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

Third Street Firehouse
June 16, 2022
7:00 P.M.

B E F O R E:
GEORGE HUBBARD, JR. - MAYOR
JACK MARTILOTTA - DEPUTY MAYOR/TRUSTEE
PETER CLARKE - TRUSTEE
MARY BESS PHILLIPS - TRUSTEE
JULIA ROBINS - TRUSTEE

JOSEPH PROKOP - VILLAGE ATTORNEY (Absent)
SYLVIA PIRILLO - VILLAGE CLERK
PAUL PALLAS - VILLAGE ADMINISTRATOR
ROBERT BRANDT - VILLAGE TREASURER

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

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

4 (Pledge of Allegiance)

5 MAYOR HUBBARD: Thank you. Okay. We'll
6 start with the Fire Department report. Chief
7 Manwaring is here.

8 CLERK PIRILLO: Project, project.

9 (Laughter)

10 CLERK PIRILLO: You can do it, Wayde.

11 RANDY WADE: I hope you got all the reports
12 that had we sent over for the month.

13 MAYOR HUBBARD: Yes.

14 CHIEF MANWARING: We had Malyssa DeIGaudio
15 to --

16 TRUSTEE ROBINS: Could you speak up a
17 little?

18 CHIEF MANWARING: An application for
19 membership for Relief Hose Company No. 2. She's
20 an EMS --

21 TRUSTEE ROBINS: Excuse me. Chief, could
22 you speak up a little louder, please? I'm sorry.

23 CHIEF MANWARING: She's an EMS Dispatcher
24 from Southold Town Police, which should work out.

25 That's all I had. We had thing that we did

1 do. The mass MCI drill, which turned out pretty
2 good. We learned -- I learned a lot being head of
3 everything out there. We found out a lot of our
4 problems with communications. We had Departments
5 as far as Brentwood and Mastic and it was a very
6 good turnout. Hopefully, it never happens out
7 here on the East End.

8 That's about all I can say about that.

9 TRUSTEE ROBINS: I heard some --

10 MAYOR HUBBARD: It's good training to be
11 prepared.

12 CHIEF MANWARING: It's was good.

13 TRUSTEE ROBINS: I heard some very good
14 feedback about that, Chief.

15 CHIEF MANWARING: Yeah.

16 TRUSTEE ROBINS: And specifically about you
17 in general and your leadership doing the event.

18 CHIEF MANWARING: We were very nervous about
19 holding it, but we pre-planned it way prior, and
20 it was at a point where we couldn't stop. And
21 once we got -- we did it, what happened in Texas,
22 and we were a little leery about trying to do
23 this, and we were afraid something else might
24 happen, but it all worked out for the best, I
25 guess. We learned.

1 And I found out the local departments next
2 to us don't have our frequency. So it was a
3 practice drill. But if it was a real thing, we'd
4 have to turn around and figure out something else,
5 which we have figured out anyway, because we had
6 communications coming in from Suffolk County EMS
7 and all that. So we were well prepared for that
8 anyway.

9 MAYOR HUBBARD: Okay. Any questions for the
10 Chief?

11 TRUSTEE PHILLIPS: Chief, at the Wardens
12 meeting last night, maybe you want to find out
13 from Paul, there was some activity going on at the
14 tower with the generator being put in with
15 Southold Town P.D. and stuff that you were working
16 on?

17 CHIEF MANWARING: A Fire Department thing,
18 because their Chief told me the Southold Fire
19 Department put an antenna or something up there.

20 TRUSTEE PHILLIPS: Paul, you were involved
21 in that.

22 ADMINISTRATOR PALLAS: Yeah. That was
23 the Fire -- the Fire Department antenna was all
24 approved, went through the full process for that.
25 As far as the generator for our equipment, that we

1 are with the, as far as -- I don't know if I've
2 reported on this, but the transfer switch for a
3 generator already exists there physically, it's in
4 good condition, which is actually a good thing,
5 because we had to get one today. It would
6 probably take a year to get. So what we're --
7 we're looking at alternatives on what to put in.

