But we're only -- the boat has a COY for 101, but we would only allow 53 per trip. So every two hours there are going to be about 19 people on average that will be coming on and off the boat.

GEOFF LYNCH: I think, you know, peak days, i.e. the weekends, we're talking 3 to 400 people total. That means both sides carrying between Sag Harbor and Greenport. Obviously, less on the -- on the off-peak days. Running, basically, weekends only in May and June, running seven days in July and August, and then back curtailing the schedule again in September and October, probably ending around Columbus Day weekend.

MAYOR HUBBARD: Okay. Have you finalized your agreements with Sag Harbor? You're done to go?

GEOFF LYNCH: We're -- no. We have to resubmit our proposal there. The concept, the landing site there would be the same. The north, the north side of the -- of Long Wharf is our intended landing, landings there, landing zone.

MAYOR HUBBARD: Okay. So you haven't had any movement with them, signing an agreement with them?

GEOFF LYNCH: Nothing, nothing has happened

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on that side, not since we -- not since last June, but we are starting the process with them as well.

MAYOR HUBBARD: Okay. Do you have a feeling that they're going to approve it or not, or --

GEOFF LYNCH: Yeah, I --

MAYOR HUBBARD: I heard -- I saw articles saying people were complaining that they just redid Long Wharf and everything else, that they didn't want to go and congest it again, and there was a group that was saying no to the ferry.

GEOFF LYNCH: Yep.

MAYOR HUBBARD: So I'm just asking you. You know, I was hoping you had that agreement done, so we could sit there and say, all right, we can reconfigure our dock, because we know you got approval there, now you're coming to us, and, you know, we could try to reconfigure the dock.

GEOFF LYNCH: No. It's -- unfortunately, when we -- when we realized we were going to have an issue here in Greenport with no landing site, we had to withdraw the application there as well. So it's really starting the process all over again, but they have the proposal. We are getting back on the agenda, just as we are here. Yes, I'm certain, as there are up here, there's certain opposition to



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this type of thing, but I believe the Board is in favor of this concept.

MAYOR HUBBARD: Okay. The Sag Harbor Board is in favor of --

GEOFF LYNCH: Yeah.

MAYOR HUBBARD: Okay.

TRUSTEE PHILLIPS: So then let me ask you a question, especially since the price of fuel has increased dramatically since you put in your applications, and you have a fee schedule that's already set by the County. Are you going to go back to them to adjust your fees? Because the Budget Review Office, in their report that they gave, mentioned that your fuel expenses and other expenses could possibly go -- you know, go up.

GEOFF LYNCH: Sure, sure.

TRUSTEE PHILLIPS: So do you -- and I don't remember whether you got a five-year lease for the ferry.

GEOFF LYNCH: Five year permit --

TRUSTEE PHILLIPS: Permit, right.

GEOFF LYNCH: -- from the County, yes.

TRUSTEE PHILLIPS: Okay.

GEOFF LYNCH: The current rates are as we originally proposed. We're not -- we're not

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anticipating changing those rates. Yes, fuel has -- did -- has gone up pretty dramatically. It has come down a little bit since June, since we were last talking about this. So we're hoping 2023 it's going to be a little bit better, but the biggest cost increase are actually probably labor.

TRUSTEE PHILLIPS: Oh, well, I just -- we just got a price for fuel for the Illusion and it was six-something a gallon. So that's why I'm asking you, so that's why I'm saying.

GEOFF LYNCH: Yeah.

TRUSTEE PHILLIPS: The other thing is the wake that comes off of this boat, what is it when you're taking off from the dock? Are you idling out, or what are you doing?

GEOFF LYNCH: Yeah, we're -- any five-mile-an-hour speed limits, we're adhering to that. This is a catamaran vessel, it's designed to be a low-wake vessel. It -- you know, it's designed for New York Harbor and they have a lot of wake issues around there, so.

TRUSTEE PHILLIPS: Well, because there is -- you know, there are the other boats that are tied --

GEOFF LYNCH: Sure.

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TRUSTEE PHILLIPS: -- up to our other docks. And there are issues with the transient dock with some who forget that five mile per hour is practically crawling along water and it's not speeding. You know, so I need -- yeah, that's a question that --

GEOFF LYNCH: No. We would -- we would certainly adhere to that five mile an hour.

JIM RYAN: Can I say something? Yeah, within -- back in 2012, yes, we had five-mile-an-hour no wake from a mile out. So our schedule, you know, permits us to slow down to that five mile an hour.

TRUSTEE PHILLIPS: Right, right, because the buoys are out.

JIM RYAN: So we can accommodate the 45-minute trip.

TRUSTEE PHILLIPS: Okay.

JIM RYAN: So when we come in, there's definitely no wake.

TRUSTEE PHILLIPS: Okay.

JIM RYAN: Definitely it's within five miles an hour.

TRUSTEE PHILLIPS: Okay.

TRUSTEE ROBINS: So I have a question. So I

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looked at the plans, the drawings. You submitted a couple of estimates, but there are no prices, so we really don't know what this is going to cost.

GEOFF LYNCH: They -- the -- honestly, I don't know if the prices are ready for public disclosure. There is -- there is a range there on some of that. It was anywhere from 55,000 to 125,000, but did not include a lot of soft costs, the permitting applications, fees, legal and things of that nature, which we have not -- have not gotten into yet. This is meant to be just a concept for the Village Trustees to see and decide, okay, this is something we think we can work with, and then we can start pinning down true costs and what it would actually be.

TRUSTEE ROBINS: And who will be paying for this? I mean, is this on us, George, or is it --

MAYOR HUBBARD: Well, no, we have to find out from them.

GEOFF LYNCH: In the proposal, the -- is that it would be shared cost.

TRUSTEE ROBINS: Shared cost, okay. So we're getting an improvement in our infrastructure, basically, at the Visitors Dock, and, you know, going into partnership, basically -- not

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partnership, but to share the expense with the Jitney, is that the --

MAYOR HUBBARD: But they're asking if we want to partner with the cost on it.

TRUSTEE ROBINS: Right, right, okay. So that's our discussion?

MAYOR HUBBARD: That's a discussion the Board will have to have on what it is and what, you know --

TRUSTEE ROBINS: Right, okay.

MAYOR HUBBARD: -- what rental would be and everything elsewhere, where do stand with the overall financial package.

TRUSTEE ROBINS: Right.

MAYOR HUBBARD: And, really, they want to know are we interested in entertaining them coming to the Visitors Dock and moving the process forward. Last year, we talked about several different sites, Mitchell Park, Bay Avenue, other places --

TRUSTEE ROBINS: Right.

MAYOR HUBBARD: -- Claudio's, you know, different places, different things. So, really, I think what they want is are we agreeable with the concept to try to move forward with reconfiguring

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the Visitors Dock, so boats could still go off on the Ts on the side of it, and then landing the ferry there. That's really what --

GEOFF LYNCH: Exactly. I think that if we feel there's --

MAYOR HUBBARD: That's where we're at right now, trying to do this in October, instead of doing it in April.

TRUSTEE PHILLIPS: The last minute, yeah.

MAYOR HUBBARD: And, so --

TRUSTEE MARTILOTTA: This is just the big picture we're interested.

MAYOR HUBBARD: Right, so if, you know, we want to --

TRUSTEE MARTILOTTA: We're not going to know the details right now, right?

TRUSTEE PHILLIPS: No.

MAYOR HUBBARD: Well, no. I mean, they have a -- they had had a price and an estimate from one dock builder --

TRUSTEE MARTILOTTA: Yep.

MAYOR HUBBARD: -- not from the others. They had things from other ones, but I didn't see any estimates from the other dock builders.

GEOFF LYNCH: We have several that we have

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inquired. But, really --

MAYOR HUBBARD: Right.

GEOFF LYNCH: For them to give really accurate pricing, they need some architectural --

TRUSTEE PHILLIPS: There's a lot more entailed. There's a lot more entailed for that.

GEOFF LYNCH: -- engineer drawings.

TRUSTEE ROBINS: Yeah.

GEOFF LYNCH: So, yeah, it's as you said, we're trying to get some consensus here to see if the Village Board is willing to entertain this, and then we can go ahead and, hopefully, meet with the Board, come up with a final design concept, and then go with some truly engineered drawings that we can cost out.

TRUSTEE PHILLIPS: I do have to ask one question. I know that you were over at Claudio's. Are they still entertaining or are you still in discussions with them, or has that ceased?

GEOFF LYNCH: It has not ceased. I mean, we try and have discussions with them about their process. You know, frankly, I think they're of the belief that their site plan -- they're trying to incorporate a lot of different things, not just a ferry landing, and that process is going to be

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beyond 2023.

TRUSTEE PHILLIPS: Oh, okay.

GEOFF LYNCH: So, you know, we're looking at alternatives. I -- frankly, that site that we looked at at Claudio's would -- we thought was a very feasible site as well. But, you know, given the other site plan developments that they'd like to get into, we're a small piece of that.

TRUSTEE PHILLIPS: Okay. Well, as I said, I just -- I've heard some rumors.

TRUSTEE CLARKE: Mr. Mayor, you know --

MAYOR HUBBARD: Yes.

TRUSTEE CLARKE: -- I've been in full support of the concept of the Peconic Jitney since they came back to the table last year. We did struggle, you know, with the landing site, and it was the Village that proposed the Visitors Dock, and for the Jitney to come back and agree to that site. I think it's a very good idea to pursue it and to continue in good faith to develop it. I think it would be good, not only for the Jitney, but good for the Village. So I'm in full support of moving forward.

MAYOR HUBBARD: Okay, I appreciate that.

Anybody else have any --



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TRUSTEE MARTILOTTA: I'm --

TRUSTEE PHILLIPS: I could -- yeah. No, go ahead, Jack.

TRUSTEE MARTILOTTA: Okay. Echo what Peter was saying, one thing, that I am -- the shared cost piece is one of the pieces I'm looking at very firmly, and I just want to make sure. Like I'm all for going forward, but that piece concerns me. We've done this before. But other than that, I'm all in, I'd like to see what they have to bring next, sir.

MAYOR HUBBARD: Okay.

TRUSTEE PHILLIPS: I, of course, am more into the details of the dock --

GEOFF LYNCH: Sure.

TRUSTEE PHILLIPS: -- configuration and the actual -- on the water effects that it will make for -- because it is going to be -- end up being a ferry lane, especially on the Coast Guard documentation, because that's what happens eventually.

GEOFF LYNCH: Right.

TRUSTEE PHILLIPS: So I just want to make sure that whatever does go forward is not going to inhibit any other activities, including Mitchell

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Marina.

GEOFF LYNCH: Right.

TRUSTEE PHILLIPS: And enforcement may be a problem a little bit, because we do not have someone that can control within currently to deal with people who might cause trouble for the ferry, and forget that.

I -- as I said, I'm one of those that suggested the spot, I think it has the potential. It's got the parking for your customers. You already have the Hampton Jitney bus coming there, which I'm assuming you're going to kind of combine that with the Peconic Jitney.

GEOFF LYNCH: Certainly, we would -- we would advertise that connection, absolutely.

TRUSTEE PHILLIPS: Okay. As I said, I'd like to see the details and more, but as far as continuing the discussion, I think that's the best way to pursue it.

GEOFF LYNCH: Yeah. I think the -- there is a concern with that dock. It's obviously -- I'm sure the Village would want to continue to use it as a Visitors Dock, but you have to create a ferry lane, and you have to -- have to maintain that Visitors Dock as well. Maybe, maybe a T off of

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both sides is not the right way. Maybe you need to just put them on -- put those dinghies and small boats on one side so you can have a separate lane.

TRUSTEE PHILLIPS: As I said, I took a look at it and some thoughts crossed my mind --

GEOFF LYNCH: All right. Well, that's --

TRUSTEE PHILLIPS: -- as I'm quite a big observer down there as to activities that go on. So I'm just -- I just want to make sure that it's a project that's a win/win for everybody --

GEOFF LYNCH: Sure.

TRUSTEE PHILLIPS: -- and not a problem situation, okay?

TRUSTEE ROBINS: Yes, I support this in concept. I think, you know, if it can be worked out and made to happen, that's fine. Again, it's a detail thing, I agree with Trustee Phillips.

Are you going to be doing an engineering study to kind of, you know --

GEOFF LYNCH: Well, I --

TRUSTEE ROBINS: -- bring to us the viability --

GEOFF LYNCH: Yes.

TRUSTEE ROBINS: -- of building there?

GEOFF LYNCH: Yes. I think there -- it

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requires some re-engineering and an actual marine architect.

I mean, as far as the feasibility of the boat itself, like I said, there's plenty of water depth. And by bringing the fixed portion of the dock, extending, extending that with this floating piece gives us plenty of water depth. So as far as the boat getting in and out there, we know that is very feasible. I think -- I think it's making sure there's a workable situation between a Visitors Dock and a ferry landing, and that's -- that's going to require some -- some work.

TRUSTEE ROBINS: Then my only other concern is that there's -- obviously, that all of our waterfront down there, our bulkhead and our docks and everything like that are going to need work and will continue to need work. So, you know, we're going to be going out and spending money on the creation of a new docking area, I think we have to consider our overall cost down there as well. I think we're going to have to bond for that bulkhead at Mitchell Park eventually. And, you know, the condition of the commercial dock right now is not in a great condition. I think we have -- you know, we just removed the wave wall on the east pier.

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I'm not sure if we're going to plan on replacing that or not, but there are definitely -- you know, there's waterfront work to be done. So I just don't want to see us get overextended, that's all, you know, but I do agree, we should move along with it.

MAYOR HUBBARD: Okay, that's fine.

TRUSTEE CLARKE: I have one other question I forgot to ask.

MAYOR HUBBARD: Sure.

TRUSTEE CLARKE: Is it anticipated that the landing for the Jitney will be exclusive to the ferry?

GEOFF LYNCH: We would be looking for a lease agreement that would make our ferry exclusive to that location, yes.

TRUSTEE CLARKE: So, though you're only there for 15 minutes every two hours, no other vessel could use it?

JIM RYAN: Can I say something on that? The ferry itself has a -- I guess a freeboard of 5 feet 5 inches. So that floating dock that we're going to be putting there is going to be 5 feet off the water line. So that this way when the ferry comes in every time, regardless of what the tide is, it's

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going to be able to bow into that location and passengers can just cross off evenly. With that said, you know, between safe passage of passengers coming off the ferry and on the ferry, I don't know if you're familiar with the Staten Island Ferry, we would have to have a section cordoned off on that 20-foot-by-20-foot floating dock just for the ferry itself. It would be too high for a small boat to be climbing people up onto it anyway. But that would have to be sectioned off just for the safe passengers -- for the safety of passengers coming off the boat, and letting them go through that six-foot sort of fixed dock into the park, and then allowing passengers that want to board the ferry to come on safely.

So it would just with be that one section from the gangway onto our floating dock, that 20-by-20 section, that would pretty much be dedicated just to the ferry, that's what we would be leasing. And then those six floating docks that we would station along either side of the fixed pier, that would have -- they would have -- those boats would have access to get onto that fixed pier, as they do right now. So we wouldn't --

TRUSTEE CLARKE: Understood.

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JIM RYAN: We wouldn't be reducing the footprint.

TRUSTEE CLARKE: No, that's not the nature of my question, and you've explained it clearly. That landing site would be exclusive to the operation of the ferry.

GEOFF LYNCH: Yes, just to ensure no interference, and safe loading and unloading.

TRUSTEE CLARKE: Thank you.

TRUSTEE PHILLIPS: Mr. Mayor, I do have one question. I think the Village Attorney is going to need to look into it. The County turned over the Railroad Dock to us, but I do believe that's still part of the lease with the whole MTA and that section?

MR. PROKOP: Yes, the County -- we removed the County layer, but we're still subject to the master lease, yes.

TRUSTEE PHILLIPS: Did that section over there get taken? I thought it was just the Railroad Dock itself that we took control over.

ATTORNEY PROKOP: I thought --

TRUSTEE PHILLIPS: There's four -- there's four parcels over there.

MR. PROKOP: Yeah, I think it was three,

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three of the four, but I can check that if you'd like.

TRUSTEE PHILLIPS: Because that's going to be another layer of looking into. Okay.

MR. PROKOP: I just had a question. So Claudio's, as I understand it -- I'm sorry. Can I ask a question?

MAYOR HUBBARD: Go ahead.

ATTORNEY PROKOP: Claudio's, as I understand, is pretty adamant that they want to have a ferry slip as part of their site plan, so --

GEOFF LYNCH: They have included a ferry -- a ferry landing on their site plan, but, like I said, I don't know -- I don't believe that's -- it's not exclusive to Peconic Jitney.

ATTORNEY PROKOP: That was the question.

TRUSTEE PHILLIPS: Oh, okay.

ATTORNEY PROKOP: So we might end up with another, two ferries.

MAYOR HUBBARD: Okay. So I think you have the general consensus from the whole Board that everybody is in favor of it. Let's, you know, move it forward. I think the questions of exclusive use of the section that you're using at the end correlates more to not a Village expense, but more



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a personal expense on you running the ferry company, and having exclusive use of that portion of it. And we don't charge for the inner part of the Visitors Dock, we don't charge for that now. So I think that was questions that were coming up --

TRUSTEE MARTILOTTA: Yes.

MAYOR HUBBARD: -- of the expense, as I heard from several people. So --

TRUSTEE MARTILOTTA: Yep.

MAYOR HUBBARD: -- just as you're looking at it, looking at prices, let's just be -- consider that in the -- in the path to go down to the dock, where free dockage for people that want to come visit the Village. If that's going to be your exclusive end, you should just make that part of the proposal.

GEOFF LYNCH: Sure.

MAYOR HUBBARD: It would be appreciated.

GEOFF LYNCH: Understood.

MAYOR HUBBARD: Okay. Any other questions?

JIM RYAN: We would do that first for safety purposes.

MAYOR HUBBARD: Okay. All right. Thank you very much.

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GEOFF LYNCH: Thanks. Thank you very much, appreciate it.

MAYOR HUBBARD: Yep.

TRUSTEE CLARKE: Mary Bess, further to your question to the Village Attorney, if I read the very lengthy --

TRUSTEE PHILLIPS: Yes.

TRUSTEE CLARKE: -- document of the MTA lease correctly, any --

MAYOR HUBBARD: Good night.

TRUSTEE CLARKE: -- improvement or addition to that area or significant change, much as the ferry queuing project, needs to have an inherent approval from them before it's finalized and signed off.

TRUSTEE PHILLIPS: That's why I asked the question.

TRUSTEE CLARKE: Very good. I just want to make sure I was clear. Thank you.

MAYOR HUBBARD: Yes.

ADMINISTRATOR PALLAS: Just if I may --

MAYOR HUBBARD: The County had been in charge. We had to go through the County, then the County to the MTA. When the County backed out of the overall parking area, everything, the County

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backed out, and now we deal directly with the MTA.

TRUSTEE CLARKE: Right.

MAYOR HUBBARD: But we would have to get permission from them to move this forward --

TRUSTEE CLARKE: Yes.

MAYOR HUBBARD: -- with them.

ADMINISTRATOR PALLAS: I have to double-check. I'm not sure if the -- I know the Railroad Dock is included. I'm not really sure if that other dock is, if I -- I'd have to look.

ATTORNEY PROKOP: I don't think it is, but I'll check.

ADMINISTRATOR PALLAS: Yeah, I don't -- I don't --

TRUSTEE PHILLIPS: It's not included.

ADMINISTRATOR PALLAS: I don't think so. I think the property line ends either there or there.

TRUSTEE CLARKE: At the dock.

ADMINISTRATOR PALLAS: Right. Whereas -- no, no, it ends at the shoreline.

TRUSTEE CLARKE: Okay.

ADMINISTRATOR PALLAS: So the dock wouldn't be included. The commercial dock is specifically on the map.

TRUSTEE CLARKE: Yes.

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TRUSTEE PHILLIPS: Right.

ADMINISTRATOR PALLAS: That's why that's included, if I remember. Right, your memory as well?

ATTORNEY PROKOP: Yes.

MAYOR HUBBARD: Right.

ADMINISTRATOR PALLAS: So it may --

MAYOR HUBBARD: But then, when we got permission to get them to rent the part of the parking lot and everything else, we had to go through the MTA to get permission for that, and they're renting the parking lot, and that's going to be the parking area per site plan approval. The people that are going to be using the dock are going to have to park in the parking lot that's on the MTA property.

ADMINISTRATOR PALLAS: Yeah. Not suggesting -- not to approach them. Just I don't think it's as big a hurdle as it would be --

MAYOR HUBBARD: Exactly.

ADMINISTRATOR PALLAS: If it was the dock, is what I'm suggesting.

MAYOR HUBBARD: Right. Well, modifying the site plan if there's going to be additional parking for the ferry that's coming in on the outside.

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ADMINISTRATOR PALLAS: Yeah.

ATTORNEY PROKOP: So they currently have a license, as I understand it, between -- from the County to operate between Mitchell Park, the Mitchell Park Marina and the site someplace in Sag Harbor. So I think they --

TRUSTEE MARTILOTTA: They have to go to the County.

ATTORNEY PROKOP: They're going to have to go back to the County for an amendment --

TRUSTEE PHILLIPS: Yeah, they're going to have to go back.

ATTORNEY PROKOP: -- because I think that's site specific.

TRUSTEE PHILLIPS: And I think the BR -- the Budget Review Office, if they do go back, the Budget Review Office is going to ask for updated financial information. And to be honest with you, they may have -- they may tell them, because they kind of set the fee, the County does, they may tell them they have to up the rates. So it's a process that, yeah, they got to start now, it's not going to happen overnight.

TRUSTEE MARTILOTTA: One question, and I honestly couldn't find it. We did this -- we did

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the Peconic Jitney lease. How many parking spots do they actually lease?

MAYOR HUBBARD: Twelve.

TRUSTEE PHILLIPS: Twelve.

ADMINISTRATOR PALLAS: Yeah, it sounds about right.

MAYOR HUBBARD: I think so.

TRUSTEE MARTILOTTA: Because I walked over there right before the meeting and I was trying to figure out where it is.

ATTORNEY PROKOP: Just on the side. I don't know --

TRUSTEE MARTILOTTA: No, I don't that it's specific 12, I just remember we had done this like years ago.

TRUSTEE PHILLIPS: Yeah, we did that. But, you know, on Cove, we only have two bus stops.

TRUSTEE MARTILOTTA: Yes.

TRUSTEE PHILLIPS: One of them is First Street by IGA and the railroad parking lot. Those are the two bus stops in the Village.

TRUSTEE MARTILOTTA: That's something we may want to consider. I mean, they're anticipating a peak rate, he said 360-ish.

TRUSTEE PHILLIPS: Yeah.

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TRUSTEE MARTILOTTA: You know?

TRUSTEE PHILLIPS: It's going to be -- yeah.

TRUSTEE MARTILOTTA: That's a lot of people for 12 parking spots.

TRUSTEE PHILLIPS: But I also -- in reading some of it, I believe in the BRO report, the Budget Review Office, they were also going to connect the people coming out on the bus.

TRUSTEE MARTILOTTA: Oh, I'm sure that was part of a --

TRUSTEE PHILLIPS: Yeah. So that was decreasing the number of vehicles coming out, which was the whole intent.

TRUSTEE MARTILOTTA: No. But like --

TRUSTEE PHILLIPS: You know?

TRUSTEE MARTILOTTA: And I'm sure that that's very much the plan they presented, but that's it.