8 One of the things we're investigating is the
9 generator in -- actually that exists already in
10 Mitchell Park was originally installed for the
11 Carousel doors. That, we're looking to repurpose
12 that, since we've taken -- most of the doors in
13 the Carousel are all manual, there's really no
14 need for a generator there, but we don't know.
15 We're investigating the condition. We know it
16 works, but we're having it looked at just to make
17 sure it makes sense to move it, as opposed to get
18 a new one.

19 TRUSTEE PHILLIPS: Well, as I said, the
20 Chief -- the Board of Wardens brought it up last
21 night. They were -- they're looking for --
22 they're looking for an update for it and I just
23 couldn't give it to them.

24 ADMINISTRATOR PALLAS: Yep.

25 TRUSTEE PHILLIPS: Okay.

1 MAYOR HUBBARD: Okay.

2 TRUSTEE PHILLIPS: I know you weren't there
3 last night. Are you feeling better?

4 CHIEF MANWARING: Yeah. Thank you.

5 TRUSTEE ROBINS: Thank you, Chief.

6 MAYOR HUBBARD: All right, very good. Thank
7 you. Okay. Next would be the Village Administrator
8 report.

9 ADMINISTRATOR PALLAS: Thank you, Mr. Mayor.
10 Before I go into my regular items that are listed
11 there, as you know, I just returned from the
12 American Public Power Association annual meeting.
13 There were two, two issues that I just wanted to
14 highlight that came out of -- that were repeated
15 multiple times at the meeting. The first one is
16 what I alluded to a minute ago, is the supply
17 chain issues.

18 They -- it has become quite rampant in the
19 industry that electrical equipment, generally, but
20 for utilities specifically, are becoming very,
21 very difficult to get, and one of the most
22 worrisome items are transformers. So right now we
23 don't really have an issue, as we did get
24 transformers for our microgrid project, but not
25 without a hitch in that in terms of supply chain

1 issues.

2 Transformers that we selected, a single
3 component in those transformers suddenly became
4 unavailable, so we had to make a minor change in
5 the specification of the transformer to allow a
6 different transformer that could be used. So
7 that's the good news/bad news thing.

8 What I'm looking at now is whatever
9 transformers are being removed, I'm going to make
10 sure that we keep as many of them as we can that
11 are serviceable. So if something were to happen,
12 you know, a storm or whatever, we would have an
13 adequate supply of replacements. I just wanted to
14 let the Board be aware of that.

15 The second big issue, which I've talked
16 about, on the New York -- as far as New York goes,
17 but it's this concept of moving away from fossil
18 fuels and having everything in homes, businesses
19 powered by electricity, heat, primarily heat, and
20 even cooking, all those things, to not use fossil
21 fuels for any of that. And New York, as I
22 mentioned, passed a law called CLCPA, the Climate
23 Leadership and Consumer Protection Act, that
24 mandates by law these kinds of changes with a very
25 tight timeline.

1 The State Association is providing comments
2 on that plan, the scoping plan, which is the next
3 step in the process. I'll make that available to
4 everybody as soon that gets completed. But it is
5 a serious concern, and it's becoming a concern on
6 the national level, that electric grids are just
7 not ready for this intensive electrification, and
8 it's going to take an enormous amount of effort to
9 make the grids ready for that.

10 The range of increase in load was estimated
11 to be anywhere between 60 and 80%, in some cases
12 more than double. And, you know, as you know,
13 we're at -- we're fine right now, but if we were
14 to double, we would have to double everything we
15 have, it's really that simple. And very few, I
16 don't know of any, utilities that are ever fully
17 prepared for that kind of increase.

18 I just wanted to keep you apprised of that.
19 And I will certainly send out the comments once
20 they're completed by the Association.