TRUSTEE PHILLIPS: Well, I -- yeah, yeah, I know.

TRUSTEE MARTILOTTA: Not to be a wiseguy.

TRUSTEE ROBINS: Joe, we don't have any designated parking spots with the Jitney, it's just that they have the right to use 12 spots down there, correct?

ATTORNEY PROKOP: Yeah, I think it's just we

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reserved -- we chose where the spots would be, and we agreed to set aside a certain number of spots, subject to them doing -- fulfilling some conditions.

TRUSTEE ROBINS: But there's no designation. You can't, you know, walk down there and see it. It's not like it says Hampton Jitney on the sign.

ATTORNEY PROKOP: Yeah. You know I have to go through --

TRUSTEE MARTILOTTA: I was there, but I apologize.

TRUSTEE ROBINS: It's not.

ATTORNEY PROKOP: I think we --

TRUSTEE ROBINS: I'm there all the time, every day.

ATTORNEY PROKOP: I think there was a suggestion of spaces, but I don't think that --

TRUSTEE PHILLIPS: No, that hadn't really flew. It didn't fly, because --

TRUSTEE MARTILOTTA: Yeah, because I remember we were going to block off the spot and --

TRUSTEE PHILLIPS: Right, yeah.

TRUSTEE MARTILOTTA: -- and like push the -- you know, like with a --

TRUSTEE CLARKE: In relation to the



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suggestion of cost-sharing and the comments that went around, it connects a little bit to my question of whether or not this floating landing addition would be exclusive or not. Because, as you may remember, one of the things that I was looking or hoping for that we could add somewhere to the waterfront would be a, for lack of a better word, a dropoff/pickup zone for larger vessels that don't want to dock for the day, but would like to drop off passengers in Greenport for the Business District and be picked up from the Business District.

And so in my mind, I was thinking could we potentially kill two birds with one stone in the improvement of the Visitors Dock, not only to be a no-charge dock for smaller vessels, but to be a designated pickup/dropoff for larger vessels that don't want to come into the marina and dock for the day, i.e. they're cruising around in the bay, and some of the passengers want to get off and go in and shop, or go in for lunch, and then get picked up, and that the vessel would either tool around or anchor somewhere outside of the Village waters and not necessarily dock in the Marina for the day. I thought that would be a good addition to the

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Village's amenities for the waterfront. But since the answer is no, that that could not serve that purpose for other vessels that are too small to go on those side floating docks, they need the deeper water, they're -- I'm assuming these are larger vessels that would want to do this.

You know, my appetite for cost sharing is lower, unless, of course, we were able to cosponsor a marine engineering study and/or significant improvement where we could have both in the same place, and come up with our own design. If that were the case, then I would be more open to some small element of cost sharing, because it would further an objective of the Village Board independent of the Jitney.

Additionally, in reviewing the materials that were shared, the margins and profits of the operation, if it were to, of course, follow its projections, seemed healthy enough to me to support the capital investment to pay for their own zone independently.

So I'll just put that on the table in the event that it would behoove us to want to make the improvements to the Visitors Dock an even larger project than the Jitney is proposing. That's not

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really for me to decide, but it's an idea that I've had for some time, so I wanted to float it at this time. Mr. Mayor, should that be an important objective for you to want to pursue and for us to invest in?

TRUSTEE ROBINS: Paul, don't we already have and allow people to come in and pay for a certain number of hours at the marina and come, in and shop and things like that? I mean, I thought we were involved in that.

ADMINISTRATOR PALLAS: Yes, we have -- there is, but I think Trustee Clarke is referring to more of the larger vessels, right? Not the small ones, but more like the mega yachts that --

TRUSTEE CLARKE: Or something in between there, where the interest to come to the Village and enjoy part of a day there, or to just -- just a more -- an easier way to discharge and pick up passengers without full docking.

TRUSTEE ROBINS: Just drop off, in other words.

TRUSTEE CLARKE: Drop off, yeah.

TRUSTEE ROBINS: I mean, you are aware right now that at the Visitors Dock there's a very active Uber taxi from Shelter Island --

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TRUSTEE PHILLIPS: Yes, there's a couple of them.

TRUSTEE ROBINS: -- going on, I mean, all the time.

TRUSTEE CLARKE: Yes, yes.

TRUSTEE ROBINS: You know, I see them constantly --

TRUSTEE CLARKE: Yes.

TRUSTEE ROBINS: -- coming and dropping people off. You know, so, I mean, that already exists, you know.

TRUSTEE CLARKE: Yes.

TRUSTEE ROBINS: Just that they use these small inflatable boats, usually.

TRUSTEE CLARKE: Sure.

MAYOR HUBBARD: But I think he's talking more in the 35 to 45-foot range. If somebody is out there, they want to go and do something else, but somebody wants to come in and do shopping, a place that they could tie -- bring a bigger boat than what is seen off the Visitors Dock. The limit there is 22 feet.

TRUSTEE MARTILOTTA: Something like that.

TRUSTEE PHILLIPS: Yeah.

MAYOR HUBBARD: It's 22 feet. You know, so a

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boat that's, you know, bigger than that would need more space and everything else. I think trying to use that dock could be problematic with a ferry coming in every other hour --

TRUSTEE PHILLIPS: Yeah.

MAYOR HUBBARD: -- if somebody's tied up at the end when they're coming in trying to unload and load passengers. But we could look at the west pier, the outer portion of the last 100 feet of the west pier on the east, pointing east. We have the right to use that up to 100, 100 or 110 feet --

TRUSTEE PHILLIPS: Right.

MAYOR HUBBARD: -- with the agreement with the ferry company.

TRUSTEE MARTILOTTA: Oh, that's right.

MAYOR HUBBARD: So we could make that a dropoff zone. If somebody would want to come in, drop people off, they could go there, put an additional ladder on that spot right there, and let them accomplish what you're talking about on what we already have existing.

TRUSTEE CLARKE: Okay, great.

TRUSTEE PHILLIPS: Yeah, it would be --

MAYOR HUBBARD: So that's something we could talk to Rich about and doing that, what we'd do,

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you know. So a 45-foot boat that wants to come in, drop off the family to go, and then husbands go out and do some fishing, do whatever, and come back and pick the family up a couple of hours later. We could probably accommodate them on the outside of the west pier.

TRUSTEE CLARKE: You know the exact concept.

MAYOR HUBBARD: Yep.

TRUSTEE CLARKE: Thank you very much.

MAYOR HUBBARD: Okay. Well, we'll talk with Rich about that and see if we can put something together. If we could advertise that, add it on DOCKWA that, you know, if you want to come in, drop off, it's a dropoff zone, and --

TRUSTEE MARTILOTTA: That's a good idea.

TRUSTEE MARTILOTTA: -- go back out, so.

ADMINISTRATOR PALLAS: Yeah. We can -- that's easy to implement.

MAYOR HUBBARD: Okay.

ADMINISTRATOR PALLAS: Like I said, it's just basically a ladder.

MAYOR HUBBARD: Okay.

ADMINISTRATOR PALLAS: A ladder and a sign.

MAYOR HUBBARD: Okay.

TRUSTEE PHILLIPS: If I could just -- just

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know the activity that's in that area, both sides that you're talking about, would -- it would be a congestion problem and --

TRUSTEE MARTILOTTA: It would be tight, too.

TRUSTEE ROBINS: It is tight, and it's very active in there.

TRUSTEE PHILLIPS: It's very active. And it would be tight for that type of a vessel to turn itself around to get back out. They'd have to go in reverse.

TRUSTEE CLARKE: Very good.

MAYOR HUBBARD: They'd have to know exactly what they're doing.

TRUSTEE PHILLIPS: Bingo. I was trying to be polite about that.

(Laughter)

TRUSTEE PHILLIPS: But, as I said, the ferry -- the ferry lane is a concern as to where that will actually end up being, because it does go onto the Coast Guard mapping, so that is a concern, okay?

MAYOR HUBBARD: Right. I think most of the time they're going to be using the west side of Shelter Island, because it's so much calmer and nicer and everything else.

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TRUSTEE PHILLIPS: Yeah.

MAYOR HUBBARD: They would only be -- very rare that they would be going the north side around, because that would be a really rough ride.

TRUSTEE PHILLIPS: Oh, yeah, no.

MAYOR HUBBARD: You know, so I think they'd be coming in --

TRUSTEE CLARKE: You mean, around the east side of Shelter Island to the north?

MAYOR HUBBARD: Right. They'd be coming on the west side of Shelter Island coming back around.

TRUSTEE CLARKE: Right.

MAYOR HUBBARD: Coming there. And so they'd be coming parallel with the ferry and coming right into the dock.

TRUSTEE CLARKE: Right.

MAYOR HUBBARD: You know, to go the other way around Ram Island, like to go out past the breakwater and go around that way, around Gardiner's, that's --

TRUSTEE PHILLIPS: They wouldn't, no.

MAYOR HUBBARD: Well, if you want to see Bug Light, or whatever, you want to go that way, they may.

TRUSTEE PHILLIPS: Well, they may.



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MAYOR HUBBARD: But depending on the weather, but that's a much rougher route and everything else. I think most times they'd be coming in the opposite way.

TRUSTEE PHILLIPS: Because the ferry lane has to be marked on the Coast Guard maps, because if you take a look at them, you'll see the North Ferry's route is marked, because boats and vessels are supposed to stay out of its ferry lanes. And this summer, to be honest with you, we had a fair amount of blow -- of horn-blowing --

TRUSTEE MARTILOTTA: Oh, yes, we did.

TRUSTEE PHILLIPS: -- from the Shelter Island Ferry Company for vessels that didn't know the rules of the road. So --

MAYOR HUBBARD: Those already have --

TRUSTEE CLARKE: You can hear it. You can hear it through the whole Business District.

TRUSTEE PHILLIPS: Yes, I know.

MAYOR HUBBARD: Yeah.

TRUSTEE MARTILOTTA: And down at home.

MAYOR HUBBARD: Whey they're doing the little sailing school, when you've got 30 Sunfishes --

TRUSTEE PHILLIPS: Oh, my God, right.

MAYOR HUBBARD: -- trying to go back and

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forth, and they have no idea, they're just learning how to sail, it's difficult.

Okay. All right. Anything else on that topic?

TRUSTEE MARTILOTTA: No, that's it.

TRUSTEE CLARKE: I appreciate it.

MAYOR HUBBARD: All right. Village Administrator's report.

ADMINISTRATOR PALLAS: Thank you, Mr. Mayor. I do have, unfortunately, I apologize, quite a number of add-on items. First, I'll start with the discussion items. The microgrid, I will talk about that under resolutions, I should have only had it in one place.

The first one is the ferry queue project status. Not much changed since last time. We still continue to work through the comments from the DOT. We -- it's a difficult process, as I've -- as I've explained. We sometimes have questions for them to clarify their questions, and it takes them two or three weeks just to get back to us on clarifying the question that they asked because of -- for attendants of DOT personnel. It was the answer we got once. So just to give you a flavor of the type of things we deal with.

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The one thing that I have to clarify, it won't be for this month, but perhaps next month, there may be a change order for the engineer. We were reviewing bills and it seems like they're over, over budget. I'm guessing it's because of all the back and forth with the DOT, but I will -- I will confirm that during the course of the next, you know, couple of weeks and get something out to you for next month, if needed. So that's it on the ferry queue project at this stage.

The -- sorry. The next item is the ice rink status. I just wanted to kind of alert you all to some concerns that we have regarding the ice rink. The bed, if you will, where the -- where the Freon -- not Freon, but the coolant pipes are, it's starting to need to be replaced, basically. The option to replace it, minimum price is \$130,000. The -- we also need to resecure the walls and we need special anchors to be constructed. We can't do it inhouse because of the weight and the wind load. They're special anchors. We -- I'm guessing, only guessing, that it would be in the 25 to 30,000, and that could be way off on that on the low side.

So all in, to get the ice rink back to where

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it needs to be, we're probably talking close to \$200,000. So the concern, in addition to the cost, is the use of -- even when they make these changes, it's not going to improve the up-time, if you will, of the ice rink. It may improve it a little, but not significantly.

And I'm assuming you're aware, if not, the -- Riverhead has inked a deal with a company, that I can't remember their name, for a new ice rink in Calverton, and it's going to be an enclosed rink. I -- between that and the two ice rinks on the South Fork, one of which is enclosed, it's going to be significant competition for us. You know, there are other ice rinks relatively close that provide, you know, basically everyday access.

So it's starting to become, you know, somewhat untenable from a financial standpoint at this stage. I'm not suggesting not to try this year. We will get it up and running, barring some major catastrophe, for this season. But after this, I think we have to seriously consider next steps for the ice rink in terms of either upgrades, or put it aside for a while until we come up with a different plan. But, again, I just wanted to alert you to it, and I had -- there's no ask here at this

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stage, just to let you know where we are with it.

TRUSTEE CLARKE: No, that's a good conversation. People are irritated about the ice rink. Businesses are irritated about the ice rink. I've got a lot -- I've had a lot of blow-back about the ice rink since I've been on the Board. Just that, you know, when you want to use it, you can't use it. You know, we spent a lot of money on the chemicals last year to just --

TRUSTEE PHILLIPS: We had to because the glycol.

TRUSTEE CLARKE: -- get it to work, I mean, you know. What's the income and loss on it? Usually, we have that, Stephen, in our monthly report, but I don't see it today.

ADMINISTRATOR PALLAS: There's almost no net income. Very often on an annual basis we've lost money.

TRUSTEE CLARKE: That's my assumption.

ADMINISTRATOR PALLAS: Just on -- just on operating cost. That doesn't even take into account some of these capital costs that we are talking about. So --

TRUSTEE CLARKE: I mean, not that you're looking to make money on everything that we do for

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our citizens, but --

TRUSTEE ROBINS: So, Paul, we've had this conversation before, because this is a major topic of conversation at many BID meetings, you know, until it becomes summer and they'll be back at it again very soon.

TRUSTEE CLARKE: There's a lot of emotions on this.

TRUSTEE ROBINS: But, you know, given that we don't really have a -- you know, it's a multi-use area, in other words, so the substrate has always been a problem there to begin with. You know, in our conversations moving forward, I think we would have to consider -- personally, I'm liking the Moores Lane location more and more, now that the railroad is going down there, and I think that we ought to look into installing something more permanent there. And even if it's not -- you know, we talked about these artificial rinks, you know, the plastic or whatever kind of surface they're doing, you know, to put something in that, you know, we -- because we're not going to enclose anything, I mean, that's going to be beyond our budget. But, you know, I think that's something that has to be considered.

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I don't think the BID likes that. They're not really in favor of bringing people out of the Village. But I'm encouraging them that we should look to that more, and the fact that, you know, people that go over there are going to wind up in the Village when they look to come and get something to eat or go shopping.

TRUSTEE MARTILOTTA: It's less of a substrate problem, more of a sunlight problem.

TRUSTEE PHILLIPS: Yeah.

TRUSTEE MARTILOTTA: I mean, I don't -- I don't know that necessarily leaving -- and feel free to correct me if I'm wrong, Mr. Pallas, but I don't know that necessarily moving it -- it may be better in -- down Moores Lane, but it's the sun.

TRUSTEE ROBINS: Oh, but you could build something permanent there. This is a -- you know, this is removal --

TRUSTEE MARTILOTTA: Again, even if we built something permanent, I think --

TRUSTEE ROBINS: Huh?

TRUSTEE MARTILOTTA: Even if we built something permanent, I believe the problem is the sun melts it. Like it's not melting from the bottom.

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TRUSTEE ROBINS: No, I'm not proposing that, I'm proposing artificial ice. I'm proposing something plastic that doesn't melt.

ADMINISTRATOR PALLAS: We did -- we did some research and talked to some -- particularly the hockey clubs about the artificial ice. They're --

TRUSTEE PHILLIPS: They don't want to touch it.

ADMINISTRATOR PALLAS: They would not be interested in coming here, and it's a nice source of revenue.

TRUSTEE ROBINS: Well, it depends on what we're having it for. Are we having it for the Hockey Club, or are we having it for the businesses and the citizens?

ADMINISTRATOR PALLAS: It's a big source of revenue to make it more viable.

TRUSTEE CLARKE: Yes, I hear you.

TRUSTEE PHILLIPS: Well, here's --

TRUSTEE CLARKE: I hear you.

TRUSTEE PHILLIPS: Here's a -- 20 -- in 2020, the revenue that was collected was \$54,000. 2021, it didn't operate. And then 2022, we only had 23,000.

TRUSTEE CLARKE: Well, it was only open half the time.



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TRUSTEE PHILLIPS: Half of -- you know, it was only open from December through --

TRUSTEE MARTILOTTA: I think, though, that's an interesting question, if I may.

TRUSTEE PHILLIPS: Go ahead.

TRUSTEE MARTILOTTA: I don't mean to cut you off. Like what percentage of the day is from the day we open it. Just ballpark figures. From the day we closed it, was it actually --

ADMINISTRATOR PALLAS: I think -- I don't know a percentage, but --

TRUSTEE MARTILOTTA: I wasn't trying to cut you off, Mary Bess.

TRUSTEE PHILLIPS: No, that's okay.

ADMINISTRATOR PALLAS: I spoke with Mr. Albanese about this a week or two ago, and I'll correct myself in writing if I'm wrong, but I think we were only viable for 12 days.

TRUSTEE CLARKE: Yeah, I heard that already.

ADMINISTRATOR PALLAS: Because of the cold weather. It was not --

TRUSTEE MARTILOTTA: No, I'm not -- the point is not to sharp-shoot you.

ADMINISTRATOR PALLAS: No, no, I understand that. Just to be clear, that -- you know, it

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wouldn't have -- even if we had, you know, been a little earlier, it may have been a day.

TRUSTEE PHILLIPS: Well, that's --

TRUSTEE MARTILOTTA: You know, if we're going to add \$200,000 for the ice rink for a total of 12 days, you know, that's a big expense to run that thing for about 19,000 a day.

TRUSTEE CLARKE: I'm sure you didn't anticipate as lively of a conversation. We were just trying to --

TRUSTEE MARTILOTTA: No.

TRUSTEE CLARKE: -- tell you something.

TRUSTEE PHILLIPS: Well, I think it is.

TRUSTEE CLARKE: But I've been looking for an opportunity to talk about it, which is why --

TRUSTEE MARTILOTTA: Sure.

TRUSTEE CLARKE: -- I'm talking about it. There are a -- there are inexpensive, I hate to call them temporary structures, but there are ways to protect it from the sun without building a expensive permanent indoor structure. I've seen them --

TRUSTEE PHILLIPS: Yeah.

TRUSTEE CLARKE: -- in other places. So --

TRUSTEE MARTILOTTA: What do they look like?

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TRUSTEE CLARKE: It kind of looks like those things in New York. It looks like an inflatable bubble.

TRUSTEE ROBINS: It's a bubble.

TRUSTEE PHILLIPS: Yeah, a bubble.

TRUSTEE CLARKE: Like a tent.

TRUSTEE MARTILOTTA: Oh, like a tennis court somewhere?

TRUSTEE CLARKE: Yes.

TRUSTEE ROBINS: They have one up at the University of Albany, believe it or not, where they used to practice soccer and football and stuff like that, they just enclosed that in.

TRUSTEE CLARKE: In my opinion, not that anyone's asking for it, is I would not spend more money on trying to run the ice rink in its current location, including even this year. I would save the money, save it up and create a longer term plan, and dust off the parts and pieces and go with the future for the -- for the Moores Lane development that you have in mind.

I think it's an -- I don't think it's an attractive site in the park in the winter with the pipes and temporary walls, and you can't walk through, you can't use all the paths as they were

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intended by the architect that developed the park.

I don't want to disappoint any families, or upset any businesses or any children within the Village that love it, but I think our money would be better -- especially our taxpayer money, would be better spent on something that could become a more permanent future-looking solution, rather than to keep chasing something that, at best, in recent years has been rather a disappointment rather than an asset. That's just my opinion.

MAYOR HUBBARD: Yeah, Mother Nature has not cooperated.

TRUSTEE CLARKE: No.

MAYOR HUBBARD: Every time they get ice down there, you get a few cold days, it would rain for three days after that and melt everything. It's the sun, but it's also the warm -- the rainwater that gets on there and it's hard to keep it, especially on a temporary structure. The other places where it's a permanent ice rink, Bryant Park, you know, Rockefeller Center, you know, those places, they have a permanent structure in the ground, stuff that they can do. So they could start there and have ice skating before Thanksgiving.

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It's not like we're putting up a temporary thing and we're totally reliant on the weather and the ground, warm water -- I mean, warm -- warmth in the ground and everything else, it just doesn't work, you know, so.

Okay. Well, it's a discussion. You know, we got it out there, we're talking about it, you know.

TRUSTEE CLARKE: We put it on the table.

MAYOR HUBBARD: Right.

TRUSTEE PHILLIPS: Well, I also think that that's something that -- and you put it right on the nose, is we all hear about it, whether it's we still want it down here, we think you should put the money into it, it's great to be ice skating by the waterfront.

TRUSTEE MARTILOTTA: Well, that's it.

TRUSTEE PHILLIPS: It brings -- you know, the business community feels in the wintertime that it's bringing business down to them directly. They have the fear, and I could understand it, they have the fear that they're going to be up on -- up there, they're going to get on the road and they're going to head west to go back home.

So I think that's something that if -- whatever we do, we need to really reach out to the

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community and get their input big time before we --  
you know, that's -- you know, that's their ice  
rink. That's --

TRUSTEE CLARKE: I understand and I'm very  
respectful of that, I'm part of the business  
community. But, as a Trustee of the Village --

TRUSTEE PHILLIPS: But it is our job as a  
Trustee to reach out to the community to find out.

TRUSTEE CLARKE: Absolutely.

TRUSTEE PHILLIPS: And I understand the --

TRUSTEE CLARKE: Certainly, I support that.

TRUSTEE PHILLIPS: I understand the finances.  
I'm looking at it --

TRUSTEE CLARKE: Yeah, that's all -- my  
suggestion is purely based on --

TRUSTEE PHILLIPS: Right.

TRUSTEE CLARKE: -- sound financial judgment  
for --

TRUSTEE PHILLIPS: But we also have the  
community that has to be in with that sound  
financial judgment, because that's their money.  
So, you know, that's why I'm saying that it's going  
to be a -- I'm sure that we'll all hear about it  
after this meeting, so that's okay.

TRUSTEE ROBINS: And the ice rink has been

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there for what, 20 years now, something like that?

TRUSTEE PHILLIPS: Since the inception of Mitchell Park.

TRUSTEE ROBINS: It's been 20 years. And, you know, whether you believe in global warming or not, you have to admit that it's raining more, it seems. I mean, I don't know, it seems like it was raining at Yankee Stadium every day this summer. But, you know, rain is a killer, I mean, that's what really -- you know, sun and rain is -- wipes us out. So, you know, something to keep in mind as well.

MAYOR HUBBARD: Okay.

ADMINISTRATOR PALLAS: Thank you.

TRUSTEE CLARKE: You're so welcome.

ADMINISTRATOR PALLAS: Next item that I've -- again, this would be on my list, but at the antenna site, I've been discussing the generator, getting a generator for our radio equipment. I hope to have a letter agreement ready for next month's meeting with the radio station that -- those pole letters escape me -- over in Connecticut that actually operates the antennas, our consultant for the antenna. They do have a generator there that they're willing to share with us.