21 TRUSTEE PHILLIPS: Paul, can I --

22 TRUSTEE ROBINS: Paul -- oh, sorry.

23 TRUSTEE PHILLIPS: I have to ask you a
24 question in relationship to the consumers. In our
25 homes, are they going to be pushing for our

1 kitchens and our homes to be totally electric?

2 ADMINISTRATOR PALLAS: It's all in the law,
3 in State Law, that your home heating systems,
4 commercial heating systems will have to be all
5 powered by electricity. It doesn't have to be,
6 you know, resistance heating, it can be heat
7 pumps, it can be, you know, those kinds of things,
8 but --

9 TRUSTEE PHILLIPS: In all honesty, are
10 they -- I mean, it's great, and it's a noble
11 thing, even though I'm not crazy about windmills.
12 But expecting families who have this type of
13 utilities within their home already, how are they
14 going to -- are they going to -- have they thought
15 about how they're going to encourage people to
16 change over to that, or are there -- are there
17 thoughts being put on to that, or we're just
18 getting into the nitty-gritty of --

19 ADMINISTRATOR PALLAS: We're just beginning
20 the stages of getting -- beginning that process,
21 that's what the scoping plan is. So step one was
22 just to pass the law, which was vague at best.
23 And now his group called the CAC, and I forgot
24 what the acronym is for, but they're actually
25 preparing a scoping plan, which we'll start to

1 talk about the logistics of all of this, so.

2 TRUSTEE PHILLIPS: Okay. Well, we also, if
3 I remember somewhere in the back of my mind, and
4 please forgive me, it's not coming to mind, we
5 have this money that we're putting aside for, you
6 know --

7 ADMINISTRATOR PALLAS: Appreciation reserve?

8 TRUSTEE PHILLIPS: Yeah. Is there something
9 that we as a Village should start thinking about
10 with that?

11 ADMINISTRATOR PALLAS: Until, until we know
12 where this is really going, I would doubt that our
13 regulator would approve any kind -- it would -- I
14 mean, the short answer is, to prepare for it, from
15 what I know right now, it would have such a
16 tremendous impact on rates that it just is not
17 sustainable. I don't believe it's sustainable.

18 TRUSTEE PHILLIPS: Okay. But, I mean, it's
19 a law, okay?

20 ADMINISTRATOR PALLAS: Right.

21 TRUSTEE PHILLIPS: It's something that has
22 to move forward. So I would think that perhaps
23 now, with the creative thinking of a ready
24 project, that we might be able to -- you know, I'm
25 just throwing the idea out, because I'm thinking

1 down the road.

2 Years ago, it was encouraged, if I remember
3 correctly, if they built something in the Village,
4 it was encouraged to go to electric heat. Some of
5 the places, when they were renovated years ago,
6 that was something that goes way back. So I was
7 just curious as to if that's something that's even
8 in the discussion stages.

9 ADMINISTRATOR PALLAS: Statewide, it is in
10 the discussion stages, but it -- the reality is
11 this is a full-steam-ahead approach by the State
12 and it's not -- there's not a lot of people
13 talking about the cost impact to the consumer.

14 TRUSTEE PHILLIPS: Oh, I don't have to --
15 I'm not disagreeing with you, because the
16 windmills are the same. Everything is being
17 pushed so fast without the true scoping out
18 exactly what the expenses are going to be, what
19 the problems are, what it's -- what the outcome is
20 going to be on this, this speed train that they're
21 doing with it. It's -- New York, I understand, we
22 need -- the climate change, we need to protect, we
23 need to move forward, but sometimes speed causes
24 more problems than thinking things through.

25 ADMINISTRATOR PALLAS: That's the primary

1 focus of all of the comments that we've started to
2 prepare, which are due in two weeks. It is really
3 on the scheduling of it. You know, it -- we're
4 not disagreeing with the goal, we're just saying
5 that this is just not doable in the time frame.