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We have a transfer switch that we could both use there. They need a new transfer switch and we happen to have one. So the agreement would be something along those lines, that, you know, they can use our switch if we use their generator. You know, it wouldn't be a difficult setup to do, so I'm hopeful we'll have some kind of an agreement by next month.

We also got quotes for a new air conditioning system. As you may or may not know, the air conditioner system in the building there has failed and it's barely functional at this stage. So we're putting -- we're getting a new -- a new air conditioning system. It's basically almost a direct replacement. It's two units that if one fail over -- if one fails, the other one will come on. And they're smaller than the ones that were there, because part of the reason it failed is they were actually too large. You can actually have an air conditioner that's too large and it cycles too frequently, which burns it out. So these are smaller, which will run longer, but not as frequently, frequent on and off. So that's in the works as well.

TRUSTEE PHILLIPS: So that would take care of



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the Fire Department's --

ADMINISTRATOR PALLAS: Correct.

TRUSTEE PHILLIPS: -- issues that have been going on?

ADMINISTRATOR PALLAS: And repeating.

TRUSTEE PHILLIPS: Okay.

ADMINISTRATOR PALLAS: Yep. So that's what's going on over there.

So the last, the last discussion item I have, I attended the last couple of weeks a couple of meetings. One is the New York State Association of Public Power meeting. And the beginning of this week, I met with the New York Power Authority on some grant -- a grant -- potential grant projects, and also just some discussions about the impacts of the Climate Leadership and Community Protection Act.

I talked about this a couple of times here. This act is the one that the State put in place that is basically calling for the electrification of everything in the state, essentially. No more oil burners, no more gas appliances, electric cars, the whole nine yards between now and ultimately 2040.

As I had mentioned, in order for this to happen, utilities are going to have to build out

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their distribution system all over again, essentially double, in my opinion, doubling what it's going to be. Given our recent upgrade of our system that was in the range of 5 million, and that didn't include substation work or substation transformers, we would need to build a whole new system, essentially doubling our system. It would be well in excess of \$10 million.

You know, I just -- again, that piece of the discussion is just to keep you informed that nothing has changed, they're still moving forward. We continue, we, the Association, continue to discuss this at every possible Legislative and agency level that we can. I had sent out the letter that we had submitted on comments on that to you all. I can resend that if you'd like. So, again, just to keep you informed of it.

The Power Authority is also working with us on some of this. Some of the work that needs to be done will be done through grants, hopefully, but not enough of it. So that's what we were talking with them about.

At the meeting with the Power Authority, we were reminded that our long-term agreement with the Power Authority requires us to work with them to

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enhance renewable energy projects. It can be -- we can build them. It can be a community solar type project, which is more likely what we would do. Perhaps work with other utilities to jointly build a project, because we just don't have a spot for them, for something that large.

Also contained -- so that's what I've been talking with the Power Authority about. Also, in the long-term agreement that we have with the Power Authority, we're required to do what we can to encourage renewable energy at the -- at the customer side, and which brings me to the discussion of net metering.

We have currently approximately 10 systems, as far as we know, of solar panels on residential homes. The size range for those, most of them are five, around five kilowatt systems. There's one that we know of that's 10. This is not including the school. So when these systems -- if you recall, a few years ago I had approached you about putting in the net metering tariff. And what a net metering tariff does is allow a customer to sell, essentially, electricity back if there is a credit at the end of a month. So if they generate more electricity in a month, this is the proposed

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tariff. If they generate more electricity in a month than they've used for that month, there'll be a credit on their bill, a kilowatt hour credit. That will roll over for 12 months. If at the end of 12 months there is still a credit, we would pay them for that, that energy that we took from them at what's the -- the term of art is our avoided cost of energy, not at our retail rate, but our avoided cost of energy, and it varies year to year, but it's in the range of half of what our rate is, roughly, give or take.

The tariff right now, the way I wrote it back then, was to limit it to a total of 150 kW installed, and no single system greater than 25 kW. So given that there are already a few systems in place, my recommendation is to change that and increase it to 250, still keep it at 25 kW.

In terms of out-of-pocket costs, potential out-of-pocket costs for us, the most that I could anticipate us having to spend is somewhere around \$26,000 in a year, and that would -- that would be under the assumption that all of those systems are operating at full capacity and the customers aren't using anything, which is not real, but that's -- it is -- that would be the ultimate. That's where the

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26,000 comes from. So it's a very, very minor financial risk.

In the other piece of this, if we move -- assuming we move forward with this, is if -- that would be -- so once we hit the 250 subscribed, anybody that wants to put in solar beyond that wouldn't be allowed to get that buy-back. I would further recommend that any customer --

TRUSTEE CLARKE: Can you repeat that sentence again?

ADMINISTRATOR PALLAS: They would not be permitted to get the credit. So --

TRUSTEE CLARKE: After 25 --

ADMINISTRATOR PALLAS: After 250 kW --

TRUSTEE ROBINS: Kilowatts.

ADMINISTRATOR PALLAS: -- have been installed on our system. There are a couple of reasons.

TRUSTEE CLARKE: So maximum of 250 kilowatts.

ADMINISTRATOR PALLAS: 250 systemwide.

TRUSTEE CLARKE: Systemwide.

ADMINISTRATOR PALLAS: Correct. Again, without --

TRUSTEE PHILLIPS: But you had originally recommended 150, correct?

ADMINISTRATOR PALLAS: Yeah. But we already

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have, roughly, at least 50.

TRUSTEE ROBINS: Fifty?

ADMINISTRATOR PALLAS: At least 50 connected.

TRUSTEE ROBINS: About 50, right. So that would be 10, 10 people --

ADMINISTRATOR PALLAS: So I don't want to -- I'd rather not get into the process of trying to grandfather, and it just gets messy.

TRUSTEE PHILLIPS: No, no.

ADMINISTRATOR PALLAS: So I think it's simpler just to raise it to the 250, it's cleaner.

TRUSTEE PHILLIPS: Yeah, I just wanted to get --

ADMINISTRATOR PALLAS: Yeah.

TRUSTEE CLARKE: But at an average system of 5 kilowatts, 250 kilowatts is 125 -- wait a minute.

ADMINISTRATOR PALLAS: It's fifty.

TRUSTEE CLARKE: Five hundred systems.

TRUSTEE PHILLIPS: No.

ADMINISTRATOR PALLAS: Fifty.

TRUSTEE PHILLIPS: Fifty.

TRUSTEE CLARKE: Okay. I missed something in there.

ADMINISTRATOR PALLAS: Yeah, 50, 50 systems.

TRUSTEE CLARKE: You said the system -- you

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said that we had 10 systems, most at 5 kilowatts.

ADMINISTRATOR PALLAS: Yeah. I mean, again, that's depending on the size of the roof, essentially. Most of the houses in the Village are small enough where five is about -- about right. Again, we do know of one that's 10 kW. It's not inside the Village. It's a fairly big home outside the Village, so it's unusual.

TRUSTEE PHILLIPS: But they're a customer.

ADMINISTRATOR PALLAS: They're a customer of ours. So what -- so once we reach that 250 kW installed number, there are two ways to go. One, you could just simply say no more at all, that's one option. The other option is if they want to do it, okay. You still have to abide by the technical rules, but you're not going to get the credit. There's only rolling -- no rolling credit. You get if you use -- if you use everything, you get a zero bill, or you can go even further and basically charge people for everything they use and they get no -- no sellback whatsoever. They still get the benefit of a reduced load, but it's just not as lucrative to do that. Would that -- would that stifle any additional ones? It may. Again, it depends on the size of the system that could be

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installed and what their use is. But I suspect that if you went that direction, we went in that direction, you wouldn't get anymore.

So those, those are the pieces that still need to be ironed out, if you will, going forward, if we chose to go forward with this. I did have a conversation with the Power Authority that took a quick look at my tariff, an unofficial look. They didn't see any real problems. They had a couple of minor things.

I also asked them what the process was. We have to approach them with a tariff that we've approved here. There's no, that I could see in our tariff and in the Power Authority rules, for a hearing requirement. It needs an obvious resolution that we would submit to them. So I don't -- I don't -- I don't think there's any hard and fast hearing requirements. Certainly, that's up to you, but just so you're aware of the process.

ATTORNEY PROKOP: Isn't the hearing at the State?

ADMINISTRATOR PALLAS: The -- for -- it depends. The Public Service Commission would require it. The Power Authority doesn't require it.

ATTORNEY PROKOP: Oh, we don't deal with the



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local --

ADMINISTRATOR PALLAS: Correct.

TRUSTEE ROBINS: We're not -- we're not rated by the Public Service Commission.

ADMINISTRATOR PALLAS: Correct, so they wouldn't require it. And it doesn't require a full-blown rate case, because we're not increasing rates. If we were increasing rates, we would have to still file a rate case with them. I don't know what they -- whether they would hold a hearing. Their Trustees still have to approve it. They -- it would be an open session with their -- with the Power Authority Trustees that would review it and ultimately vote on it, the tariff.

ATTORNEY PROKOP: The 250 number that I heard, is that 250 customers, or is that 250 --

TRUSTEE ROBINS: Kilowatts.

ADMINISTRATOR PALLAS: 250 kW.

ATTORNEY PROKOP: Okay. So that's -- so that's where that number came from.

ADMINISTRATOR PALLAS: Correct.

ATTORNEY PROKOP: So what is that -- are we differentiating between commercial or residential?

ADMINISTRATOR PALLAS: No.

ATTORNEY PROKOP: Because a commercial user

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could use a significant amount of that.

ADMINISTRATOR PALLAS: They could. That's why I limited the maximum single system to 25.

ATTORNEY PROKOP: Oh, 25.

ADMINISTRATOR PALLAS: To 25 kW.

ATTORNEY PROKOP: And the 250 is a percentage of what, what other number? Like what's the daily number that the 250 is?

ADMINISTRATOR PALLAS: So it's difficult to come up with that number, but if the -- if we did go to 250, and if they were all operating at full capacity, and all of it coming back to the Village, it would represent roughly 3% of our load.

ATTORNEY PROKOP: That's 3%.

ADMINISTRATOR PALLAS: But, again, it would -- it would really represent more of a reduction than anything, because, at that point, the thought, the -- typically, the customer would be using all of their energy, so -- but it would just represent like a 3% reduction.

ATTORNEY PROKOP: And that reduction of our load, that doesn't -- that doesn't impact any credits that we get from the State or any --

ADMINISTRATOR PALLAS: No. In fact -- in fact, it could, depending on the timing, actually

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get us a higher -- a higher amount of hydropower going forward, because the way that our hydropower contract is, it's based on our load factor. So these would serve as -- in some form or fashion what's known as peak shaving units, so it would reduce our peak. It would also reduce our energy, but it would reduce our peak more than it reduces energy, and potentially could get us more energy in the following year. That's how our contract works with the Power Authority. The higher, the better the load factor, the more energy we'd get, and this could theoretically improve our load factor.

TRUSTEE ROBINS: Paul, I have a question about our contract, okay? I think I can ask this questions publicly. The new contract is complete now and signed?

ADMINISTRATOR PALLAS: It's complete.

TRUSTEE ROBINS: Okay. When does that go through, 2040?

ADMINISTRATOR PALLAS: 2040.

TRUSTEE ROBINS: 2040, okay. Somewhere I read something that was saying 2025, which was -- I don't know who wrote that, but it wasn't -- you know, I mean, I remember when we were negotiating that.

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ADMINISTRATOR PALLAS: No. That's when the old contract expire -- would have expired.

TRUSTEE ROBINS: Expiration, okay. All right.

ADMINISTRATOR PALLAS: Yes.

TRUSTEE ROBINS: So we've gone one past that now, 2040.

ADMINISTRATOR PALLAS: Correct, correct.

TRUSTEE ROBINS: That was what I understood.

ADMINISTRATOR PALLAS: Yep.

TRUSTEE ROBINS: Okay. The other question I had, are any of -- any other of our NYAPP members doing this right now, doing net metering?

ADMINISTRATOR PALLAS: Many, many. We're one of the outliers that don't have net metering.

TRUSTEE ROBINS: Right.

ADMINISTRATOR PALLAS: At least in New York and probably nationally.

TRUSTEE ROBINS: Right.

ADMINISTRATOR PALLAS: It's -- we're in the vast -- a small percentage that don't have it.

TRUSTEE ROBINS: Would you say it's more the municipal utilities or the co-ops that are doing it, or both?

ADMINISTRATOR PALLAS: It's both, it's a mix.

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I think all the co-ops have -- I think all of them have net metering tariffs. But they don't have tariffs per se, but they -- yes, they -- yes, I think it's most of them.

TRUSTEE ROBINS: My last question doesn't -- isn't necessarily related to the net metering, but going back to what you were talking about, the Climate Action Plan, you know, and the increase in the infrastructure that we would have to put in the Village, basically doubling the amount, and told -- you know, you basically quoted an astronomical number, which would not be viable. Would that force us at that point to cease to exist as a utility and go to LIPA instead?

ADMINISTRATOR PALLAS: I mean, you know, I don't -- I don't see that happening, because, you know, the theory is everybody's rates go up, it does -- not just ours.

TRUSTEE ROBINS: Right.

ADMINISTRATOR PALLAS: So we would still be cheaper. You know, I think -- yes, it's definitely a problem for us, but it's really a state -- a statewide problem, and I think it's -- again, I don't want to get too far ahead of myself on this, but I think it's a problem that needs to be dealt

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with somehow.

I think we need to continue to educate Legislators, general public on the impacts, the potential impacts of this.

TRUSTEE ROBINS: Okay. So just to clarify, the increase in electrification of the state, which is the goal, would vastly require additional -- more infrastructure, basically, to carry that electricity to all the sources that would be needing it, is that --

ADMINISTRATOR PALLAS: Yeah. I mean, the estimated cost, I think, is in the hundreds of billions of dollars. And the theory from the folks that have promoted this is that the -- that the cost of not doing it, which is a much harder number to quantify, is more than that. I -- you know, again, I don't know how well they did assess the actual infrastructure cost. And the -- and remember, so you have -- you have, you know, a house that maybe has an oil heat, now they have to convert to electric heat. That's a significant expense. They have to replace appliances, maybe put in a heat pump. They have -- they upgrade their electric service to a 300 or 400 amp service to accommodate all this extra load. We then have

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to rebuild our infrastructure, which costs money that we will have to pass on through our rates to the customers. So they have to spend infrastructure money, they have to pay more for their electricity, and it's -- I mean, I see it -- I see it as a real problem.

TRUSTEE ROBINS: Yeah. I know we were worried about this anyhow. A lot of Upstate -- you know, some of the poorer communities are already heating a lot of the time with electricity, you know. So, you know, again, it tends to put a huge burden on lower income people to require this. I mean, you know, if you don't have a lot of money, you're not putting solar panels on your house right now. So --

ADMINISTRATOR PALLAS: Yeah. The money that -- there's money that's being allocated, or will be allocated to assist in the process. And I think I had reported on this, that as part of the charge, the Legislature required a group to be formed to study disadvantaged communities, or to quantify disadvantaged communities that would qualify for more of the money that would become available.

We were concerned, given the changes here,

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that we would not be included. We were, in fact, included. But there were so many communities included in that list, that it almost -- also, you know, it's like half the state, so it's not helpful. It's not, you know, it's just not helpful, so.

TRUSTEE PHILLIPS: So just to clarify, do we know all the solar units we have in the Village?

ADMINISTRATOR PALLAS: We know of 10. We're -- we do try to find them. Generally, people have to upgrade their service, but not always. So the ones that we may not know about have never upgraded their service to do it. So those we're going to have to, you know, look for. And, you know, we put the -- if we -- assuming we put this net metering in place, do a mailing to everybody, let us know. If they -- if they have it and want to take advantage of this, they'll let us know. If they don't, we find them, after we reach our full subscription, they're not going to get the credit. So really up to them to --

TRUSTEE PHILLIPS: Well, I think that's going to bring up what I'm going to bring up later on, is that we need to have some type of code written to make sure, first of all, that these are installed



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correctly and safely. Also, you know, that we understand how many do we have, and that the electric services do get caught up and up to date, and that they have to properly cut off switches when things go down, and I think that's something we need to put into the code, so.

ADMINISTRATOR PALLAS: Yeah. The most -- most of the solar companies, I'm sure there are some that don't, most of them, these are package, package deals, where it comes with that, all of that equipment. The one that's most important, is one you just alluded to, it's basically a relay setup, where if the -- if the power is -- the external power from us is lost for any reason, that it disconnects the solar so it's not feeding back. That's on the electric safety side.

So the other piece of this is building codes, and there -- the -- we don't have a specific set of codes, if you will, for that. But it is a component that does require a building permit, and we do issue permits for these, because it does -- it is additional load on the roof. There are specific requirements for wind loading that need to be reviewed, there has to be a stamped plan by an engineer, and, typically, we are successful at

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getting that information from them.

TRUSTEE PHILLIPS: But if you know, if you're telling us that we have some that we don't know about, then, obviously, the permit process wasn't followed.

ADMINISTRATOR PALLAS: Yeah, I --

TRUSTEE PHILLIPS: And I think that's where I'm coming from.

ADMINISTRATOR PALLAS: My belief is that if we -- if -- we know of 10. If there are three or four more, it's a lot. So I don't think it's a big problem, not -- it's not a non-problem, and we will, we will -- we have been, we do review and we try to find them when we can. You know, if we see them, we do approach folks and get that information from them.

TRUSTEE PHILLIPS: Okay. As I -- as I said, and I said in my email to you, I would hope that we start putting some type of an educational component on the website explaining solar panels, that there is something that we have to do, and you have to do as a --

ADMINISTRATOR PALLAS: Yeah, we can do that. I'd like to do that in conjunction when -- with a net metering tariff announcement.

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TRUSTEE PHILLIPS: That's right. That's what -- yeah.

ADMINISTRATOR PALLAS: You know, so if it's okay with the Board, I'm going to continue to -- I'm going to redraft the tariff to include these changes. I'll send it out to you, and if it's acceptable, I'll -- we can put -- I wouldn't do it, obviously, for next week, obviously, but for November, maybe put a resolution on to approve the -- approve the tariff, assuming I get everything together by then, and then we can start the process which the Power Authority, if that's acceptable to you.

MAYOR HUBBARD: Okay.

ADMINISTRATOR PALLAS: Okay. A couple of other additional items. We'll have a resolution to go out to purchase fire hydrants, approximately 10. We may need more, but we think 10 will suffice for now. They're very expensive. They're like four -- we haven't gotten a firm price because we haven't bought them in a while, but we believe they're going to be at least 4,000 a piece, which means 40,000. We do have money in the Water Fund for this, so we would like to go out to bid to get that process started.

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We don't even know the availability of hydrants. We've heard anecdotally that they're almost impossible to even get. So we want to get that process started so we can get them sooner rather than later. Assuming we get them relatively quickly, we can start the replacements in the Spring. We think we could get at least five done in the Spring, and then the following Fall, after the season, Summer season dies down, do the other five, what -- half, half of whatever is needed.

I know the Fire Department is doing their next hydrant test. We were working off of the 20 --

TRUSTEE PHILLIPS: 2021.

ADMINISTRATOR PALLAS: 2021 list. That's where we found roughly 10 targeted for replacement on -- from that list. And I've asked them to -- instead of just giving me a brand new list, to just amend or add to that -- amend that list, rather, to give me additional ones that they're concerned about. So, hopefully, that -- and I told them, I said if that's -- if it's too difficult to do, I'm fine. I can figure it out myself if I need to, but it would be -- it would be simpler for us.

TRUSTEE ROBINS: Yeah, I just happened to

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observe, I think Southold just installed some fire hydrants up on the Main Road recently.

ADMINISTRATOR PALLAS: Yeah, I don't think -- I don't know how -- I honestly don't know the process, whether the Water Authority does that or the fire -- I don't know how that works, to be honest.

TRUSTEE ROBINS: Yeah, yeah. It looked like they were putting in somewhere in the neighborhood of a half dozen to 10 hydrants.

ADMINISTRATOR PALLAS: Yeah, somebody else had mentioned something as well.

TRUSTEE MARTILOTTA: They put in a main, too.

ADMINISTRATOR PALLAS: So that's on hydrants.

Merrick Utilities, Stephen, I think, is going to talk about this a little bit. Merrick Utilities is -- well, there's two things, I'm sorry. Merrick Utilities is the company that did central pump station. There will be another change order for them. It had to do with -- during the project, they had come across some significant debris as they were doing some of their digging, pieces of cars, things like that. So, obviously, that was an extra expense for them to get that cleared up and out of the way. It's 7 -- it's a little over

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\$7,000. It's -- again, it's a \$1.5 million project, so it's a very minor, minor amount.

The contractor for the retaining wall at the wastewater treatment plant, this is the one that the Treasurer, Interim Treasurer is going to be speaking about, we also will have some change orders for that as well. There were some pipes that we didn't know about, so it caused some issues for us that required them to do a lot of changes to the -- to the project, again, not significant. I think the -- I think I -- if I did my math right, it's roughly 5% of the contract cost, so relatively, relatively minor.

The next item, we have DeAl Concrete working in the Village, as you know, to do the project around the Firehouse and playground here. We also have them doing the curb work for the Sterling Avenue and Sterling Street project. I'd like to keep them in town to do some sidewalk work, some selected sidewalk panels. We found four, four of the most egregious ones that we have been waiting for a contractor to be able to do. So I'd like to get that in the process to put a resolution on for next week.

That's approximately 35,000 for these four

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locations, one of which is the most expensive, which is almost 20,000. It's the one just north of Townsend Manor right near Steamboat Corner. There's -- we did have a quick hot path, really, because it was dangerous.

So this would now include raising up the sidewalk, doing some minor pavement work just outside these driveway areas, just try to change the water flow so it doesn't collect there. So that's what that -- those, those are for.

And lastly, we were notified --

TRUSTEE MARTILOTTA: Over by Front and Third? Over by Front and Third where (inaudible), there's like a step. I just noticed it the other day, because I had my kids --

ADMINISTRATOR PALLAS: I'm unaware of that one. That -- these others, believe it or not, are way worse.

TRUSTEE MARTILOTTA: That's exciting.

ADMINISTRATOR PALLAS: So, yeah.

TRUSTEE PHILLIPS: Not have the Lake First Street -- I mean, Lake Main Street, yeah?

ADMINISTRATOR PALLAS: Yeah, hopefully. I mean, we think this is certainly going help a little. I don't know if it's going to fix

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everything, but it will certainly help a little.

TRUSTEE PHILLIPS: Okay.

ADMINISTRATOR PALLAS: The last item I have, and I apologize for being so long, the -- we were notified by Suffolk County -- actually, not directly from Suffolk County, because we know their website is not working well these days. So we were notified by an individual who is on the committee that does these, the Downtown Revitalization Grant process. They actually have a --

TRUSTEE PHILLIPS: Wrote grants?

ADMINISTRATOR PALLAS: No, this is actually --

TRUSTEE PHILLIPS: Somebody else?

ADMINISTRATOR PALLAS: Somebody that runs the -- I think it's the manager of the Hyatt, believe it or not, who's the chair of the committee that does the review.

TRUSTEE PHILLIPS: Oh, of the committee, okay.

ADMINISTRATOR PALLAS: And we were awarded the 30,000, almost 30,000 for the renovation of the Mitchell Park bathrooms. We have some additional funding that we received for that, plus the money from Friends of Mitchell Park, they committed 15,000. So we initially had a renovation project



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of roughly 60,000. All told, we have almost 75,000 to do the work, so we can do some, even more enhancements.

TRUSTEE CLARKE: Wonderful.

ADMINISTRATOR PALLAS: One, one enhancement out of the gate was a -- was suggested is a water fountain that we don't have in the area. So we'll see if we can, we can add that to the project. So we'll -- there'll be a resolution for next week to authorize us to go out to bid for that.

Sorry, two more. The -- as I had mentioned, I had just -- I attended a NYPA meeting on Monday. I didn't have a chance to get that on -- it came up all of a sudden, so I'm asking to ratify my attendance at that meeting.

And, finally, microgrid, no change in status. The contractor has been offsite. Actually, he got called away to do the -- some work in Florida. They're coming back soon and should be able to finish up the distribution work relatively quickly. We're hopeful that during the month of November we can finish the battery component and be all done.

There's two change orders that we'll have resolutions for. One is for an extension of time. We had originally had -- we got one extension and I

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think it was through the end of June that just passed. We were able to get an extension through the end of next year, which was way more than we need, but certainly enough of a buffer. They were kind enough to do that. So we have a contract that matches that. The original dates, we need a change order to quantify that.

We did have one physical change order. I think I had spoken to you all about a replacement of a pole on Front Street that they -- in fact, I think they got halfway done when they got pulled away. So that is also a ratification, because they already started on that.

I think -- I think that's enough. Even if I'm not done, it's enough.

(Laughter)

TRUSTEE CLARKE: It's good stuff. I have one question.

MAYOR HUBBARD: Sure.

TRUSTEE CLARKE: And, you know, typically always asking for more. Is -- the existing horse trough in the Adams Street parking lot doesn't seem to have water hooked up to it or flow anymore. I don't know if it ever did. I know that it was something that was put in a long time ago. It's an

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interesting item, it's historic. It has a -- sorry. It has an interesting history to it, I'll leave it at that. And I'm just wondering, is that something we should look at, if we have a few extra dollars, adding water back to it, or is that something we want to remove and get rid of?

MAYOR HUBBARD: It wouldn't hurt to look at the idea to see what stuff was there. I don't remember it having water to it.

TRUSTEE PHILLIPS: No, I don't remember. No, I don't, at least for a long time.

TRUSTEE MARTILOTTA: I do think it needs more than just water.

TRUSTEE PHILLIPS: Yeah.

ADMINISTRATOR PALLAS: Yeah. No, it -- we -- I had talked with staff about this and it does need some TLC, to say the least. So I can certainly -- it's kind of too late in the season to be concerned about doing anything, as it's cold out.

TRUSTEE CLARKE: No, because it's going to freeze soon.

ADMINISTRATOR PALLAS: Well, even the paint, because I want to get it painted as well. So I'll make sure that that gets added to a Spring project to, at the very least, repaint it and freshen it up

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as a minimum. And at the same time, I can ask them about it. I do -- in discussions, I thought someone told me that it did, in fact -- actually, it was running at one point. I don't know why I know that.

TRUSTEE PHILLIPS: Not in my life, not in my lifetime.

TRUSTEE CLARKE: I don't have any history on it all, I've never seen it work, but --

ADMINISTRATOR PALLAS: I'll confirm that, and, you know, I'll let everybody know.

MAYOR HUBBARD: We ought to look at that whole center island on Adams Street. You know, the curb, the edges, the sidewalk, everything is in really poor shape.

ADMINISTRATOR PALLAS: Yeah, we --

MAYOR HUBBARD: So we ought to, you know, look at that, repaving it, but also look at fixing up the center divider and everything else.

ADMINISTRATOR PALLAS: Yes.

MAYOR HUBBARD: Because it's a hazard, the amount of people walking through there and everything else. So you could look at the horse trough. And, you know, next Spring, when DeAl is back out here, to take care of that stuff. You

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know, we had the water lines put in. We paved the one center line right behind the laundromat just to fill in from the water lines that were put in and all, but the overall area needs some attention.

TRUSTEE CLARKE: Very good, thank you.

MAYOR HUBBARD: All right. Anything else for the Village Administrator?

(No Response)

MAYOR HUBBARD: Thank you. Okay. The Interim Village Treasurer Gaffga.

INTERIM TREASURER GAFFGA: Good evening.

TRUSTEE CLARKE: Good evening.

INTERIM TREASURER GAFFGA: I just have a few things to add to my work session. As Village Administrator Pallas mentioned, I have -- I'm going to be requesting two additional resolutions to approve budget amendments, next week. The first one is for the funding of the sidewalk work that was mentioned. That includes all of, you know, various places in the Village, including down by Townsend Manor and then Main Street, to redo that curb work, including some of the Sterling Avenue projects, Sterling Street, Sterling Avenue, that we're using ARPA money. But that project came in just above the ARPA amount, so the -- some of this

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additional funding will fund that extra portion, which should be refunded through CHIPS money, because it's part of a paving project. So I'll have that one.

And then the second additional resolution, to fund the retaining wall project. I believe it was approved -- the bid was originally approved back in March. So we need to get that done so we can get the contractor paid.

And lastly, the other thing that I want to mention is, as you guys know, I'm the Village representative to the Community Housing Advisory Board. We've done for the last several weeks some Zoom meetings. We've done a lot of work producing this survey that was presented to the Town on the 18th, Tuesday morning. This survey is needed to get all of the residents of the Town, including Village residents, get their input to what they believe are some of the issues to affording housing in the Village of Greenport, buying -- not just the Village, but the Town itself, to buying homes, rentals, to see where people's income levels are and what they're able to afford, so that we, as an Advisory Board, can then present it to the Town what some of our recommendations are.

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I was working closely with the Village Administrator and the Clerk's Office to hopefully have a Constant Contact go out linking the survey, as well as maybe trying to get something put on the website linking the survey.

For some information sake, what we're talking about is a .5% transfer tax on real estate. Any type -- any time there's a home that's sold in the Town, the proposed law would say that there's a .5% transfer tax attached to it. There would be an exemption of \$200,000 up to \$2 million for the sale price of the home, with some exemptions for first-time homebuyers. That money would be put into a fund for some specified uses, which would be grants or loans to first-time homebuyers that are either Village residents or primarily employed in the Town, or have lived in the Town within the last five years.

It can also be part of a public-private partnership in the Town to develop some affordable rentals or affordable housing, or to attach some to acquire interest in properties that could then be used to develop affordable -- like affordable units for community housing. This is not an affordable housing plan, it's a community housing plan that's

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governed by different guidelines through the State, which is all attached to the proposed law that will be on the ballot in November.

So do you guys have any questions?

TRUSTEE PHILLIPS: So, Stephen, let me ask you this question.

INTERIM TREASURER GAFFGA: Sure.

TRUSTEE PHILLIPS: This process that you've been going through, they hired a consultant to work; is that who's been working with you on this?

INTERIM TREASURER GAFFGA: We have been working with the consultant for the Town to help develop some of the strategies to present it to the Town Board and for -- to present it to the public. Also, with elements of the real estate agency, you know, agencies around town, banking, with the Town Planning Department, and me as the -- you know, as the Village representative.

TRUSTEE CLARKE: Has anyone seen any outreach that's been made public?

TRUSTEE PHILLIPS: Well, the Town of Southold has posted, which is the link that I emailed, that is a very informative format, to be honest with you, it's very well done, which goes through and it explains the reason for the whole process, why you



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should be voting for it. What I do not see --

TRUSTEE CLARKE: Has there been a lot of outreach on it yet? Does it hit you with another format another than --

TRUSTEE PHILLIPS: No, just -- no, not yet.

TRUSTEE CLARKE: I haven't either, that's why I'm asking.

MAYOR HUBBARD: It's on the back of the ballot, so you need to turn it over and vote on Proposition 3, which a lot of people don't know that.

TRUSTEE PHILLIPS: Right.

MAYOR HUBBARD: You're going to get your ballot, if you don't flip it over, you're not going to see it.

TRUSTEE PHILLIPS: Right.

INTERIM TREASURER GAFFGA: Yeah, well, part of -- part of this process was -- that's why they presented it to the Town Board on Tuesday, is so that we could go forward with some more outreach. So we're going to talk about methods for that. We've already talked about getting the local libraries involved.

MAYOR HUBBARD: Yeah.

INTERIM TREASURER GAFFGA: I know that Town

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Hall is going to be involved making fliers for the survey --

MAYOR HUBBARD: Right.

INTERIM TREASURER GAFFGA: -- so that we could get all of that in.

MAYOR HUBBARD: The election is 2 1/2 weeks away.

TRUSTEE PHILLIPS: Right, yeah.

INTERIM TREASURER GAFFGA: I know it's soon.

TRUSTEE CLARKE: Yeah. I mean, I put it on my Facebook page.

TRUSTEE PHILLIPS: Well, I did, too.

TRUSTEE CLARKE: But that's the best I can do.

TRUSTEE PHILLIPS: But in looking at the survey, the survey, it fits well for the Town of Southold, okay, I'll be honest with you. I just didn't see anything that would be pushing for within the Incorporated Village, you know. That's why I'm asking what the consultant has actually been presenting on our behalf. You know, I know you've been asking questions and making suggestions, but, you know, we're not the Town of Southold, so we don't have the same housing, you know. Yes, people can buy houses, but a lot of ours aren't first-time homebuyers anymore. You

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know, it's -- so that's why I'm --

INTERIM TREASURER GAFFGA: Yes, but it's also -- one of the major things that we've talked about on the committee and on the board is that we're looking to get people that are employed within the Town, to try and get -- you know, we have a large seasonal workforce. There's a lot of people that work within the Town, restaurant industry, the hotels, working for local marinas, working for us, you know, that -- you know, we want to get these people to stay in the Town from Laurel out to Orient. So it's -- you know, anything that we could do, you know, or any -- you know, our residents, we want to get people to stay in the Town, keep their footprint here to stay a community, to keep part of that aspect of the North Fork. So that's really what we've been trying to work on. That's why we developed the survey the way that we did, try and get the questions, tweaked them over the last few weeks.

TRUSTEE ROBINS: You know how I feel about affordable housing, I'm a big time advocate. But I will ask a question in the Town, probably, and that is that they currently have \$2 million sitting in an affordable housing fund right now that they

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haven't done anything with, you know.

INTERIM TREASURER GAFFGA: Yeah, that's --

TRUSTEE ROBINS: So this is on the Town --

INTERIM TREASURER GAFFGA: That's governed --

TRUSTEE ROBINS: -- to find the means to do

this --

INTERIM TREASURER GAFFGA: Right.

TRUSTEE ROBINS: -- to make this happen.

INTERIM TREASURER GAFFGA: Yes. That's a --

that's a completely separate fund, it's governed by a separate committee.

TRUSTEE PHILLIPS: Separate committee.

INTERIM TREASURER GAFFGA: And it's governed by separate -- it has different laws attached to that money. They can only spend it in certain ways. This is different. This is governed through -- I believe the State has, you know, a community housing. You know, that's why the law was developed this way for the Town do this. It's kind of -- it's more broad spectrum, it doesn't have as many restrictions. So, you know, they're two separate things.

TRUSTEE PHILLIPS: I just hope that, you know, as this progress keeps moving forward, that some of this information will filter down to the

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rest of us during the transition. I think you've done a great job, but I would have -- you know, I think we -- it behooves us to get this out, and without -- not knowing what was going on, or that there was a survey coming up, or what the process was being, I think that falls on us to make sure that the community knows about that.

INTERIM TREASURER GAFFGA: Right. No, I --

TRUSTEE PHILLIPS: And without -- not knowing what's going on, you know -- and I know it's a short time frame, don't get me wrong, okay, but we're out in the community and we hear things. And I think that, you know, the communication to us is important on it, too, because we're concerned.

INTERIM TREASURER GAFFGA: I completely understand.

TRUSTEE PHILLIPS: Okay.

INTERIM TREASURER GAFFGA: The whole point, up until -- all of our meetings so far have been in the development of this survey --

TRUSTEE PHILLIPS: Okay.

INTERIM TREASURER GAFFGA: -- which, you know, I wasn't at liberty to discuss until it was presented to the Town Board --

TRUSTEE PHILLIPS: Okay.

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INTERIM TREASURER GAFFGA: -- on the 18th.

So now that it has, I want to get it out there for our work session, and would love to work with -- you know, with everybody on outreach, and with the housing -- you know, the Advisory Board to, you know, further steps that we can take.

TRUSTEE PHILLIPS: Because this is a joint thing between us and the Town, okay? So I just -- the Town has a habit sometimes of overpowering and I just don't want that to happen.

INTERIM TREASURER GAFFGA: Well, this primarily is for any resident of the Town.

TRUSTEE PHILLIPS: No, I know, I understand.

INTERIM TREASURER GAFFGA: So it will affect, you know, anybody that lives in the Town, including Village residents.

TRUSTEE PHILLIPS: Okay.

TRUSTEE ROBINS: Do you know if the Town has put this like to the local media, this survey, you know, online?

INTERIM TREASURER GAFFGA: They're starting their outreach, yes.

TRUSTEE ROBINS: Yeah, okay, because they only have a couple of weeks, so it's pretty down to the wire.

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INTERIM TREASURER GAFFGA: Yeah, I understand that it's a short, quick turnaround.

TRUSTEE ROBINS: Yeah. Digital media is daily. You know, print newspaper is a once-a-week, so I think they're going to have to probably use as much digital media as possible to get the message out.

INTERIM TREASURER GAFFGA: Absolutely.

MAYOR HUBBARD: Okay. Any other questions for the Treasurer?

TRUSTEE CLARKE: No, sir.

MAYOR HUBBARD: Okay. Thank you.

INTERIM TREASURER GAFFGA: All right. Thank you.

ADMINISTRATOR PALLAS: Mr. Mayor, I have two -- I have two --

MAYOR HUBBARD: Yes.

ADMINISTRATOR PALLAS: One clarification. On the change order that I mentioned for the retaining wall project, that's not going to be in next week's, it will be in next month's meeting. He's talking about base cost for the amendment, but that's something I didn't know was clear. So that will be on next month. I have to quantify just to be clear. So it will be -- you'll see one this month, there'll be another one next month. It's not two

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different change orders, it's the basic contract and the change order.

MAYOR HUBBARD: Okay.

ADMINISTRATOR PALLAS: The other comment with regard to the Community Housing Advisory Board --

INTERIM TREASURER GAFFGA: Yes.

ADMINISTRATOR PALLAS: -- the -- there's also a slide deck that's presented to the Town. We can send -- we can send you all the link. I'm sorry. We can -- we can send you all the link to that as well, we can get that out to you tomorrow. It's on the website, but it's -- you know, I defy anybody to try to find it. You know, I can upon it by mistake, more or less. So that would go part and parcel with the survey link that was already sent. So we'll send both those links in a single email, so that you have them all in one place.

TRUSTEE CLARKE: Great. Thank you.

ADMINISTRATOR PALLAS: We could get that out tomorrow.

INTERIM TREASURER GAFFGA: I will say, if you can -- if you go to the Southold Town website, it's under their Services tab.

TRUSTEE PHILLIPS: Correct.

INTERIM TREASURER GAFFGA: And I believe it's



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the first thing at the top.

TRUSTEE PHILLIPS: Yes, it is.

INTERIM TREASURER GAFFGA: It says "Community Housing Advisory Board". So if you click on that, it will link to the -- what we were just discussing.

MAYOR HUBBARD: Okay. Thank you. The Village Clerk.

CLERK PIRILLO: Good evening, everyone. I actually have a brief report this evening with no additions.

Starting with my report under Bids and Proposals, we are in the process of reviewing the responses that were received for the Utilities Rate Study, as well as the bids that were opened for the cylinder heads. So we should be able to report back on that for next month's meeting.

I wanted to let you know, I don't think Paul has touched on this yet, that we are intending at this point to keep the campground open, McCann Campground, through the end of November. This is something that we started a few years ago. It is, of course, weather dependent. The residents that are there have been notified, and they also have been notified that it is, of course, weather

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dependent. We did check the long-range forecast. There is quite a bit of cold weather headed our way, so we will be monitoring that very, very carefully.

TRUSTEE CLARKE: Meaning that if it's freezing, that we have to close?

CLERK PIRILLO: If it's freezing, we have to close the utilities.

TRUSTEE CLARKE: Right.

CLERK PIRILLO: If a unit is self contained and can be without our utilities for any length of of time, they're welcome to stay.

TRUSTEE CLARKE: Understood.

CLERK PIRILLO: And they've all been advised of that the last few years.

TRUSTEE CLARKE: Understood.

CLERK PIRILLO: I had circulated an email a while ago regarding a walk that I took to Gull Pond, and something called a Be the Change station that they have there, which basically entails a very nice setup of baskets for people that are visiting to collect trash. And we were wondering if we'd like to pursue that for Fifth Street, and not just Fifth Street, perhaps one in Mitchell Park as well and one at Third Street Park. Is that

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something you'd like us to pursue?

MAYOR HUBBARD: I think we should. Anybody else have comments?

TRUSTEE ROBINS: No. Actually, I saw -- I was checking down at Norman Klipp Park, because they usually never have any trash cans down there, so it's kind of hard for people to collect trash and have a place to put it. But I see that they've actually added some trash cans along with those baskets. So I think we could do it fine.

CLERK PIRILLO: Okay.

TRUSTEE ROBINS: I don't think they have a problem with it at all.

TRUSTEE PHILLIPS: Well, I think they also might -- they had sponsorships, if I remember correctly, looking at the ones that exist. I think the one in Gull Pond has got oyster -- got an oyster company on it as a sponsorship. So maybe that's something that the business community might -- a business would want to do something, curtail the cost. I think -- I haven't had a chance to ask the guys at Oysterponds, because they work out of our facility. I can find out exactly how they got approached for it.

CLERK PIRILLO: Thank you.

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TRUSTEE PHILLIPS: Because I do know that the aquaculturists have been doing a lot of beach cleaning up as a -- as a group, which is mainly where that came from to start with, because they've been going along the beach as a collective group of aquaculturists and collecting garbage on the beach.

CLERK PIRILLO: Okay. And, Trustee Robins, you'll be bringing that to the BID?

TRUSTEE ROBINS: I'll mention it next month.

CLERK PIRILLO: Thank you.

TRUSTEE ROBINS: We already had the meeting this month.

CLERK PIRILLO: Okay, terrific. Lastly, we were approached by the vessel Trinidad to come and visit and to provide tours. However, their schedule has changed owing to weather. So they're expecting to come, if they do come, and if their stay is approved, this Saturday evening, the 22nd, or Sunday morning, the 23rd, and departing already, if they can catch a window, quote-unquote, of good weather, on Tuesday.

So their stop here would be just what they're calling a service stop, and they would not be providing any deck or public or private tours.

So it's up to this Board if you'd like to let

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them stay in the marina. They are, of course, asking to stay free of charge, so that's up to the Board.

TRUSTEE ROBINS: There were tours of students, right?

CLERK PIRILLO: There were. There will not be during this stay, because it's too abbreviated, this stay. So they're coming for what they're calling just a service stop for a night or two.

TRUSTEE ROBINS: I think people are very excited to see those boats, to be honest with you. I have no objection to them being there.

MAYOR HUBBARD: They could still walk down and take a look at it and see it. It will be there, it will be at the dock. And it's not like we're kicking another boat out of the way to come in, so --

CLERK PIRILLO: Okay.

TRUSTEE MARTILOTTA: True.

CLERK PIRILLO: Okay.

MAYOR HUBBARD: Everybody okay with --

TRUSTEE CLARKE: I'm in full support of any tall ship that would come to our port.

CLERK PIRILLO: Okay, thank you.

MAYOR HUBBARD: Yep.

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CLERK PIRILLO: Appreciate that. Lastly, we did have the first of two or three Christmas Committee meetings this past Tuesday evening. The Christmas Parade is scheduled for the 3rd of December, with a rain date of -- rain date, just for clarification, means exactly that. If it's snowing a little bit or if it's snowing a lot, we're still holding it on the 3rd. But if it is raining substantially, we're going to hold it on the 4th.

TRUSTEE CLARKE: Okay, got it.

CLERK PIRILLO: Any questions or comments?

TRUSTEE CLARKE: What day of the week is the 3rd?

CLERK PIRILLO: Saturday.

TRUSTEE CLARKE: Saturday.

CLERK PIRILLO: Thank you.

MAYOR HUBBARD: Okay, thank you.

TRUSTEE CLARKE: Thank you very much.

CLERK PIRILLO: You're welcome.

MAYOR HUBBARD: Okay. The Village Attorney report.

ATTORNEY PROKOP: Good evening. Thank you. I have one thing to just give you an update in executive session. I have to do it in executive

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session, I'm sorry.

MAYOR HUBBARD: Uh-huh.

ATTORNEY PROKOP: But it's just to give you an update on a Code Enforcement matter. So if I could do that, please, at the end, I'd appreciate it.

So I have -- I have -- excuse me. I have news for the Board. I finished my review of the LWRP since our last meeting. It's a 150-page -- 155-page document. The only -- I used Track Change when I made changes in it. I actually made not a lot -- I will say I made not a lot of changes. Paul was a -- the Administrator was table to provide me a version in Word. So, as I said, I used Track Change.

The things that I changed were factual changes only that had to be made to update it. So like as an example, I changed White's Bait Shop, which is referred to several times, to Little -- Little Creek Oyster, you know. And Barstow, the Barstow Property I changed to the Former Barstow Property. Mitchell, Mitchell Restaurant I changed to Mitchell Park and Marina, you know, things like that.

But in doing so, the other thing that I -- the other thing that I noticed is I think I picked

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up specifically what the problem is with New York State and not accepting it, and I think I have -- I think I have to agree with them, that if this is -- if this is the problem, and I -- Paul, please correct me if it's not, but there's about 30 pages that were tagged -- that were added at the end, I guess by the consultant that was helping us. It looks like it might have been -- it looks like it's a universal ending that they add to these things, because it's referring mostly to State regulations. And when they did that, what happened was the font, the font was corrupted, and many of -- many of the words, especially words that have certain letters in them, compressed and are not readable, basically. So I think that happens about the last 30 pages of the LWRP in the -- in the section that I'm mentioning. And I -- if I'm -- I'm hoping that that -- because everything else looks fine as far as the format and --

TRUSTEE PHILLIPS: It was the font that was a problem?

ATTORNEY PROKOP: Yes. So I can correct that that in my office. Basically, I think it's -- unless somebody in my office can tell me otherwise, and there -- you know, we have people that are very



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into this kind of thing, but I think what's going to have to happen is just to retype the last 20 or 30 pages in it. It's not a problem. You know, I'll just have somebody do it so we could get this over with.

MAYOR HUBBARD: Uh-huh.

ATTORNEY PROKOP: So of the rest of it was there's been a couple of things that I wanted to mention to you. There's been references to the recommendation in the LWRP regarding the zoning in the -- in the Waterfront Commercial District. It's mentioned a couple of times in the LWRP, and there's at least one recommendation that there be three different zones for Waterfront Commercial, WC-1, WC-2 and WC-3. And, generally, as I understand it, the discussion is that WC-1 is a -- is what they refer to as an -- what we refer to as an industrial zone, which is basically the waterfront properties and the traditional -- the protection of the traditional waterfront uses, which is pretty much what we had been discussing.

The WC -- W2 -- WC-2 zone would be the properties that are a step back from the waterfront, which is this commercial group of properties that we've been referring to, and

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basically acknowledging that those are -- those are commercial -- not commercial, have developed into commercial properties that are not really -- they're not water dependent.