6 And just to go back to the original point,
7 the -- on the cost side, the amount, we would
8 literally have to build another whole system.
9 It's not -- it's not a simple thing to even figure
10 out the cost. So, yeah, I wish I could give a
11 different answer, I really do, but I can't.

12 TRUSTEE PHILLIPS: That's food for thought
13 and we'll pick up --

14 ADMINISTRATOR PALLAS: Yep.

15 TRUSTEE ROBINS: Paul, just a little bit of
16 clarification on this, though. I mean, the
17 mandate is for electrification of the State via,
18 you know, renewable sources only, or no? Because,
19 you know --

20 ADMINISTRATOR PALLAS: It's everything from
21 generation right down to how you heat your house.
22 It's the entire scope, automobiles, you know, home
23 chargers for --

24 TRUSTEE ROBINS: No, that's my
25 understanding. But right now, most of the

1 electricity is still coming from a fossil fuel
2 source, correct?

3 ADMINISTRATOR PALLAS: Correct, and
4 that's --

5 TRUSTEE ROBINS: So --

6 ADMINISTRATOR PALLAS: That's all part of
7 this, to how do we transition away from that in
8 the time frames that they're talking about?

9 TRUSTEE ROBINS: And, basically, tell
10 people, okay, well, you know, you're going to go
11 to the wall and push that light switch, and hey,
12 it's not going to come on tonight, you know? So
13 that's kind of the --

14 ADMINISTRATOR PALLAS: Understanding Long
15 Island --

16 TRUSTEE ROBINS: -- oxymoron of this whole
17 thing, is that, you know, we have a mandate, you
18 know, we have to have renewables, but we don't
19 have the technology yet to create that, so.

20 ADMINISTRATOR PALLAS: And understand that
21 most of the energy that's produced for Long Island
22 is from fossil fuel.

23 TRUSTEE ROBINS: Of course, yeah.

24 ADMINISTRATOR PALLAS: That's all of the, if
25 not most, if not all of the generators, are fossil

1 fuel based on Long Island. And most of it's -- a
2 lot of that is imported, but there are constraints
3 on the transmission systems throughout the State
4 that limit how much we can import to Long Island,
5 not just Greenport, the entire Island. And we
6 would be -- we would be impacted by those
7 constraints, because even though we have a
8 contract for hydro -- for hydropower, how does it
9 get here?

10 TRUSTEE ROBINS: Right.

11 ADMINISTRATOR PALLAS: So, yeah.

12 TRUSTEE ROBINS: So would you say that most
13 of the electric generation on Long Island is still
14 coming from diesel fuel, or is it more from
15 natural gas now and LP gas?

16 ADMINISTRATOR PALLAS: It's a combination.
17 Yeah, it's a combination.

18 TRUSTEE ROBINS: Combination.

19 ADMINISTRATOR PALLAS: And it's not diesel,
20 necessarily, it's what's called bunker oil, but
21 it's oil, yeah.

22 TRUSTEE ROBINS: Okay, thanks.

23 GARY SCHARFMAN: Are we allowed to ask
24 questions, or we have to wait for later on?

25 MAYOR HUBBARD: No, we will -- you'll have a

1 chance to speak once we get done with the reports.

2 AUDIENCE MEMBER: That's fine. Thanks.

3 MAYOR HUBBARD: Yes.

4 ADMINISTRATOR PALLAS: So, anyway, so I just
5 wanted to -- again, I just wanted to keep everyone
6 informed of that, of that process. So that's
7 the -- and, also, they incorporated the microgrid
8 project status. Things are moving fine with the
9 microgrid, everything is good. You know, we
10 did -- once we were able to fix that minor issue
11 with the transformers.