TRUSTEE PHILLIPS: They're the conditional uses that we currently have in the zone, that's what that --

ATTORNEY PROKOP: The conditional uses, right.

TRUSTEE PHILLIPS: The conditional uses that we currently have in our zone -- in our code book, that was what the waterfront separation of what you're talking about. That was the original concept.

ATTORNEY PROKOP: So I think the suggestion would be, as we've discussed in the last couple of meetings, to make -- to change those. And that zone, which is basically the south side of Front Street, to change that to make it those -- water conditional uses in that area, to make them permitted uses, except for to take some of the uses out that are in that zone.

And then there's also a discussion about one particular property, Townsend Manor, which whether that should be included in the Waterfront

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Commercial Zone, which the LWRP refers to that it's not. So I don't know if that's something that we want to discuss.

And then there's also discussion about this waterfront WC-3 district, which it calls Residential and Recreation, which is -- which is basically residential properties that border the Waterfront District as it is. We haven't -- we haven't had that -- any kind of a discussion like that, but that's just -- it's mentioned as a possibility.

And one other thing that I wanted to mention about the LWRP, which I found something that you should probably talk about at some point, is there's one paragraph in the LWRP that has to do with zoning and -- excuse me, it has to do with parking and traffic, and it actually has a strike-through through it. So, at some -- at some point, I don't know if you want -- if you would consider having an additional study, or planning, planning issue about that, but there's not a lot in the LWRP about parking and traffic, and those, the impacts on those, those factors.

Does anybody have a question about that?

TRUSTEE CLARKE: No. The -- what you're

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summarizing, it makes perfect sense to me, and it matches completely with the letter that we received from one of our residents, who was encouraging the addition of qualifying properties that weren't zoned for WC of any way, i.e. Townsend Manor. You know, his request was that we actually strengthen WC in any way that we can in our work with zoning, and this matches completely what he pulled out of the LWRP in his letter and quoted in terms of strengthening WC zoning for residential areas, rather than removing them and making them R-1 or R-2. It was the opposite. And also strengthening WC-2 where there -- or even WC-1, where there were any properties that had nonconforming or pre-existing usages, but they were waterfront, and that the LWRP encouraged that action in our zoning work. So this meshes completely with what I understood the intent of that letter to the Board that was written for the public hearing.

TRUSTEE ROBINS: The one that was read into the record, right?

TRUSTEE CLARKE: Yes, ma'am.

ATTORNEY PROKOP: So I think that what could happen, if you wanted to, you know, the minor changes that were made as far as updating some of

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the facts I don't -- I don't think are issues that we're going to require a new public hearing on the LWRP. And I think that if we just correct the font -- you know, you could look at those changes. They come up with a different color in Track Change so you'll just see the -- just the names of the uses, the property use is changed. And then --

TRUSTEE PHILLIPS: Wait, wait, wait, wait, go back a step. We haven't had a public hearing on this document yet, correct?

ATTORNEY PROKOP: No. I thought we had one and it was submitted to the State.

ADMINISTRATOR PALLAS: Yeah. This, the document that Joe's working from is -- and just correct the issue that the State had, the document was -- several public hearings before I got here. The document, it was finalized, the hearings were finalized and it was all agreed to, the content was agreed to. It was submitted to the State, they kicked it back for format. It was just the general layout, not those fonts.

ATTORNEY PROKOP: Oh.

ADMINISTRATOR PALLAS: So we worked -- after I came here, we tried to get this going again after several iterations back and forth with the -- with

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the firm that was doing the work whose contract had long expired. They agreed to convert the document to a Word document.

TRUSTEE PHILLIPS: Correct, I remember that.

ADMINISTRATOR PALLAS: And that's probably when it got corrupted.

ATTORNEY PROKOP: Oh, that's what caused it.

ADMINISTRATOR PALLAS: That's what caused it. So the content, I mean, we can fix. As the Village Attorney commented, we can fix those fonts. It will then be in the form that was part -- it would be -- the content would be consistent with what was approved at public hearings. So without -- with the --

TRUSTEE PHILLIPS: But the public -- wait, wait. Not to interject, but the public hearings were held to create the document.

ADMINISTRATOR PALLAS: Correct.

TRUSTEE PHILLIPS: Okay. But there hasn't been a public hearing on the final document, correct?

ADMINISTRATOR PALLAS: No, that was -- that was what was submitted to the State as a final document. That's --

TRUSTEE ROBINS: What year was that, 2013?

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ADMINISTRATOR PALLAS: Thirteen or '14.

TRUSTEE PHILLIPS: Fourteen?

ADMINISTRATOR PALLAS: Early -- either late '13 or early '14.

TRUSTEE ROBINS: Well, kind of what we're talking about here is the fact that that doesn't represent the Village as it is right now, so that's --

ADMINISTRATOR PALLAS: Well, that's what the Village Attorney has been working on for a bit, to correct the facts, and he's done that.

TRUSTEE ROBINS: Facts, not -- okay, yes, facts.

ADMINISTRATOR PALLAS: So what business is there, the fact that Mitchell Park is there, and not -- you know, so those are all factual things. So the -- I think, and correct me if I'm wrong, Joe, that we're asking if -- you know, if we want to go forward with what was already gone through a public hearing phase, to get that approved as the final document, so that when -- it's not a draft any longer, so that we can use that as the base. Is that -- is that pretty much --

ATTORNEY PROKOP: Yes.

ADMINISTRATOR PALLAS: So --

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ATTORNEY PROKOP: So, you know, it's -- I wouldn't let this go. I mean, I'm not suggesting that tomorrow I'm going to send it to State. What I'm saying is that -- I just wanted to say that you want -- you should all look at it, and it -- and should be reviewed, and get a -- get a feel for whether you would like, you know, this or some version of it to either go to the State, or be the basis of, you know, the next phase of this. But, you know, I'm happy. We'll send it around.

You know, I have -- the Village now has the edited copy, edited version, so it's in the public -- it's in the, you know, public record, and that can't be tampered with. You know, we have the official edited bill, and if we could circulate that.

And, you know, I only want to suggest to you that to get through 155 pages, I went through every single word. You probably don't want to do every single word, but to get through 155 pages is a major task and -- but, you know, it has to be done.

TRUSTEE CLARKE: Yes.

TRUSTEE PHILLIPS: Okay. It's just in reviewing the actual -- because on the Department of State, under the LWRP, there's the actual



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outline of the procedures of what you have to go through. That's why I'm questioning it, because we need to go back and check that. I mean, I remember having the public hearings. We had meetings in here, the consultant was here. I just don't remember an actual public hearing where that document was put out to the public for their final comments, I just don't remember. Maybe it happened and maybe years ago it happened, I'll have to go back and look.

ADMINISTRATOR PALLAS: That may -- that may be, but the requirement to have the public hearing to do the first submittal happened. So they -- the -- if -- and, again, I haven't read that in a number of years.

TRUSTEE PHILLIPS: No, as I said, it's been years.

ADMINISTRATOR PALLAS: So, if I remember correctly, it goes -- this version goes to Department of State for their comments. They wouldn't even review it for comment -- for content.

TRUSTEE PHILLIPS: That's -- okay, that's what I'm talking about.

ADMINISTRATOR PALLAS: So then it will come back, you know, to us, and, I guess, depending on

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the level of their comments, whether or not a hearing is required, or warranted, rather. That's my understanding. So we incorporate their comments to the extent that we -- that they will agree, and then I think -- I think, then, it goes back and starts their process up there. Again, I believe that's what happens.

TRUSTEE PHILLIPS: Well, if I -- okay, okay, that's -- all right. It came back because of the printing and whatever, they weren't going to look at it.

TRUSTEE CLARKE: The formatting being the issue.

ADMINISTRATOR PALLAS: Formatting.

TRUSTEE PHILLIPS: The formatting issues, okay. So then it needs to go back for their approval.

ADMINISTRATOR PALLAS: For -- technically. But I shouldn't -- I shouldn't use the word "approval", I apologize. I think -- I think the process is they review it and provide comments --

TRUSTEE PHILLIPS: Correct, okay.

ADMINISTRATOR PALLAS: -- on the content. I think that's -- that's the order.

TRUSTEE PHILLIPS: And then it has to come

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back to us to --

ADMINISTRATOR PALLAS: Yeah, and they'll provide us comments, I believe. Again, I have to double-check all that, but, you know, if -- you know, with -- yes.

TRUSTEE PHILLIPS: But if I remember correctly, it's not just one agency, it ends up going to several other agencies after that for their comments.

ADMINISTRATOR PALLAS: Yeah.

ATTORNEY PROKOP: Yeah, I think that's right. And, also, within the Department of State, there's two or three --

ADMINISTRATOR PALLAS: Yeah.

ATTORNEY PROKOP: There's two or three divisions of Department of State that have to look at, because they have the Water -- the Water Management.

TRUSTEE PHILLIPS: Right.

ATTORNEY PROKOP: You know, and the -- so -- but I think the one thing we should probably do to -- instead of -- in addition to going through our records, is to call the Department of State and they'll have -- they'll know exactly what level it's at as far as acceptance.

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So, you know, I wanted to say it is a significant planning document, it's extraordinarily detailed. You know, it has -- it goes through every single property along the water, you know, in the -- along the waterfront and then away from the waterfront. It has the square footage of every, every zone and every use in the -- in the Village, and the relative -- you know, their relative importance.

One of the things which it harps on is the fact that I think there's 254 acres of what I call utility property in the Village, you know, which is Village-owned utility property and the significance of that in planning. And then this other thing that I noticed, I might have missed this section, I don't think, but this other thing where parking and traffic is just sort of not really dealt with significantly. And so those are my -- those are my comments about the LWRP.

MAYOR HUBBARD: Okay. Well, if you could finish typing that up, get the corrections on it, and get a regular readable document that you get to circulate to our Board, so we could all review it and look at it and give comments back as soon as possible and then prepare it again. You know,

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figure out exactly who you have to send it to next, if everybody's comfortable with it, and get it sent off and start to get it finished.

ATTORNEY PROKOP: Yeah, I think next week, by next week we could do that. It's just that --

MAYOR HUBBARD: Okay.

ATTORNEY PROKOP: -- it shouldn't be too bad. Now that -- now that I know what the problem is, it was in the conversion, so we could figure that out.

TRUSTEE CLARKE: Two things, two things that are related to that. One would be that though it is eight years since 2014, I think it's in our best interest to move forward and try and get comments and get this approved and adopted, rather than to say that so much has changed that we need to start over again. I think it would be in our best interest to complete it and move it forward and have it formally adopted, and then, if there is an appetit for revision or additions, we could then embark upon that. But to put the work that has been done aside because it's been eight years I don't think would be in our best interest. That's one opinion I have.

The second is, is this is not, you know, prehistoric history. I'm sure the Village Clerk

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would be able to go back and ascertain exactly what steps were taken, what hearings were established, and give us a brief summary of where the document stands. It would help all of us when we review it, so that we're operating with a little greater intelligence, because not all of us were active in Village meetings at the time.

I attended several LWRP sessions as a citizen and a member of the BID. Whether there were hearings or not, I don't remember, but I went to two or three and was active and listening. A lot of it was over my head at the time, but I participated. But I think that information is readily available from the years 2012 through 2014, so we should be able to figure out exactly what happened and what's been done and enjoy that information, so we're not foggy and we're all on the same page.

MAYOR HUBBARD: Okay. Sound likes a plan.

ATTORNEY PROKOP: Okay. So the next thing I've been working on is I did -- I did another version of the Zoning Law for your consideration based on the discussions that I attended, and that was circulated about 10, 10 days ago. And I just want to mention, I usually -- I used the format of

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this idea called an Overlay District, which is one, one way to change zoning. We -- just you could toss this, you know, you could put aside this thing called an Overlay District and this Local Law, we could just make it two districts, if that's what you wanted to do. Just it's a little bit easier to do it as an Overlay District, but if you could just take what I created or try to create and just make it two districts, that's no problem. And if you want -- instead of overlay, you know, this Overlay District and that Overlay District, we could just make it two districts.

But the concept was, I wanted to say, that this area along the water -- the actual water adjoining properties would be in a -- would remain with the WC uses that they currently have, less a few -- a few uses that the Board advised that they don't want to -- are considering not having in that district. Those were the uses that I included in the -- that waterfront, what would be the traditional Waterfront Commercial District.

I also added in accessory apartments. The feedback that I've got -- received from the Board so far, not -- just individually, not as a group, is that dissatisfaction with accessory apartments

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in that district. So I just want to mention that, that I have one comment from the Board. I don't know how the Board feels about that.

But the second district, what I have as a second Overlay District, but it could just be a second -- a new zoning district, is waterfront -- real traditional Commercial District, which is the south side of -- basically the south side of Front Street. And that -- for that district, what I did was I incorporated the uses that are now in our Commercial Retail District. So I took out the Waterfront Commercial District uses and I supplemented in, I replaced them with the Commercial Retail uses, and I took out -- I think it was hotel and motel that I took out, and artist gallery and studio came out, because I believe that that was what I heard from the Board.

But other than that, it would be the commercial -- this other waterfront district would be the -- what's now Commercial Retail uses, and that district also had accessory apartments in it. I added language that would allow for accessory apartments.

The other -- I also got a comment about the list of properties in the law includes the names of



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the -- either the owner or the user, or both. That's their only -- that's only in the initial draft for -- to help us look. You know, visualize what properties are included. The names of the owners and tenant -- the names of the owners or users will not be in the adopted draft or the final draft of the law.

TRUSTEE CLARKE: It will be tax map numbers.

ATTORNEY PROKOP: It will just be tax map numbers, yeah. You have to have a description of the -- you have to have either a tax map number or a metes and bounds description.

TRUSTEE CLARKE: Would you consider, with your now having the LWRP review complete, adopting the recommendations that you found in this terminology of WC-1, 2 and 3, rather than overlays and other things that -- it makes a lot of sense to me.

TRUSTEE PHILLIPS: Well, that's where the original thought pattern came from way back when this started, was following what was in the LWRP. Maybe it just got a little too wordy and a little too confusing. But I do think that -- I attended a meeting recently of a group of residents who were concerned about Waterfront Commercial and things

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happening in the Village.

TRUSTEE CLARKE: Was this the October 13th meeting?

TRUSTEE PHILLIPS: Yeah. And I got the clear distinction that the major concern was that the water -- the Commercial Waterfront, no more condominiums, no more residential in the WC commercial areas. That seemed to be the strongest opinion from a large group of people. I think that then -- and I kind of am not comfortable with this overlay within the commercial portion of it, okay? I think that they were concerned about other items, but that seemed to be the biggest, was no more -- no more residential in the -- in the last pieces of Waterfront Commercial. The other one, of course, was the short-term rentals, which is another topic.

TRUSTEE CLARKE: Right.

TRUSTEE PHILLIPS: But I think that it behooves us to kind of discuss how you all feel about that with no residential in the Waterfront Commercial pieces. And then I believe hotel/motels was another topic that was not one that they wanted to see in those districts. And it was a roomful of about 30 people, it wasn't just one or two.

TRUSTEE CLARKE: Yeah.

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TRUSTEE PHILLIPS: So it was a -- and it was a diverse group of people, it was not just one segment of the Village.

TRUSTEE CLARKE: Interesting.

TRUSTEE PHILLIPS: So --

TRUSTEE CLARKE: The only other thing that I picked up at the public hearing was, you know, a strong caution in automatically conveying all the permitted and conditional uses to WC --

TRUSTEE PHILLIPS: Two or whatever?

TRUSTEE CLARKE: -- 2 that CR enjoyed. And so -- and I know that's not exactly what you're proposing. You are eliminating some. But I want to make sure that we're, in that change, not creating more of a liberal atmosphere for down-zoning that area. We're legitimizing activities that we want and that are there and happening today, but we want to be careful that we're not creating a more liberal down-zoning. I don't know if I'm using that right. Down and up, I'm confused, I'm confusing myself. But, in other words, adding more usages to WC-2 --

TRUSTEE PHILLIPS: WC-2, yeah.

TRUSTEE CLARKE: -- than exists today. There are more restrictions and more conditional uses.

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And our goal in the zoning classification change is so that we can legitimize the many uses that are there, legitimize the housing, allow some of the activities to be permitted, but not all of them. And I'm not sure if we've drawn that line in our conversation carefully enough to where that's fully cooked.

TRUSTEE PHILLIPS: In other words, we're discussing the uses.

MAYOR HUBBARD: Right. When we had the public hearing, it was on making it Commercial Retail. The Overlay District keeps it as Waterfront Commercial, where the overlay would allow residential on those properties that would become Commercial Retail. So you still have all the potential of Waterfront Commercial, but you would allow Residential on the south side of Front Street, and the other places that already have artist lofts and stuff like that.

TRUSTEE CLARKE: Sure, sure.

MAYOR HUBBARD: So then it wouldn't just become Commercial Retail, where you could do anything you wanted. It would stay Waterfront Commercial, where the overlay area would be the landlocked pieces of property, and would have all

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the restrictions, except you would now allow residential units to be built on those.

TRUSTEE CLARKE: Right. And do you --

MAYOR HUBBARD: That was the intent of that.

TRUSTEE CLARKE: Do you have -- oh, that helped me very much, thank you.

MAYOR HUBBARD: Okay.

TRUSTEE CLARKE: And then do you have any strong opinion or feeling of whether it's an overlay, and whether it's actually called WC-2, as was just brought up from the LWRP recommendation?

MAYOR HUBBARD: I mean, it can be done that way. You know, just --

TRUSTEE CLARKE: It's a terminol -- it's -- to me, it's the terminology.

MAYOR HUBBARD: Yeah, well, it is, exactly. The public hearing we had was making it all Commercial Retail, which didn't seem to go over well.

TRUSTEE CLARKE: No.

MAYOR HUBBARD: Because then people could come in right away and do something immediately with it.

TRUSTEE CLARKE: Right.

MAYOR HUBBARD: And we had talked about the

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Overlay District the month before, but we didn't have a full Board at that time at that work session. So we had the public hearing anyway just to get input from the general public.

TRUSTEE CLARKE: Yes.

MAYOR HUBBARD: So that's --

TRUSTEE CLARKE: So we have to go to public hearing again anyway.

MAYOR HUBBARD: Yes, we do.

TRUSTEE ROBINS: Well, it's still open, isn't it?

ATTORNEY PROKOP: It's still open.

MAYOR HUBBARD: Well, it's still open, but if we're going change it to something different --

TRUSTEE ROBINS: Yes.

MAYOR HUBBARD: -- you're going to start over. That's --

TRUSTEE ROBINS: Yeah, you're going to start over. That's what I would support. You know, I mean, I didn't think that that public hearing was appropriate at the time, because we really didn't have uses defined, you know. It's a public hearing for the sake of a zone change without meaning, so --

MAYOR HUBBARD: No. It was actually to get

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the public to come hear and talk to us.

TRUSTEE ROBINS: Well --

MAYOR HUBBARD: But that was the idea of the public hearing, and 30 people did show up and talk to us.

TRUSTEE ROBINS: Right.

TRUSTEE CLARKE: Yes, right. It was --

MAYOR HUBBARD: That was the idea of it, so.

TRUSTEE PHILLIPS: It started the conversation.

TRUSTEE ROBINS: Now it started the --

TRUSTEE CLARKE: It was meaningful.

TRUSTEE ROBINS: Okay.

TRUSTEE PHILLIPS: I do think, though, that this time, before we go, the uses really need to be nailed down among us, because we're going -- and I understand, the overlay in dealing with those properties where the artists lofts already exist, that legitimizes those, because we need to get rid of that portion of the code. We don't use it, we don't need it, but there was always this question what to do with those, those units.

And, as I said, I -- between the public hearing here and the kind of meeting was one on one -- it was not one on one, but it was informative to see that many community members come

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out on a topic that they were really, really set on as far as -- you know, all I heard was no more condominiums. That was one of those things that just kept coming out.

TRUSTEE CLARKE: So in our collective opinion, where do we stand with what the Village Attorney has brought forward? Are we -- do we need to work through the usages further as a group, or are we ready to move forward and continue with the public hearing this next week?

MAYOR HUBBARD: Well, the general consensus sounds like people were not in favor of everything becoming Commercial Retail.

TRUSTEE CLARKE: Yes, sir.

MAYOR HUBBARD: And that's what the public hearing was on, so we need to start over.

TRUSTEE CLARKE: Okay.

TRUSTEE ROBINS: Okay.

ATTORNEY PROKOP: Okay. So I have -- we're going to have a WC-1 District, which is the water -- which is the property along the waterfront.

TRUSTEE ROBINS: Direct waterfront.

TRUSTEE CLARKE: But you also put the -- you also used the word, you know, true Waterfront



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Commercial usage, you know --

ATTORNEY PROKOP: Yes.

TRUSTEE CLARKE: -- versus any other kind  
of --

TRUSTEE PHILLIPS: Well, they're already  
listed, the existing uses that are in the -- in  
the -- I'm sorry. The uses for that are already in  
our -- in our code.

ATTORNEY PROKOP: Correct.

TRUSTEE PHILLIPS: I think there's some that  
we need to take a look at in the conditional uses,  
that there may be one that needs to get moved over.  
I have to go back and look at my notes.

TRUSTEE MARTILOTTA: Well, you're talking  
about the code. I mean, this came up on  
123 Sterling, in my opinion, you know, with the  
yacht club.

TRUSTEE PHILLIPS: Right, that's an issue, is  
that the yacht club needs to be defined.

TRUSTEE MARTILOTTA: You know, I mean, I  
think the goal -- I don't mean to speak for you.

TRUSTEE CLARKE: No, no, please.

TRUSTEE MARTILOTTA: Just taking -- because I  
agree with you in that a lot of the uses in the  
Waterfront Commercial aren't really Waterfront

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Commercial uses, you know, and I think that might be something. I don't know if that would be a separate step. I don't know if that would be a different thing to do. But like I'd like to see -- in talking to people about this as well, echo the same things you said, you know, we don't want anymore condominiums, you know, save the waterfront. But I think one of the concerns that was coming up, as I spoke to people, was ensuring that the uses in the Commercial Waterfront are Commercial Waterfront uses.

TRUSTEE PHILLIPS: Right.

TRUSTEE MARTILOTTA: You know, and much of the waterfront we have now --

TRUSTEE PHILLIPS: There are some that have -- and I don't want to use the word loopholes, but --

TRUSTEE MARTILOTTA: Yeah.

TRUSTEE PHILLIPS: -- they can be massaged into something more fit, and some of them have been.

TRUSTEE MARTILOTTA: Some of them.

TRUSTEE PHILLIPS: That, you know, years past --

TRUSTEE MARTILOTTA: Of course.

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TRUSTEE PHILLIPS: -- there were some things that were just kind of put in and now it's being questioned why they were done.

TRUSTEE MARTILOTTA: I'm sure they made sense at the time.

TRUSTEE PHILLIPS: So I -- for me, I think we need to look down those uses and kind of decide which, which ones are really what we want to see in the Waterfront Commercial.

TRUSTEE CLARKE: Okay. I'm sorry, Joe, you were trying to summarize.

ATTORNEY PROKOP: Yes, I'm going to -- I'm going to change this law to say that there's going to be a WC-1 District, which is going to include the permitted uses now in Waterfront Commercial and the conditional uses in Waterfront Commercial. The water -- the -- which included retail sale and manufacturing of retail products, and marine related business offices, and hospitals. Those are the three conditional uses in the --

TRUSTEE CLARKE: What was the first one?

ATTORNEY PROKOP: Retail sale and manufacturing of retail products.

TRUSTEE ROBINS: So that would be simply a store --

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TRUSTEE CLARKE: Retail manufacturing?

ATTORNEY PROKOP: Yes.

TRUSTEE ROBINS: Retail sales?

TRUSTEE CLARKE: And sales?

TRUSTEE PHILLIPS: You're putting that in  
where?

TRUSTEE CLARKE: No, that's what exists now,  
he said.

TRUSTEE PHILLIPS: Oh, that exists now? In  
what, in --

ATTORNEY PROKOP: Waterfront Commercial.

TRUSTEE ROBINS: As a permitted use?

ATTORNEY PROKOP: Yes -- no, conditional use.

TRUSTEE ROBINS: So, yeah, I mean, that we  
might want to change to a conditional use.

TRUSTEE PHILLIPS: Well, yeah, because some  
of those conditional uses went along with when  
there was net building going on and --

TRUSTEE MARTILOTTA: A guy selling tackle and  
whatnot.

TRUSTEE PHILLIPS: Tackle, selling tackle,  
and, you know, the --

TRUSTEE CLARKE: Bait shops.

TRUSTEE PHILLIPS: Bait shops and those  
things. That's what the retail manufacturing got

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tied up to, and sometimes it was --

TRUSTEE CLARKE: Right. In other words, precedence is a legitimate retail usage of WC-1.

TRUSTEE PHILLIPS: Right.

ATTORNEY PROKOP: So here's the permitted uses right now, this is what's permitted in WC: Public and private yacht clubs, marina and docking facilities, marina, parks and facilities, boat launching, tour boats, party boat, party fishing boats, boat sales, rental, repair and storage, ship building yards, manufacture of items related to or incidental to boat building, fish and shellfish, retail sale of equipment, goods, etcetera, in connection with boating and fishing, retail and wholesale of seafood products, fuel storage and sales for boats, boat instruction, oceanographic or marine related science, maritime museums, agriculture -- aquaculture facilities, and gallery and studio.

TRUSTEE PHILLIPS: Well, the gallery and studio we need to take out.

TRUSTEE ROBINS: The gallery and studio, strike that out.

ATTORNEY PROKOP: Okay. So that's coming out, okay. And then we have in -- conditional

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uses, we have hotels and motels, which are coming -- which is coming out.

TRUSTEE PHILLIPS: That's coming out.

TRUSTEE ROBINS: That's coming out.

ATTORNEY PROKOP: We have eating and drinking establishments, which I'm --

TRUSTEE CLARKE: Taking out.

ATTORNEY PROKOP: So there's two problems with this. Number one, I don't -- I don't know that you want to have this, but number two is we have to have some kind of a definition. We need to define a bar and a restaurant. We need to define a restaurant, basically, for this, eating and drinking establishment, what we call an eating and drinking establishment --

TRUSTEE PHILLIPS: Well, is it eating and drinking, or is it eating -- is eating a bar? A bar, a restaurant or a nightclub, is that what you --

ATTORNEY PROKOP: We need to define those things, right.

TRUSTEE PHILLIPS: Those are the three things.

TRUSTEE ROBINS: A lot of them are overlapping right now, these businesses.

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TRUSTEE MARTILOTTA: Does New York State have --

TRUSTEE ROBINS: That's a problem, you know.

TRUSTEE MARTILOTTA: Does New York State have a definition?

TRUSTEE ROBINS: One is taking a certain hour and then the --

ATTORNEY PROKOP: The SLA does, yeah, and it's -- but it's hard to -- it's cumbersome. Basically, a bar is -- food is -- a bar is mainly drinking, food -- mainly alcohol, and food is incidental. A restaurant is mainly food, and alcohol is incidental. And then a nightclub includes entertainment. Those are the three things.

So in the Water -- so right now we have eating and drinking establishments as a conditional use in a Waterfront Commercial District.

TRUSTEE PHILLIPS: They were really adamant about, you know, the Waterfront Commercial should be true -- what's left should be really, truly working, you know, Waterfront Commercial, you know, the infrastructure needs to be left.

MAYOR HUBBARD: But you already have places down there that are -- they're already there.

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TRUSTEE PHILLIPS: Yeah, I know. I know, I know.

TRUSTEE CLARKE: You want them to be one more now?

TRUSTEE ROBINS: No, I don't think so.

ATTORNEY PROKOP: Now we're talking about the waterfront properties, not the -- we didn't get to Front Street yet, we're just talking about waterfront properties.

TRUSTEE CLARKE: But, you know, to the Mayor's point, we already have --

TRUSTEE PHILLIPS: We already have established --

TRUSTEE CLARKE: -- acres of WC-1 already in -- you know, grandfathered preexisting food and beverage businesses.

TRUSTEE ROBINS: They're grandfathered?

TRUSTEE CLARKE: Of course. I mean --

MAYOR HUBBARD: They're conditional uses, they're there and they're open.

TRUSTEE PHILLIPS: They're conditional uses.

TRUSTEE CLARKE: All right. But if we change it, it doesn't mean that they --

TRUSTEE ROBINS: We change it, but --

TRUSTEE CLARKE: It doesn't mean they're



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going to close, it just means you can't take another property and do the same thing.

TRUSTEE ROBINS: Okay. Or if that property --

TRUSTEE CLARKE: In other words, if Preston's sold, you couldn't expand Claudio's to Preston's.

TRUSTEE ROBINS: Okay. Or if Frisky Oyster sold --

TRUSTEE CLARKE: That's a different zone, they're not in that zone.

TRUSTEE ROBINS: That's a different zone, all right. So if a restaurant in Waterfront Commercial sold, then they would have to go back -- then they wouldn't get a new permit to do it, if it became a nonpermitted conditional use. In other words, it would carry over --

TRUSTEE CLARKE: I'm not clear, I'm not clear on that.

TRUSTEE ROBINS: -- to the restaurant that is there right now, but it wouldn't be transferable, in other words, to another establishment.

TRUSTEE MARTILOTTA: I think, though, the conditional use is not by right.

TRUSTEE CLARKE: No, it has to be -- go through a Board.

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TRUSTEE MARTILOTTA: So the Planning Board could very well say it's not a conditional use.

TRUSTEE ROBINS: So, right, like you said, it's grandfathered.

TRUSTEE CLARKE: And a lot of our intense review of this, ad nauseam for hours, is because the Boards have not had, at least in my recent history in the Village, a lot of denial of conditional uses. There's been almost --

TRUSTEE MARTILOTTA: That's right, that's true.

TRUSTEE CLARKE: -- widespread approval of most requests. So I now view that our role needs to be a little stricter in protecting what we have going forward than it was maybe 20 years ago, where we wanted to have full faith in our Boards to have a little bit more of a wide decision-making process. I don't feel as comfortable with that going forward. I mean, of course you do need to have faith in your Boards and allow them latitude. I'm sure we'll find that we'll continue to do that in CR and in WC-2, but we're really talking about strengthening WC-1, I believe, in how this came up.

So it really comes down to the question of can you open an eating and drinking establishment

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as a conditional use for a new WC-1 property that hasn't yet been developed as an eating and drinking establishment? In other words, can you put a big restaurant complex on the shipyard as a conditional use or not? My vote today would be that we should take that out.

MAYOR HUBBARD: Right, but then, as Trustee Robins was saying, that if somebody sold the piece of property, they wouldn't be able to continue doing that. So if somebody bought Port as a restaurant and it changes ownership, it could no longer be a restaurant.

TRUSTEE CLARKE: That's WC-2.

TRUSTEE ROBINS: No, they're Waterfront Commercial right now.

TRUSTEE PHILLIPS: No, Port is --

MAYOR HUBBARD: You know, so I'm just, you know --

TRUSTEE CLARKE: Existing nonconforming, I heard someone in the audience say. I don't believe that. I believe that, you know, just because it was sold doesn't mean that it would be eliminated, even though the code is changed. It would -- it would -- as I understand it, it would be for new --

MAYOR HUBBARD: Well, you'd have to put

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wording in. You're not going to allow motels, hotels, restaurants, bars or nightclubs at all anymore.

TRUSTEE CLARKE: Yes.

MAYOR HUBBARD: Is that what you are asking for?

TRUSTEE PHILLIPS: Well, I think -- what I think -- I think what I'm hearing --

TRUSTEE CLARKE: In WC-1, not in WC-2.

MAYOR HUBBARD: Well, we don't have WC-2 yet, but --

TRUSTEE CLARKE: Yes. But we're --

MAYOR HUBBARD: But that's --

TRUSTEE CLARKE: But this conversation is on the table because --

MAYOR HUBBARD: On the waterfront, yes.

TRUSTEE CLARKE: -- we're trying to dice it out.

TRUSTEE PHILLIPS: I think what we're trying is we have -- we have some conditional uses that are already on the waterfront, okay? We have some properties that are conditional uses already. But my question -- I'll wait until they're finished. My question to Joe --

ATTORNEY PROKOP: I'm sorry.

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TRUSTEE PHILLIPS: My question to Joe is that within the language of the code, if it's already existing, existing as in the waterfront -- you know, we change the Waterfront Commercial to do away with any future --

TRUSTEE CLARKE: Conditional uses.

TRUSTEE PHILLIPS: Any future conditional uses, but those that are already established within that zone can -- can be --

TRUSTEE MARTILOTTA: Transferred.

TRUSTEE PHILLIPS: Transferred, or covered, or grand -- I don't want to use the word grandfathered, but they are still allowed to exist because they existed before the code change?

ATTORNEY PROKOP: It's on -- so it's on a case-by-case basis, and it depends on exactly what the transaction is and whether there's a change, you know, what change might take place, but they would have an argument for grandfathering. There would be an argument for grandfathering.

TRUSTEE CLARKE: Or as we heard, the concept of preexisting nonconforming.

TRUSTEE PHILLIPS: Okay.

ATTORNEY PROKOP: Yeah, it was the same thing.

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TRUSTEE PHILLIPS: Preexisting nonconforming, okay.

TRUSTEE ROBINS: We do have another option, and that is not to make the change from Waterfront Commercial on Front Street in that area at all, and continue keeping it Waterfront Commercial. They're not direct waterfront.

TRUSTEE CLARKE: Right, but --

TRUSTEE ROBINS: Why did we go there to begin with?

TRUSTEE CLARKE: But the conversation that we're on right now, specifically to try and get a consensus here, is in WC-1, would we remove the conditional use of bars and restaurants? And I'm saying yes, we should. I'm not talking about the south side of Front Street, because we're anticipating moving that into a WC zone. But in strengthening WC-1, which are the remaining commercial parcels that we have in the Village that have waterfront access, would we consider removing the conditional use of eating and drinking establishments, to use the old language? So, in other words, can I open a restaurant at Preston's if they sell their property to me?

TRUSTEE ROBINS: No, I get that completely.

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But, you know, like I said, I'm rethinking now again about the change of --

TRUSTEE MARTILOTTA: What other properties would be affected besides Preston's? That's what I'm trying to realize.

TRUSTEE ROBINS: Change --

TRUSTEE PHILLIPS: Claudio's? What? What, as far as properties that would be affected, which way --

TRUSTEE CLARKE: WC-1 properties that are not yet developed into --

TRUSTEE MARTILOTTA: I'm just trying to do this in head without a map.

TRUSTEE CLARKE: -- conditional uses.

TRUSTEE PHILLIPS: Oh, okay, there would be --

MAYOR HUBBARD: Well, the Yacht Club, STIDD Systems. Those are the -- there are any changes there.

TRUSTEE CLARKE: Yeah.

TRUSTEE MARTILOTTA: I'm thinking, right, Shipyard, STIDD's, Preston's.

TRUSTEE PHILLIPS: Port would be one of them, because they're --

MAYOR HUBBARD: Well, Port's not land --

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Port's landlocked.

TRUSTEE PHILLIPS: Oh, it is landlocked.

That's right, I'm sorry.

TRUSTEE CLARKE: And it's already developed.

TRUSTEE PHILLIPS: They're already developed.

The undeveloped ones --

TRUSTEE CLARKE: I'm talking about protecting parcels that have not yet gone to these usages.

TRUSTEE MARTILOTTA: Is it only those three, you're talking?

TRUSTEE CLARKE: Huh?

TRUSTEE PHILLIPS: Okay. You have -- you have Clark's --

TRUSTEE MARTILOTTA: It is only those three?

TRUSTEE PHILLIPS: No. You have Clark's, you have STIDD's.

TRUSTEE MARTILOTTA: Yep.

TRUSTEE PHILLIPS: You have -- you get down --

TRUSTEE CLARKE: Preston's.

TRUSTEE MARTILOTTA: Preston's.

TRUSTEE PHILLIPS: Preston's. Then you get over to Hanff's Shipyard, could very well be --

TRUSTEE CLARKE: Yes.

TRUSTEE PHILLIPS: -- switched over, Hanff's.



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TRUSTEE MARTILOTTA: Okay.

TRUSTEE PHILLIPS: I could very well be switched over.

TRUSTEE CLARKE: Yes.

TRUSTEE PHILLIPS: We got -- where Triangle Yacht Club, Kearnsport could very well be all --

TRUSTEE CLARKE: Yes, these are all WC-1.

TRUSTEE PHILLIPS: -- all C-1 uses.

TRUSTEE MARTILOTTA: So, yeah, I'm just trying to do like the --

TRUSTEE CLARKE: That are not yet?

TRUSTEE MARTILOTTA: Yeah, I'm trying to make --

TRUSTEE CLARKE: So it's not the largest portion, but it's a significant piece of what is left, and it's saying that we don't want to allow conditional conversion of that to eating and drinking establishments. We already have devoted enough spots in WC-1 to that over the years. Why would we need more?

MAYOR HUBBARD: Is everybody comfortable with that?

TRUSTEE ROBINS: I agree with that.

TRUSTEE PHILLIPS: I agree with that.

TRUSTEE MARTILOTTA: And thank you for

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explaining it to me like that.

TRUSTEE CLARKE: That's, you know --

TRUSTEE MARTILOTTA: I couldn't envision that, and I apologize.

TRUSTEE CLARKE: You know, you get in the weeds on these things, it's hard.

TRUSTEE PHILLIPS: Yeah. No, it's hard.

ATTORNEY PROKOP: Okay.

TRUSTEE CLARKE: And what were the -- what were the other conditional uses?

ATTORNEY PROKOP: Excuse me. It's a --

TRUSTEE CLARKE: You know, we always interrupt you, Joe.

ATTORNEY PROKOP: Motels and hotels, eating and drinking, retail sale and manufacturing of retail products.

TRUSTEE CLARKE: Retail sale and manufacturing of retail products.

TRUSTEE PHILLIPS: That's a conditional use?

ATTORNEY PROKOP: Yes.

TRUSTEE ROBINS: I mean, that's a store, basically. Retail sales is a store.

TRUSTEE CLARKE: Well, and manufacturing, it has manufacturing in it.

ATTORNEY PROKOP: I mean, in the past, we --

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TRUSTEE ROBINS: Yeah, but that's open to --  
I find that kind of vague and open to too much  
interpretation myself.

TRUSTEE PHILLIPS: Was that covering Mills?  
Was that covering the sail company?

TRUSTEE ROBINS: Mills?

TRUSTEE PHILLIPS: Mills, they were doing --

TRUSTEE CLARKE: Yes. Well, they were  
originally here.

TRUSTEE PHILLIPS: That's right, that's what  
that -- yeah, that's what that --

MAYOR HUBBARD: STIDD Systems does  
manufacturing down there.

TRUSTEE PHILLIPS: Right.

MAYOR HUBBARD: I think that's all written to  
include what's there.

TRUSTEE ROBINS: Right.

TRUSTEE PHILLIPS: Yeah.

TRUSTEE CLARKE: It's retail products, but it  
doesn't specify --

TRUSTEE PHILLIPS: What retail products.

TRUSTEE CLARKE: -- what classification of  
retail products. In other words, could you start  
manufacturing, you know, clothing on the  
waterfront? Or if you start manufacturing hard

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goods of some sort that have nothing to do with the marine nature of waterfront property.

TRUSTEE PHILLIPS: I would take that out, because it's too vague.

TRUSTEE ROBINS: I think it's vague.

TRUSTEE CLARKE: I think it needs to be strengthened, I wouldn't take out.

TRUSTEE PHILLIPS: Huh? I'm sorry, what?

TRUSTEE CLARKE: I think it needs to be strengthened and defined --

TRUSTEE PHILLIPS: Well, doesn't it --

TRUSTEE CLARKE: -- so I don't think I would take it out.

TRUSTEE PHILLIPS: But it's already -- if you go through the --

TRUSTEE CLARKE: The permitted?

TRUSTEE PHILLIPS: The permitted used already have some of those.

TRUSTEE CLARKE: Can you cross-reference that with a permitted use that relates to retail manufacturing, Joe?

ATTORNEY PROKOP: Sure. We have No. 7, manufacture of items related or incidental to operations associated with boat building, retail sale. Another one is retail --

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TRUSTEE PHILLIPS: See, that's already defined.

TRUSTEE ROBINS: Yeah.

ATTORNEY PROKOP: Retail sale of equipment, goods, supplies in association with boating and fishing.

TRUSTEE CLARKE: Yeah.

ATTORNEY PROKOP: We've approved this.

TRUSTEE CLARKE: Yes. So, but yes, and we certainly want to encourage that.

TRUSTEE PHILLIPS: Right.

TRUSTEE ROBINS: Right.

TRUSTEE CLARKE: So --

TRUSTEE ROBINS: That's a permitted use.

TRUSTEE CLARKE: Yes.

TRUSTEE ROBINS: We don't need that conditional use.

TRUSTEE CLARKE: I tend to agree with you now.

TRUSTEE PHILLIPS: Okay, because it was already there. Okay.

ATTORNEY PROKOP: And the last one is hospitals for human healthcare.

TRUSTEE ROBINS: We have one already, don't we?

TRUSTEE CLARKE: I would get rid of that, too.

(Laughter)

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TRUSTEE ROBINS: We already have one on the water.

TRUSTEE CLARKE: We already have a couple of acres used for a hospital.

TRUSTEE MARTILOTTA: What was the -- on 123 Sterling, when they established yacht clubs, how did they define it? I don't know if I have the words right. Like there was something when it happened, we all said we should probably look at that later to see how they were able to do that.

MS. BRAATEN: Excuse me.

TRUSTEE CLARKE: Well, because the --

MAYOR HUBBARD: She can't hear you.

TRUSTEE MARTILOTTA: Oh, I apologize, I apologize.

TRUSTEE CLARKE: Because the definition of it wasn't --

TRUSTEE PHILLIPS: Wasn't very clear.

TRUSTEE CLARKE: It was --

TRUSTEE MARTILOTTA: On the yacht club?

TRUSTEE CLARKE: -- not well defined enough to where -- in other words, the reason why we've come into this conversation of this revision, one of the reasons is because we want to strengthen --

TRUSTEE MARTILOTTA: Yes

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TRUSTEE CLARKE: -- and define what a yacht club is. It can't be a private individual affair, it has to be a club, but that's not defined in the code.

TRUSTEE MARTILOTTA: No, sure.

TRUSTEE CLARKE: But that's how it made its way through.

TRUSTEE MARTILOTTA: I was just wondering, was it actually -- I'm trying to remember. They claimed it was a yacht club, but it was an individual's --

TRUSTEE PHILLIPS: Well, there -- what it is, is there is a piece of property there that is, quote-unquote, supposedly a yacht club, but it's --

TRUSTEE MARTILOTTA: Triangle over there.

TRUSTEE PHILLIPS: No, not Triangle, it's -- Triangle is down by me.

TRUSTEE MARTILOTTA: Oh, that's right, that's right, yep.

TRUSTEE PHILLIPS: It's -- but it's individual's residence as well.

TRUSTEE CLARKE: And dedeed to residential property. So that is not the intention of --

TRUSTEE MARTILOTTA: Understood.

TRUSTEE CLARKE: -- a yacht club.

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TRUSTEE MARTILOTTA: That makes sense.

TRUSTEE CLARKE: So if we improve that definition, that wouldn't happen again.

TRUSTEE MARTILOTTA: Yes, sir.

TRUSTEE PHILLIPS: See, the yacht club, you know, Triangle Yacht Club is an actual group of people, an organization.

TRUSTEE MARTILOTTA: Yes.

TRUSTEE PHILLIPS: They actually -- you know, they have meetings, the whole nine yards, so it fits into -- because it's in the yacht -- it's in -- it's in a marina.

TRUSTEE MARTILOTTA: Sure, sure.

TRUSTEE PHILLIPS: Okay? Where whatever came out from the Planning Board with 123 Sterling got tied to the individual condos, which eliminated the commercial portion in a big way from what was the original intent from a legal agreement. But the Planning Board agreed to that, so that's --

TRUSTEE CLARKE: Right.

TRUSTEE PHILLIPS: -- I think part of the reason what has raised the question of strengthening what is Waterfront Commercial and what is not, okay?

TRUSTEE CLARKE: I'm sure by now, Joe, you've



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absorbed the idea that we have to improve that definition in the permitted usage. And I want to make sure that's in your notes, because that's been on the table from some of our earl requests, when we first started talking about these zone changes.

ATTORNEY PROKOP: Okay.

TRUSTEE MARTILOTTA: Absolutely.

MAYOR HUBBARD: So what do you consider a yacht club?

TRUSTEE MARTILOTTA: I don't know. That's kind of what I was getting at.

MAYOR HUBBARD: Well, if you want to put a limit on it, we've got to tell him what we consider what is a yacht club.

TRUSTEE CLARKE: Sure. A Yacht Club is --

TRUSTEE ROBINS: The Triangle Yacht Club has a bar and a pool table, you know.

MAYOR HUBBARD: Well, you already outlawed bars, so you can't do that.

TRUSTEE CLARKE: No. A Yacht Club is -- I don't want to freelance this, George.

TRUSTEE PHILLIPS: What do we have as the -- do you have the definition right now?

ATTORNEY PROKOP: We don't have a definition of private yacht club.

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TRUSTEE CLARKE: No, no, that's part of the problem.

ATTORNEY PROKOP: I don't think it's defined.

TRUSTEE PHILLIPS: I thought there was one.

ATTORNEY PROKOP: It is?

ADMINISTRATOR PALLAS: No.

MAYOR HUBBARD: And you said people will finagle it, saying it's a yacht club, but it's not, or whatever. We need to say what is --

TRUSTEE CLARKE: No. We'd have to say definitively what it is.

MAYOR HUBBARD: Open membership, whatever. You have to say what you want to be considered a yacht club.

TRUSTEE MARTILOTTA: Or if we even want it. Why would you want that to be --

TRUSTEE CLARKE: It think it's --

MAYOR HUBBARD: Well, it's a marine use and everything. It's a boat marine use, if everything, but --

TRUSTEE CLARKE: I'd have to actually do some research to be able to answer that challenge with any intelligence right now.

MAYOR HUBBARD: Okay.

TRUSTEE MARTILOTTA: I have not idea.

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TRUSTEE CLARKE: I'm afraid I'm going to say something stupid.

TRUSTEE PHILLIPS: No, I --

MAYOR HUBBARD: No. But just so he could finish working on the document.

TRUSTEE CLARKE: Right, I know, exactly.

MAYOR HUBBARD: And if we're going to change the definition and make it certain of what a yacht club is, what does everybody consider a yacht club, you know?