12 On the ferry queue project, we did -- as I
13 mentioned, we got comments from the Department of
14 Transportation. We have prepared and submitted
15 the -- a redo again of the report. We -- they
16 have some questions still on the report, so we
17 were trying to schedule a conference call in the
18 near term in the next couple of days with our
19 consultant and the DOT to review those minor
20 comments, that they have not given us the
21 comments, they're just going to tell us when we
22 call them on that. So, again, it's just an update
23 on that.

24 TRUSTEE PHILLIPS: Paul, I see they've
25 changed the project dates of the deadline. Did I

1 read that there were some changes in there for --

2 ADMINISTRATOR PALLAS: Possibly. In the
3 report?

4 TRUSTEE PHILLIPS: Yeah.

5 ADMINISTRATOR PALLAS: Yeah, it would
6 have to -- yeah, this would have to be extended
7 into -- yes.

8 TRUSTEE PHILLIPS: Okay. Is that going to
9 put us in -- I mean, we're still in a good
10 position with that?

11 ADMINISTRATOR PALLAS: Yeah. I mean, the
12 process -- the short answer is yes. The process
13 is -- it's strange. We had to get this
14 preliminary design approved before we're allowed
15 to start the detailed design. The detailed design
16 will not take that long. I think the deadline for
17 the detailed design to be approved is -- you know,
18 I apologize, I don't have the date at my
19 fingertips, but I think it's September, some time
20 in September, maybe the end of August. But our
21 consultant thinks we can get -- we can get started
22 right away, that he will be able to meet a
23 reasonable time frame for them to provide --
24 because they still have to provide comments on the
25 detailed design. But because so much of the -- of

1 the design was incorporated into preliminary
2 design, they -- we don't anticipate any comments.
3 We don't think there's going to be any issue with
4 that.

5 And then once the detailed design is
6 approved, then in theory, if we had funding, we'd
7 go for construction. But the goal is to get the
8 detailed design completed and approved, so that
9 when funding becomes available, we can move
10 forward with it quickly.

11 MAYOR HUBBARD: Okay. Maybe we could reach
12 out to the State representatives and tell -- have
13 them contact the DOT, and say that we've got a
14 major traffic congestion problem on State Route
15 25, where it's backing up, you know, a mile from
16 the ferry, and we need to get this project done
17 more sooner than later.

18 We've been patient for four years, but with
19 the flow of traffic that's going down there now,
20 it's unmanageable. And somebody's going to get
21 seriously hurt when the ferry line is back past
22 Mills' on Route 25, which is a State road, and
23 they're the ones that are holding up the project.

24 ADMINISTRATOR PALLAS: We should -- yeah.

25 MAYOR HUBBARD: So craft a letter to send to

1 them. They might not realize how bad it is, but
2 they paid for a sign that was before 7-Eleven to
3 tell people where to turn --

4 TRUSTEE PHILLIPS: Right.

5 MAYOR HUBBARD: -- because it's that bad.

6 ADMINISTRATOR PALLAS: Right.

7 MAYOR HUBBARD: And we're only in June now.
8 We have the summer coming, and, you know, they
9 need to act. I almost got hit pulling out of
10 7-Eleven, because you cannot see at all to the
11 west when you try to pull out, when the line is
12 all the way back that far, and it's on a daily
13 basis now. I felt lucky today, it was only at
14 Sixth Street, you know, so it only took me 40
15 minutes to get to work, instead of an hour and 20
16 minutes.

17 ADMINISTRATOR PALLAS: Right.

18 MAYOR HUBBARD: But, you know, we need to
19 contact them and let them know how bad the
20 situation is, and we need to get this project
21 done.

22 TRUSTEE PHILLIPS: I also noted in this that
23 they have to have an MTA real estate manager. Has
24 that started?

25 ADMINISTRATOR PALLAS: Yes.

1 TRUSTEE PHILLIPS: Okay.

2 ADMINISTRATOR PALLAS: We actually have a
3 draft from them, we have to make some minor
4 comments to them. That's -- that will be -- that
5 would be a major issue. That's nearly done.