TRUSTEE PHILLIPS: I have to --

TRUSTEE ROBINS: Like the Chinese Yacht Club?

MAYOR HUBBARD: Well, you know.

(Laughter)

TRUSTEE PHILLIPS: I think that I would like to kind of -- I think we should get back to Joe as soon as possible with our thoughts as to what a yacht club really is defined as.

TRUSTEE ROBINS: Yeah, I agree.

TRUSTEE CLARKE: So where did we leave you, Joe?

ATTORNEY PROKOP: So now we're on the south side of Front Street.

TRUSTEE CLARKE: So now we're into WC-2, for lack of a better term.

ATTORNEY PROKOP: Are you all right?

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TRUSTEE PHILLIPS: Do you need to stop?

MS. BRAATEN: I can go until 10, 10 o'clock.

CLERK PIRILLO: At 10 o'clock.

TRUSTEE PHILLIPS: Okay.

ATTORNEY PROKOP: So the --

TRUSTEE PHILLIPS: They're -- most of them are under conditional uses, correct?

ATTORNEY PROKOP: Yeah, what's there now is under conditional uses. So the --

TRUSTEE PHILLIPS: Their COs are issued as those conditional uses, correct?

ATTORNEY PROKOP: Right. Their approvals, right. So my only one suggestion is this eating and drinking -- oh, we took eating and drinking establishment that you consider for the south side of Front Street to specify that it's a restaurant.

TRUSTEE CLARKE: Right, to enhance that definition.

ATTORNEY PROKOP: Yeah. If that's okay. I mean --

MAYOR HUBBARD: Yeah.

ATTORNEY PROKOP: I'm not -- I don't have a vote on it, so I'm just putting a suggestion out.

TRUSTEE CLARKE: I like the SLA terms that you used, I mean, it's very easy to understand,

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that it's --

ATTORNEY PROKOP: Yeah.

TRUSTEE CLARKE: It's preexisting and that it's a State agency.

TRUSTEE PHILLIPS: I think it also gives the Planning Board a little bit more of a clarity as to when someone comes in and they're describing what their business plan is.

TRUSTEE CLARKE: Right, where to classify it.

TRUSTEE PHILLIPS: Where to classify it, yeah.

ATTORNEY PROKOP: And the south side of Front Street is going to allow accessory apartments?

TRUSTEE CLARKE: Yes.

TRUSTEE PHILLIPS: It would have to, because those are where the artist lofts are that are --

TRUSTEE ROBINS: They're preexisting already.

TRUSTEE PHILLIPS: Preexisting already.

ATTORNEY PROKOP: Okay. And I'm taking out gallery and studio on that side?

TRUSTEE ROBINS: Yeah.

TRUSTEE PHILLIPS: No, not that side, no. Gallery and studio?

TRUSTEE CLARKE: Gallery and studio would stay.

TRUSTEE ROBINS: Oh, the artists. Excuse me,

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the artists.

TRUSTEE PHILLIPS: No, no. They would stay on that one, yeah.

TRUSTEE CLARKE: Well, it's a legitimate conditional use, we have galleries there already.

ATTORNEY PROKOP: Okay. And what about retail sale and manufacturing of retail products?

TRUSTEE CLARKE: That could stay.

TRUSTEE ROBINS: That could stay.

TRUSTEE CLARKE: We have that there now. Weathered Barn manufactures about 50% of what they sell.

ATTORNEY PROKOP: Okay. So we're keeping the --

TRUSTEE CLARKE: Common Ground manufactures 75% of what they sell right there in WC-2.

ATTORNEY PROKOP: So the south side of Front Street will be the -- continue the Waterfront Commercial uses with those changes that you just gave me.

TRUSTEE CLARKE: Yes.

ATTORNEY PROKOP: Okay. Not Retail Commercial, okay. So I can --

ADMINISTRATOR PALLAS: Just a question. What about the west, the west side of lower Main, should

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that be included in that?

TRUSTEE CLARKE: So it's a part of the proposal, the WC-2. I believe that we're only using the south side of Front Street as a moniker for --

ADMINISTRATOR PALLAS: Okay. So that would include that.

TRUSTEE CLARKE: -- the properties that have already been outlined for Third Street --

ADMINISTRATOR PALLAS: That's fine, I just wanted to make sure.

TRUSTEE CLARKE: -- and lower Main, and --

MAYOR HUBBARD: WC-2 would include the American Legion, Port, lower Main Street and --

TRUSTEE ROBINS: Menhaden.

MAYOR HUBBARD: -- the south side of Front Street.

TRUSTEE CLARKE: And Common Ground.

ATTORNEY PROKOP: Okay. Thank you.

TRUSTEE CLARKE: Is that everything you need?

ATTORNEY PROKOP: Yes.

TRUSTEE CLARKE: Okay. So then where does that leave us? This is coming back for work session in November, then?

MAYOR HUBBARD: Yes.

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TRUSTEE CLARKE: And we could vote at that time, or --

MAYOR HUBBARD: No. You'd have to have a public -- you have to have --

TRUSTEE PHILLIPS: A public hearing.

MAYOR HUBBARD: A public hearing on it, send it to Planning Board, send it to Suffolk County for them to discuss it and review it.

TRUSTEE CLARKE: But we'd have to have a resolution in November to have a public hearing in December.

TRUSTEE ROBINS: A public hearing.

MAYOR HUBBARD: Yes.

TRUSTEE CLARKE: Which would then be held in December.

TRUSTEE ROBINS: December.

MAYOR HUBBARD: Correct.

TRUSTEE CLARKE: Okay. I just wanted to put it in the slots.

MAYOR HUBBARD: Yep.

ATTORNEY PROKOP: Okay. Thank you very much for your time with that, it's very helpful. Thank you.

TRUSTEE PHILLIPS: Thank you for all your help on it, Joe.



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ATTORNEY PROKOP: And I'll send around the --  
I'll send around the LWRP so you can start looking  
at it.

TRUSTEE CLARKE: Where does that leave us  
with the Local Law on parking regulations? Because  
I saw we had a thorough conversation in September.  
I have my notes from that. And then --

ADMINISTRATOR PALLAS: There's a public  
hearing next week.

TRUSTEE CLARKE: A public hearing on that,  
okay.

ATTORNEY PROKOP: Could you send -- could you  
send me those notes?

TRUSTEE CLARKE: But what -- the final  
document that you submitted in your email did not  
have any of the conversations that we discussed in  
September. And I didn't know whether that was  
because you were directed to not use them, or  
whether they were forgotten, or whether someone  
disagreed with my suggestions, or what.

ATTORNEY PROKOP: No, I think we agreed with  
your suggestions. I was working on the zoning part  
of it instead of the parking.

TRUSTEE CLARKE: Okay.

ATTORNEY PROKOP: So if you --

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TRUSTEE CLARKE: But that was reissued. I just received a new copy of it within the week. Or am I mistaken?

ATTORNEY PROKOP: Then they omitted the change -- there was an error in omitting the changes. I'm sorry. There wasn't --

TRUSTEE CLARKE: Okay. So I'm going to give you my copy.

ATTORNEY PROKOP: Thank you.

TRUSTEE CLARKE: So then that way you have it. And then that, I believe, would be the draft that we're talking about at the public hearing.

MAYOR HUBBARD: We have it for the discussion at the public hearing.

TRUSTEE CLARKE: Okay, great.

ATTORNEY PROKOP: Thanks.

TRUSTEE ROBINS: You'll send it to us, right?

ATTORNEY PROKOP: Yes.

TRUSTEE ROBINS: So I have it.

ATTORNEY PROKOP: I'll make sure these changes are covered and I'll send it around.

TRUSTEE CLARKE: Thank you very much.

ATTORNEY PROKOP: Immediately.

TRUSTEE CLARKE: Okay, great. This is a --  
this is a great meeting.

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(Laughter)

MAYOR HUBBARD: Okay. Joe, do you have anything else before we --

ATTORNEY PROKOP: No.

(Laughter)

MAYOR HUBBARD: Any other questions for Joe?

TRUSTEE CLARKE: No, sir.

MAYOR HUBBARD: Okay. Board Discussion: Discussion on Chapter 150, Zoning.

(Laughter)

MAYOR HUBBARD: Okay. Well, seeing as we've spent all the time on that. Now do we want to close that public hearing and move on to the new version of what we're going to be doing to --

TRUSTEE CLARKE: We should, yes.

MAYOR HUBBARD: Going to go forward with?

TRUSTEE ROBINS: Well, I think that would make -- I think that would be make sense, yeah.

MAYOR HUBBARD: So all right. So we'll put a resolution on to close that public hearing next Thursday, and then we'll start over with the new law that will be out to the public and everybody for November.

CLERK PIRILLO: Well, you're going to close it now, right? You can just close it now, right?

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MAYOR HUBBARD: Right, but we don't normally vote on things at the work session. Should I close it now, Joe? Can I close it now, or --

ATTORNEY PROKOP: I would --

MAYOR HUBBARD: Or should we close it at the meeting?

ATTORNEY PROKOP: I would, I would do it at the meeting.

MAYOR HUBBARD: Yeah. All right. We'll close that public hearing at our meeting next Thursday.

TRUSTEE CLARKE: Very good.

MAYOR HUBBARD: Okay. All right. The second one we had, the public hearing regarding the wetlands permit application submitted by Cole Environmental on behalf of Paula Casey. Paul has gotten all the updated plans and everything on that. We talked about this last month. It's ready to go for a vote. The CAC ruled on it. Everything is fine with them. So we want to vote, resolution to vote and approve the wetlands permit application next week.

TRUSTEE CLARKE: Yes, sir.

MAYOR HUBBARD: Okay. Everybody comfortable with that?

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TRUSTEE CLARKE: Yes, sir.

MAYOR HUBBARD: Okay.

TRUSTEE CLARKE: Okay.

MAYOR HUBBARD: Again, so we should close the public hearing on that first, and then the next resolution, because we tabled that or kept it open last month.

CLERK PIRILLO: Right.

MAYOR HUBBARD: So we'll close that first and then the next resolution will be to approve it.

Okay. Mayor and Trustees Work Session Reports: I had a couple of things.

I received paperwork this past week about they're doing grants that are making the speed signs, you know, trying to make speed signs available through a SMART Grant. And I forwarded the paperwork along to the Village Treasurer and the Village Administrator, so we're going to look towards that. I know it had been discussed. We were trying to find funding for it and all. Now everybody in the state thinks it's a good idea, so they're going to be working on that and we're going to see who can apply for it. The deadline, I believe, was November 18th. We have to submit that in, and we're going to apply for four, see what we

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get.

TRUSTEE PHILLIPS: Okay, great. I think that's great.

MAYOR HUBBARD: On front and Main Street, do one on First Street, or whatever.

TRUSTEE MARTILOTTA: Sure.

MAYOR HUBBARD: You know, pick up another spot for it.

CLERK PIRILLO: We began -- I'm sorry. We began the process today already. There are some proofs, quote-unquote, that we have to go through in order to be eligible to apply for the grant. One is to prove that we are reducing the carbon footprint by asking for what we're asking for, and another is revolving around finance. But we've only given it a perfunctory look, so we'll report back.

MAYOR HUBBARD: Okay. Well, we're just trying to get people not to go 60 in a 25, and, hopefully, an electronic sign will wake them up a little.

(Laughter)

MAYOR HUBBARD: That reduces it, right. But they're in the process, I just wanted everybody to know that.

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The trees from NYPA showed up on Monday --

TRUSTEE MARTILOTTA: Awesome.

MAYOR HUBBARD: -- 22 trees. Spots are all located. Steve Rutkowski went around and made sure there was nothing in the way, said you can't put it here because there's a sewer line, put it over there, whatever. Warner's going to be here, I believe Tuesday they're going to start planting them. So it's 22 new trees, we paid for 11, the other 11 are free.

TRUSTEE MARTILOTTA: Wonderful.

MAYOR HUBBARD: I want to thank the Tree Committee for working on that. They're up at the Light Plant. There are some really nice looking trees and all.

TRUSTEE PHILLIPS: Are they, really?

MAYOR HUBBARD: Yeah, real nice stuff.

The last thing, Paul is working on this. We're trying to put everything together with the dedication for the Mini Railroad last week. We're trying to put together a hard plan for Moores Lane.

Prices on -- I met with Corazzini up there to widen out the old Firmen's Track to make it one way heading north, with diagonal parking on both sides. Working on that. He's talking, getting prices from

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Haugland of underground conduit, and putting light poles up along it to lighten it up to make everything better. We just haven't had time to get all the hard numbers together, but we are working on that. And there will be a picture with an overall diagram of where the new building is going, where the bathrooms are going to be, and we'll have an aerial view of what's going on there.

TRUSTEE MARTILOTTA: That's awesome, that's really great.

MAYOR HUBBARD: So, you know, we talk about it, I tell you, you know, the parking fund and everything else. Well, this is going to be the plan with numbers and a picture, so everybody can see what it is, then we'll take suggestions. Okay? And that's all I had on that.

The North Fork TV Festival, is this the sixth year?

CLERK PIRILLO: They said the eighth.

MAYOR HUBBARD: Eighth year. Wow, time flies.

CLERK PIRILLO: I know.

MAYOR HUBBARD: Okay. It's this Saturday. If anybody is interested. It's all being held on one night, it's not spread out over the three



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nights as it has been in the past. It's going to be down at Claudio's. If anybody's interested, you have to buy tickets, but, you know, you're welcome to come down and see what's going on.

And we did have the groundbreaking for the train station and everything else. I want to thank everybody that did show up, everybody from the public that donated towards the cause. They are taking ongoing donations. They do have two donors. Anybody who wasn't there, two donors are going to match up to \$125,000 of funding coming in. So anybody that can donate towards it, whatever you give will be doubled. Anybody who knows a business, they had a lot of businesses who will match charitable donations. You know, if anybody knows somebody's that's got a deep pocket, would like to donate some money towards it, it would be more than welcome and they could use it. And they're getting close to being able to finish up the project.

And that's all I had. Trustee Phillips?

TRUSTEE PHILLIPS: I -- as I said, I attended this meeting and short-term rentals came up. And I'm -- had mentioned before that dealing with the application, that we should have -- perhaps start

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getting a database of those who are actually declaring that they're the short-term renting in the two-family houses, because that's the one that seems to be the buildings of the rental units that are used the most, from what I'm observing around town.

So what I would like to see us is change, change the code to have it where if you're -- have a two-family house that you're doing a short-term rental at, that you declare which unit is going to be short-term rental'd, so that there's a clear distinction between the one that's going to be owner-occupied or long-term rental and one is going to be short-term rental. We need to probably get a little more documentation to go along with the application in dealing with the long-term rentals than we are currently getting.

I do have a question as to with the short-term rentals. I understand in reading from Airbnb and VRBO, VRBO or whatever, that at the end of a fiscal year or at the end of December, they issue 1099s to their participants in it. And in my mind, that brings the fact, of course, is they know they're operating as a business. And I'd like to know if we're able to deal with charging a

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Hotel/Motel Tax to those who are doing short-term rentals within the Village of Greenport. It's an idea to kind of strengthen the fact that they're here.

I don't think we can literally make them disappear anymore, we allowed them to happen. So I think we need to strengthen it, so that the residents that are dealing with the usage of a short-term rental that's every weekend, we have some type of enforcement record to go back to. I think right now we don't have that, and I think the beginning part of it is to start with the permit rental -- I mean, the rental permit, and increasing the fee for those who want to do the short-term rental. I think that they should pay a higher fee for the rental permit. I think it's time that we took a serious look at it, so that's one of my suggestions.

ATTORNEY PROKOP: So they have -- I just want to mention, so Suffolk County, as an it example, considers these to be a commercial rental that's taxable and they have a tax on it. For us to do -- there are -- there are other municipalities in New York State that have such a tax, but you need a legislation, New York State legislation in order to

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do that.

TRUSTEE PHILLIPS: Well, as I said, I, you know --

ATTORNEY PROKOP: So, but it's -- you know, if the Board decides at some point, I could facilitate that.

TRUSTEE PHILLIPS: Well, I believe that our hotel/motels that are already in existence here in the Village, aren't they paying a hotel tax?

ATTORNEY PROKOP: To the County.

TRUSTEE PHILLIPS: To Suffolk County, to the County?

ATTORNEY PROKOP: Yes.

TRUSTEE ROBINS: Suffolk County, it's a Suffolk County tax.

TRUSTEE PHILLIPS: Okay. All right. So --

ATTORNEY PROKOP: And it's not -- it's not inexpensive, and it's purely --

TRUSTEE CLARKE: No, it's a -- it's a sizeable tax.

TRUSTEE PHILLIPS: I just feel that --

TRUSTEE CLARKE: And it's also the consumer that pays the majority of the tax.

TRUSTEE PHILLIPS: Right.

ATTORNEY PROKOP: You get billed for it.

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TRUSTEE PHILLIPS: Yeah, you get billed.

Yeah, it's the user.

TRUSTEE CLARKE: You know, it's not coming out of the owners.

TRUSTEE PHILLIPS: No, they have to -- that's part their fee for charging --

TRUSTEE CLARKE: I believe it's 14%.

TRUSTEE PHILLIPS: But in reading some of the processes for becoming a short-term rental within Airbnb, they had examples of some places where they actually had a whole group of charges which the owner could charge to their potential renter.

So it's being -- yeah, you're right, it's being passed on to the consumer, but our -- no matter how we hope that it doesn't happen, sometimes the services that we provide are -- like our local garbage cans become the dumpster for the short-term rental tenant on the way out, and we have more calls into the enforcement dealing with issues.

And I just think it's time to separate them out from the long-term rentals and truly put a higher fee on their application, okay? That's one. I don't know how everybody else feels, but I just think that should happen.

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The solar discussion, we had that earlier. I know that the Town of Southold has an actual part of their code for applications. I think that -- I have three questions, and I think we need to know who actually is in the Village that has solar. I think we also need to make sure that in the permitting process, that their equipment is provided with a cutoff, as Paul has mentioned before.

And, also, I think that it's something the Historic District -- I need to bring it up, is I understand that in doing a little research, we have some within the Historic District that had a permit application and they didn't go before Historic. So I think that I would like to hear from the Historic District how they feel, where they -- you know, how they feel about solar within the district. And I'll be honest with you, does that affect the -- if they're a land -- you know, historic landmark, does that affect their status when they're close to that kind of thing?

ADMINISTRATOR PALLAS: I have no idea.

TRUSTEE PHILLIPS: Okay. Those are the things I -- that went through my head --

TRUSTEE CLARKE: Interesting question.

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TRUSTEE PHILLIPS: -- dealing with -- dealing with the issues of the fees and the net metering. And I understand all of that, but I think we also need to make sure that the structures are safe, that everything is done, and that we -- we should know who has them.

So I think they need to be permitted, and that's why I suggest we also need to put together some type of an educational or a fact sheet for anyone that wants to do, but also help the staff when some of the questions come in. They can actually have something in front of them, so that there are five different answers to one question.

ATTORNEY PROKOP: The Fire Department also has to be alerted to which ones, because they're --

TRUSTEE PHILLIPS: Yeah, I was just -- yeah, I was just --

ATTORNEY PROKOP: They're very dangerous. They're charging, they're charging all the time. We get -- we get special training in the Fire Department.

TRUSTEE PHILLIPS: All right. So that's the other thing. And then I've been thinking about this for a long time, and at one point we did have a truly active Community Development Department.

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But I think, in looking at a view of looking for grant money for community functions, and communication between businesses and somebody who is actively looking for things that would -- projects that would improve the quality of life for our residents and the business community, I would like in the next budget process that we think about perhaps reaching out to a sort of part-time community development person that would actually be looking for grants, or working with and helping.

You know, everyone is already maxed at Village Hall. I think that this would be a communication help between the community and a lot of activities that they see want done in the Village, but we're all in two different directions. And I just think it would be a -- it's a thought process, and I would like to see if it could be incorporated in next year's budget.

So those are my thoughts, and that's pretty much it for me today.

MAYOR HUBBARD: All right. Thank you.  
Trustee Robins?

TRUSTEE ROBINS: So I'm just going to give you the committee reports first.

The Carousel Committee met at the Carousel a



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couple of weeks ago, and what we actually -- what they actually did was an inventory of all 36 horses. And there was general agreement that about 10 of the horses are in good condition and need a little bit of touching up and painting spots. Eighteen of them are in fair condition, meaning they're going to need more attention, but are fully functional. And, finally, eight are in poor condition, and will probably need a serious going over of significant work. Those tend to be among the oldest of the horses, and we especially want to preserve them.

So they had somebody come and is going to be giving an estimate to do -- a local artist that was interested in doing some of the painting. We're probably going to reach out to other people. I think they're probably going to get a couple of estimates to bring to the Board, you know, to look into doing that.

BID report, I'm going to ask to read this letter from the BID that the Village received in reference to the Christmas tree lights, so I'm going to read it into the record now.

"Request for assistance with Village Tree Light Installation.

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Dear Mr. Pallas, On behalf of the BID for The Village of Greenport, I am respectfully requesting assistance with our holiday light installation on Front and Main Streets and ask that you read this request into the record at the work session.

As I hope the Board is aware, the BID has for the past several years invested a substantial portion of its total annual operating budget to pay for the cost of materials and labor to install the lights on more than 35 trees that line our downtown village streets.

The feedback has been consistently and overwhelmingly positive when we animate our downtown Village corridor, which aides in the spirit of the holidays for young and old alike. It helps our merchants offer a greater holiday experience, and in turn" -- "and in turn, provides them with an opportunity to sustain their livelihoods in the cold winter months ahead. It also amplifies the spirit of the holidays for all our residents and visitors to enjoy over the quiet winter months.

The BID and the Village Electrical Department have worked closely in the past to create this festival holiday spirit and for that we are

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appreciative. However, this year, we received a quotation that was far larger than we had hoped in once again bringing back these holiday lights. The reason being that virtually all of the actual lights have to be replaced and the cost of labor to install them has increased.

As a result, the BID is faced with a quotation that would constitute 38% of its total budget for this coming" -- "upcoming year. We cannot fund the expense to that degree and are trying to secure some underwriting to further offset costs. However, a key component to the overall success of the lighting initiative would be to receive the assistance of the Electric Department, who has the equipment and skill sets necessary to physically install the lights and make the connections.

The BID would work closely with Mr. Jacobs to complete the work, which should take no more than two" -- "a day or two at the most. The goal being to have all installed by the Annual Christmas Tree lighting, and then once again allow the Mayor to "flip the switch" and light the entire downtown Village area.

Unfortunately, without the Village's

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assistance, we will not be able to animate the Village as it has been in the past, and to lose that holiday spirit would be a truly unfortunate result. Therefore, we appeal to the Village for assistance in this regard.

Most respectfully, Very Truly Yours, Richard Vandenburg, President of the Bid."

MAYOR HUBBARD: Okay.

TRUSTEE ROBINS: The only other thing I want to mention, that the BID had their meeting the other morning and they did approve two donations. They did give \$500 to the Mini Railroad, and also \$500 to the Skate Park.

I just wanted to speak for a moment on affordable housing, since that's something that I'm passionate about. I know we haven't continued our discussions on accessory apartments. We've been preoccupied with a lot of things, but at some point I hope we do revisit the accessory apartment law. I think the last time we spoke about it, I was hoping that we could continue the discussion, and remove the affordable aspect of it, and along the lines of encouraging the building, at least, of some apartments.

And I will be speaking with the Town and

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finding out if one of their intentions for the fund that Stephen's working on right now would be to help people create accessory apartments.

Unfortunately, one of the things, one of the problems with creating those is our enforcement issue, and will people use them for what they're intended, and not be using them as a short-term rental.

I'm not sure if I agree with Mary Bess' assessments, that most people that are doing short-term rentals are two-family houses. I mean, most of the ones that I see are single-family, being turned over every weekend.

So, you know, the enforcement element of that is one of the most challenging things, I think. I think I've heard anywhere between people that are -- know people who are aware of anywhere between 79 and 120-some-odd short-term rentals in the Village. And I don't think we have that many two-family houses that are renting to people, so I think it's primarily single residences that that's happening at, and it definitely does have an impact on our year-round rental stock.

The only other thing, and I'm going to reach out to Southold on this, because this is not

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directly related to the Village, but I think affordable housing should be addressed as a joint venture of the Village and the Town, and that we should seek to find sites with access to the Village sewer that can be developed. I think we should work together as a team to come up with some new solutions to a problem that affects the entire town. We won't be able to provide housing to everybody that needs it if we -- but we owe it to our -- but we owe it to our workers and their families to show them that we're going to try.

So I'm not in any way suggesting that the Village of Greenport, Greenport can solve this problem, nor the Town of the Southold. But I think that there hasn't been enough done to deal with possible zoning changes and things like that.

I believe we received a letter from Mitchell Pally the other day, I think the Board saw it, it was addressed to the Southold Town Board, and it addressed that. And one of the things that he was suggesting was that the Town should consider zoning changes and identifying parcels that are suitable, and change their zoning designation, so that a developer, a developer doesn't have to go through the process to propose a project. Instead, the

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developer can come and say, "I'm interested in this parcel that the Town has already approved and I would like to do this project there."

So, you know, again, with this intractable problem that's affecting the whole country, I'm not -- I'm not saying that the Village can do -- can solve the problem, but if we created 20 affordable units, it's something. And that's why I think we need to show the residents and the people that live here that we're going to try. That's all I'm saying.

MAYOR HUBBARD: Okay. But the one up on the North Road everybody seems to be fighting, Board included. I mean, you know, it's just, you know, he's already scaled back 10 of the units out of it, and he's resubmitted that, and he may walk away from the whole project.

TRUSTEE ROBINS: It's not in our jurisdiction, unfortunately. You know, I don't think that --

MAYOR HUBBARD: But there's other stuff we could do to help promote it and everything else and we're not.

TRUSTEE ROBINS: Well, what would we -- the Village could promote it in what way?

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MAYOR HUBBARD: We could sign the contract for the hookups.

TRUSTEE ROBINS: Well --

MAYOR HUBBARD: I mean, I know everybody feels that we're pushing the Town, but he's scaling back the project, we just lost 10 units. He may have definitely, if had -- you know, the Town Zoning or Planning Board in the Town has to do their own job. All we asked for was just -- we said we agreed to the concept that we were going to supply sewer. And if he's not going to get the sewer, then he has to change the whole outlook of what he's actually building there, and the whole project will go down. It could be cut in half and the affordables won't be there, because the whole center of the piece of property will be cesspools, then. We went through this when Paul and I had meetings with them two years ago, so the sewer is critical to that portion of it.

TRUSTEE ROBINS: Well, I don't think that were the only objections that the Southold Planning Board were dealing with. There were a lot of other residents complaints, not just, you know --

MAYOR HUBBARD: Oh, I know. But like you're saying, everybody needs to do it, but nobody seems



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to want it near them, you know. And so that's the issue that we're running into all over, you know, "Not in My Backyard", and I understand that. But if we're serious about affordable housing or more housing, we need -- we have an asset that will help that project work.

TRUSTEE ROBINS: I just said that, I said the Village should be buying sewer wherever it's possible.

MAYOR HUBBARD: Okay.

TRUSTEE PHILLIPS: But I -- okay. I mean, I've been following, but my understanding is, in reading what's been going on, is that the Town of Southold is just moving forward as if he is going to get sewer from us whether the contract is signed or not. I mean, that's -- that was my understanding, is -- but, in the meantime, my feeling is that Southold Planning Board has got to do their due diligence, and --

MAYOR HUBBARD: Uh-huh.

TRUSTEE PHILLIPS: Either way, he's -- if he gets -- if he gets it approved, and for some reason we do not sign the contract, or there is some issue with disagreement, and I don't think that's -- it is. I think that it was -- is the fact that we

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don't -- we want it to be clear that the Town of Southold's got to make the decision that they want that type of project in the Town of Southold. I mean, obviously, it's not just -- it's not just some of the neighbors that are objecting to it, there's the environmental groups are objecting to it.

So I just feel that -- I don't see any hurt in us waiting, I don't think it's affecting this project at all. They're working on it, they're moving it forward. They're still in the process of mitigating whatever issues, because, if I remember reading correctly, he doesn't want to go through a full blown environmental assessment, which is -- which is what seems to be the catch at the moment, and I don't know whether the Planning Board in the Town of Southold has made a decision on that or not. That's where he's been, is whether he has to do a full blown environmental statement -- I mean, review.

MAYOR HUBBARD: Yes, because some people are saying that it's a wooded property and there are 100-year-old trees in there. There's already footings and foundations in there for when the property was cleared 30 years ago.

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TRUSTEE PHILLIPS: I'm not --

MAYOR HUBBARD: And that's all just scrub stuff that's growing up there now. It's not they're going and cutting down Moores Woods, Forest, or whatever, on four acres, you know.

TRUSTEE PHILLIPS: But I just --

TRUSTEE CLARKE: George, do you believe that if we took a different approach and entered into a contract, that we would create an environment that is more encouraging for the Town?

MAYOR HUBBARD: I think so myself, yes, that we should -- you know, they have units up there, you know, four buildings, 40 affordables, and he was going to put that in perpetuity to keep them affordable and everything else, but that's maximized on the amount of what he's able to do.

I think, you know, we talk about affordable housing, we need more apartments and everything else, and we have -- we have a commodity that we're in the business of selling.

TRUSTEE CLARKE: Yeah.

MAYOR HUBBARD: So we get big upfront money to start with, and then we'd have 60 new customers for us for life, and we had the room for it. It's 2% of our overall capacity. And I think if we just

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said, "You know what, we're going to sign the contract," if it never gets built and the Town says no, then it doesn't -- it doesn't hurt anything. But I think it just puts the word out that we're in favor of this type of development, because we need the apartments for our workers. That was -- that's just -- that's my opinion, you know.

TRUSTEE CLARKE: Do you want to perhaps ask that question again?

MAYOR HUBBARD: What, if we want to sign the contract?

TRUSTEE CLARKE: Yes. And circulate it?

MAYOR HUBBARD: Well, they recalculated now, because they took one of the buildings out, so Paul has to do a recalculation on it. But we could send that email around again.

TRUSTEE PHILLIPS: Has he -- has he given to the Town Board yet? Because when I checked, he hadn't presented it to them yet.

TRUSTEE CLARKE: I mean, I was swayed at the time to concur with several other Trustees that it was something that I thought, with due respect, should be, you know, handled appropriately within the Southold Town Planning Board, and I didn't want to exert any influence, if you will, or make any

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kind of political gesture. But the truth is, though it's in Southold, it's really Greenport property on Main Street in Greenport. And, you know, I'm -- I can understand that adding additional weight to the project, if we really believe in affordable housing, could maybe make a difference. And if that's the case, maybe, maybe it would be legitimate to sign the contract, and I could be persuaded to change my initial thoughts.

MAYOR HUBBARD: Okay. Well, Paul will recalculate the numbers and we'll send it back around.

TRUSTEE CLARKE: Just something to consider.

TRUSTEE PHILLIPS: As --

MAYOR HUBBARD: Yeah, just --

TRUSTEE PHILLIPS: As I as I said, the whole, the whole problem at the moment is that the developer does not want to go through a full blown environmental study, okay?

TRUSTEE CLARKE: I understand that.

TRUSTEE PHILLIPS: And that's -- in my mind, that could be easily influenced by us signing the contract ahead of time, that the Town, Southold Town Board needs to do their due diligence, they need to do the review.

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And yes, it's coming into the Village of Greenport. Maybe we can have a discussion of what we want it to look like coming into, as far as some people have mentioned it's coming into the Village of Greenport, we should have influence as to what it's going to look like. But, in the meantime, the Town of Southold has got to make a decision as to where they want to put affordable housing, and that it's their -- it's in their zone, unless he, of course, wants to be -- you know, we could go through the whole annexation that we did, like Kontokosta, thank you, but, you know, thank goodness that's not being put on the table at the moment, but --

TRUSTEE CLARKE: Well, we missed that opportunity 100 years ago.

TRUSTEE PHILLIPS: Right. So, but, you know, as I said, I -- the biggest issue, and I have no idea whether the Planning Board has made a decision or not, whether they have to do a full blown environmental. And the developer has said if he is forced to do a full blown environmental, he will pull away from the project.

MAYOR HUBBARD: Correct.

TRUSTEE PHILLIPS: So I don't -- for me, as a

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Trustee, I don't think that we as the Village should interfere in that little decision. I think that needs to be done by the Planning Board members in the Town of Southold. And if he doesn't have to do a full blown environmental, then I might change my mind at the moment. But I don't want us influencing something that they're -- their SEQRA process goes through, and I -- and that's where I stand.

TRUSTEE CLARKE: You're very clear.

MAYOR HUBBARD: Okay. We have the Letter of Intent. We polled everybody, everybody said they -- the Letter of Intent was there.

TRUSTEE PHILLIPS: Right, that's fine. I stand by it.

TRUSTEE CLARKE: And perhaps in the interest of really trying to put our money where our mouth is, as citizens of Southold Town --

MAYOR HUBBARD: Okay.

TRUSTEE CLARKE: -- we're being called to perhaps step out of a normal procedure to encourage development of affordable housing in our neighborhood.

TRUSTEE PHILLIPS: But please remember, that project is not just affordable housing.

TRUSTEE CLARKE: I understand.

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TRUSTEE PHILLIPS: It has medical offices that, in all honesty, okay, within the Town of Southold code has conditional uses that could turn it into a restaurant later on if he can't rent out medical offices. So there's a lot to be considered on the whole picture of the project.

TRUSTEE CLARKE: I understand, it's not something I take lightly.

TRUSTEE PHILLIPS: I don't -- I don't find it -- if a developer is that -- that pressured -- not pressured. Is that -- putting his money where his mouth is to put affordable housing, he's not going to say, "Well, if I have to do a full environmental study, I'm going to yank out." That to me is not sincere in what you're doing.

TRUSTEE CLARKE: Understood. Thank you.

MAYOR HUBBARD: Okay. Did you have anything else, Julia?

TRUSTEE ROBINS: No, I'm finished. Thank you.

MAYOR HUBBARD: Okay. Peter?

TRUSTEE CLARKE: I have very little this month. I just want to --

MAYOR HUBBARD: All right. Yeah, it's after 10. We're going to take -- take a five-minute break so she can get up and stretch her legs.



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TRUSTEE MARTILOTTA: I can check the Yankee's score.

(The meeting was recessed at 10:09 p.m. and resumed at 10:14 p.m.)

MAYOR HUBBARD: Wait for the high-five from the back guy. You're on camera.

(Laughter)

TRUSTEE CLARKE: All right. So I only have -- I wanted to just share how happy I am that we were able to get the grant for the improvements in the Mitchell Park restroom, and to publicly thank Friends of Mitchell Park for their contribution to that grant, and that we prevailed with it.

And the only other thing I had to report on, well, it's not a report, but just to request attention to the letter about bathrooms that came from our Skate Park Committee that we received this week, and whatever we can.

And your information about trying to get on paper what we're doing at Moores Lane is really just incredible news for me. And trying to get, you know, the bathrooms resolved, so that we have a spot for all those new activities and the renewed interest in that area, I think it's going to be

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important.

On the bathrooms for the station house, I didn't receive a response on my question about exactly how many bathrooms are going to be built.

MAYOR HUBBARD: Well, going back to the first part, the porta-potty was between the two ball fields and used by the Skate Park. But I talked to the Village Clerk. The next time they come and clean it, they're going to move it over by the shed, the Little League shed to the other side, because the ball fields are not active now

TRUSTEE CLARKE: Great. That will make --

MAYOR HUBBARD: So you're going to just --

TRUSTEE CLARKE: That will make -- that will make everybody very happy.

MAYOR HUBBARD: But, also, DeAl is putting all that cement and yard waste and everything else that they're doing is over near where the porta-potty is, and it's not a real safe area when I saw the new stuff going back over there. So that is being moved over where the little shed is behind the Little League fields.

TRUSTEE CLARKE: Very good.

MAYOR HUBBARD: And Paul can explain the other.

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ADMINISTRATOR PALLAS: I apologize, I didn't respond.

TRUSTEE CLARKE: That's all right.

ADMINISTRATOR PALLAS: So I did -- right now, as designed, there are two bathrooms.

TRUSTEE CLARKE: Okay, great. Originally, I thought there was only one.

ADMINISTRATOR PALLAS: No.

TRUSTEE CLARKE: The way I saw it.

ADMINISTRATOR PALLAS: No, there's two.

TRUSTEE CLARKE: Okay.

ADMINISTRATOR PALLAS: Definitely two, two individual units. But I did speak with the -- with the architect, and it could easily be expanded. He's going to redesign -- not redesign it, but redraw it to show where -- how the expansion would take place, if we find that that, too, is insufficient.

TRUSTEE CLARKE: Okay.

ADMINISTRATOR PALLAS: So there is space for it, there's plenty of space for it, I'll leave it at that.

TRUSTEE CLARKE: Okay, great. Very good. Thank you very much.

ADMINISTRATOR PALLAS: And I apologize for

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not responding sooner.

TRUSTEE CLARKE: No, no, that's quite all right.

MAYOR HUBBARD: Okay.

TRUSTEE CLARKE: That's it for me.

MAYOR HUBBARD: Okay. Trustee Martilotta.

TRUSTEE MARTILOTTA: Sure. We covered -- I wanted to do the zoning piece, which we got covered.

I spoke to some people down on Sterling. They came and found me and said how happy they are that we're doing the road. They wanted to make sure I told you guys.

And last, but not least, in case anybody is wondering, it is the top of the 8th, and Yankees are down three to two, but I have a good feeling about this.

(Laughter)

TRUSTEE MARTILOTTA: That's all I have.

TRUSTEE CLARKE: Very good.

TRUSTEE MARTILOTTA: That's all I have, Mr. Mayor.

MAYOR HUBBARD: Okay. Thank you. Okay. We do have a brief executive session to go with the Village Attorney on a litigation matter.

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I'll open it up to the public to address the Board on any topic.

PETER HARRIS: Good evening, Ladies and Gentlemen. Peter Harris, 212 Knapp Place. I am here tonight as a representative from Phenix Hook and Ladder Company No. 1.

And at our last company meeting -- as most of you know, we are very involved with the Christmas parade, Christmas tree lighting, festivities in the Village of Greenport. And at our company meeting, a motion was made and seconded and passed that they elected me to be the spokesperson, and be the person in charge of the committee to come to the Village Board with a request, as well as to pay for the request that we're about -- that I'm about to make.

We would like to have permission from the Village of Greenport to allow us to purchase a live Christmas tree to be planted in Mitchell Park for perpetuity. You know, I know the last couple of years it's especially been tough trying to get a Christmas tree to go in there. And when you get a -- when you get a free tree that they don't always look the greatest, and we're looking to for to Warner's Nursery, or some -- one of the -- one

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of the reputable nurseries and pick out a winner, and have them, you know, come and dig the hole with their -- the machine, and then be able to come and set a tree in place, so that we would be able to have for the years to come, the Christmas tree lighting, and for the residents of the Village of Greenport, as well as all the residents that live in the East-West Fire District. And it won't cost the Village of Greenport one red cent, that we will -- we will pay the cost for this to happen, if you give us the permission.

MAYOR HUBBARD: Well, thank you very much.

PETER HARRIS: The only one thing I would ask, I'm going to start looking, and I hope that -- I won't -- I can't come next Thursday, because the Captain and myself will be in Wisconsin out at the fire truck factory going over the final, final details before they start construction. Our truck is ready to get ready to go online. So we're going -- we're flying out next Thursday morning at -- we're leaving at 2 o'clock to get to a -- for a 6 o'clock flight out of LaGuardia to go to Wisconsin. So time is -- time is of the utmost, and so, hopefully, you can decide amongst yourselves and make a decision. And I thank you

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very much.

And I have one other comment -- one other question, it's not a comment. I sat back there and I listened to the gentlemen of the Jitney, the ferry going back and forth, and where we're going to -- where we're going to load, unload. When the ferry is not running, who gets -- which village gets to have the boat tied up? Is Greenport going to supply a -- the area for them to tie up when they're not running, or is that going to be in Sag Harbor?

TRUSTEE CLARKE: Good question.

MAYOR HUBBARD: I think it's a valid question. I don't think you could leave it on a floating dock like that, so --

PETER HARRIS: I mean, I heard a lot of talk about, you know, two-hour intervals, this, when the -- May and June and September and October, and, you know, but I never heard anybody ever say where the boat was going to be docked when it was not in service.

TRUSTEE CLARKE: Good question.

MAYOR HUBBARD: We will find that out.

PETER HARRIS: So I will leave you with that.

MAYOR HUBBARD: Good question. Thank you.

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PETER HARRIS: Thank you so much.

MAYOR HUBBARD: Anybody else wish to address the Board?

RANDY WADE: Randy Wade, Greenport, Sixth Street. Thank you so much for this meeting. It's great to hear you all going in a direction. You were so responsive to what you've heard in the community.

As far as now that you've come so far with these zoning ideas, I'm sure you thought about this already, of making sure that the waterfront plan incorporates what you want to do. And I'm not going to take your time now, I'll send you some other ideas for that. And it never hurts to hold a public hearing, if you could just squeeze that in also, because after eight years, you know, it's going to seem silly not to have a public hearing on that. But thank you. Great work, everybody, really, thank you so much.

MAYOR HUBBARD: Thank you.

WILLIAM SWISKEY: William Swiskey, 184 Fifth Street. I had a lot of questions, but I'm not going to ask most of them tonight. Couple of questions that I feel I have to ask, is do we have kind of some net metering tariff in place now,



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because some people think we do.

ADMINISTRATOR PALLAS: We don't.

WILLIAM SWISKEY: So the people that were saying they were getting money back weren't really getting money back?

ADMINISTRATOR PALLAS: No.

WILLIAM SWISKEY: All right. So on the net metering, I mean, you're talking 200 kilowatts, right?

ADMINISTRATOR PALLAS: 250.

WILLIAM SWISKEY: 250.

ADMINISTRATOR PALLAS: 250.

WILLIAM SWISKEY: But if the school applies, it's going to eat up half of that.

ADMINISTRATOR PALLAS: Then it would be grandfathered, it wouldn't be included in that, Bill.

WILLIAM SWISKEY: It wouldn't be included?

ADMINISTRATOR PALLAS: No.

WILLIAM SWISKEY: Well, that's sort of -- I don't think you'll get away with that.

ADMINISTRATOR PALLAS: I've already spoken to the Power Authority about it, Bill.

WILLIAM SWISKEY: Well, the school might speak to the Power Authority, too, because the

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school spent a million-and-a-half dollars, and now you're telling them --

ADMINISTRATOR PALLAS: No, Bill, it would be -- I would not exclude them from that. I would not -- they would be allowed to participate.

WILLIAM SWISKEY: So we'd eat up your 200 kilowatts, most of it, you realize that, it's a big system.

ADMINISTRATOR PALLAS: Yes.

WILLIAM SWISKEY: So maybe we had better do a little bit more thought before we even move on with this.

ADMINISTRATOR PALLAS: Let me try to explain one more time, if you don't mind. The 250 would be in addition to the school.

WILLIAM SWISKEY: So you could be talking 350.

ADMINISTRATOR PALLAS: Possibly. I don't know the size. I'd have to do research.

WILLIAM SWISKEY: The school is quite large, yeah, they --

ADMINISTRATOR PALLAS: I'd have to research.

WILLIAM SWISKEY: They pay like 80 or \$90,000 a year in electricity. And if I remember the last load study we did there, and that was years ago before all this -- they added stuff, you're talking

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75. They're on a demand rate, so they got to hit 75 kilowatts to get that rate once a month, right?

ADMINISTRATOR PALLAS: Okay.

WILLIAM SWISKEY: Because I think we need to do a little bit more study, because what's going to happen is him and me and Jack, we're going to end up subsidizing these people, and I'm serious. It's one of the big -- so before you even step in that thing, let's do a little study, or hire a specialist if you had to, if you can't do the study yourself, but it's a fairly simple study.

Another one is that like now you're saying that we might have to spend 10 to God knows, probably 15 or \$20,000,000 to upgrade our system if everybody in the Village goes electric, because the average electric heat customer, and we had the study in Village Hall many years ago, is 12 to 15 kilowatts, where the average resident with a furnace is four to five, maybe seven if it's -- so you would be doubling your electric usage.

You wouldn't be included -- increasing your hydropower any, because that's all spent out. You're not going to get anymore hydropower. Believe it or not, no matter what they tell you, they're not increasing Niagara Falls. And there

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are certain limitations to the treaty with Canada and how much water we can use.

So you should be fighting this in Albany tooth and nail, fighting with the Power Authority and not agreeing. Because if you agree and you have to spend that \$15 million, over 30 years, that's going to become 45. Your rates are going to go through the roof and you'll be out of business.

ADMINISTRATOR PALLAS: Mr. Mayor.

MAYOR HUBBARD: Yeah.

ADMINISTRATOR PALLAS: I just want to clarify, this is not the Power Authority, this is the State Legislature, and the legislation has already been in place. It's done, there's nothing we can --

WILLIAM SWISKEY: Well, there are -- yes, you can. There are -- just exempt, tell them you want to be exempted, because all it's going to do is punish this little village. I have an oil burner, I don't have to -- I don't have to go electric heat. You're giving people the impression that they have to convert to electric heat. If they do, the whole Village, you'll go out of business, believe me.

So I -- you know, I hear some things, that we

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really got to do some thinking and some planning, because it's like the ice pond now you're talking about putting out of business. Have you ever considered a portable structure in the winter? They don't cost that much. And you air condition that structure so the rain don't hurt you, the warm weather don't hurt you, or you could even go to a different refrigeration system. Put in a cement slab like they do in Rockefeller Center. You know, that's wide open to the weather. So there are things that it -- you're just listening, but there's no consideration to alternatives.

Anyway, I'll tell you the rest at the regular meeting. Have a good night.

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

(No Response)

MAYOR HUBBARD: Okay. I'll offer a motion to adjourn at 10:30 to executive session for a litigation matter.

TRUSTEE ROBINS: Second.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE CLARKE: Aye.

TRUSTEE MARTILOTTA: Aye.

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TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried. We're  
adjourned to executive session.

(The Meeting was Adjourned to Executive

Session at 10:30 p.m.)

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C E R T I F I C A T I O N

STATE OF NEW YORK )

) SS:

COUNTY OF SUFFOLK )

I, LUCIA BRAATEN, a Court Reporter and Notary Public for and within the State of New York, do hereby certify:

THAT, the above and foregoing contains a true and correct transcription of the proceedings taken on October 20, 2022.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 3rd day of November, 2022.

\_\_\_\_\_  
Lucia Braaten

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