6 TRUSTEE PHILLIPS: Okay. As I said, it's
7 mentioned in here and that's why I'm asking.

8 TRUSTEE CLARKE: That caught my attention,
9 but you're not -- you're not uncomfortable with
10 that?

11 ADMINISTRATOR PALLAS: No.

12 TRUSTEE CLARKE: Okay.

13 ADMINISTRATOR PALLAS: No. They drafted
14 the -- they drafted the new lease, so it's not --
15 yeah. And they'll have to come here for approval,
16 and we'll have that, hopefully, for the July
17 meeting.

18 TRUSTEE ROBINS: Mayor, obviously, moving
19 this project along is important, but it's not
20 going to solve the situation that we're dealing
21 with immediately during the summer. Is there a
22 possibility of getting some additional help from
23 Southold Town P.D. to manage this current
24 situation? Have you spoken with them at all
25 about it?

1 MAYOR HUBBARD: You'd have to put seven
2 officers at every street, and there's no way
3 that'll be feasible and that's not possible.

4 TRUSTEE ROBINS: Yeah, okay. Just, you
5 know --

6 MAYOR HUBBARD: I just --

7 TRUSTEE ROBINS: No. I mean, that --

8 TRUSTEE MARTILOTTA: Plus there's a lot of
9 people getting spicy the last couple -- the last
10 couple of weeks.

11 MAYOR HUBBARD: Yeah. I mean, the P.D.,
12 there's really nothing they could do. It's more
13 common courtesy and all.

14 TRUSTEE PHILLIPS: Yeah.

15 MAYOR HUBBARD: But the people that live
16 from Sixth Street up to Ninth Street, none of
17 those driveways are marked, the driveways and
18 everything else, because it was like, you know,
19 two times a year you might get traffic up there,
20 not five days a week.

21 TRUSTEE PHILLIPS: Right.

22 MAYOR HUBBARD: And those people are now
23 putting cones out, so people are in the middle of
24 the road. We need to get the stripes painted back
25 down there, because they would drive right down

1 the middle of the street and blocking school
2 buses. I mean, they paved the road three weeks
3 ago.

4 ADMINISTRATOR PALLAS: We'll call, I'll put
5 a call in.

6 MAYOR HUBBARD: But if that company can't do
7 it, then get another company to do it.

8 ADMINISTRATOR PALLAS: Yeah.

9 MAYOR HUBBARD: Get the company that did
10 Shelter Island. They were done after us and
11 they're already striped.

12 ADMINISTRATOR PALLAS: Yep.

13 MAYOR HUBBARD: So we need to get that
14 yellow line down there. We also need to increase
15 signage for the one-way traffic, because the
16 people that North Ferry has employed stand on the
17 side of the road and let people go up Wiggins
18 Street the wrong way. At least five or six every
19 hour every morning going the wrong direction,
20 and so we need to get the stripe. We need to get
21 the road back in order the way it should be.

22 TRUSTEE CLARKE: Also, I got -- I heard a
23 lot of reports of line-jumping and --

24 TRUSTEE PHILLIPS: Oh, yeah.

25 TRUSTEE CLARKE: -- you know, people getting

1 out of their cars and altercations.

2 MAYOR HUBBARD: Yes.

3 TRUSTEE CLARKE: And like on a regular
4 basis.

5 MAYOR HUBBARD: Every day.

6 TRUSTEE PHILLIPS: Oh, yeah.

7 TRUSTEE CLARKE: And then the ferry is
8 turning around. People who get accused of
9 line-jumping and they've got to go to the back of
10 the line. It sounds --

11 MAYOR HUBBARD: It's a very ugly situation
12 down there right now. I've never seen -- I've
13 worked on Shelter Island for over 40 years, I've
14 never seen anything like that on a daily basis.
15 There's just that much more construction and
16 everything else going on over there.

17 And we're at the point now where it used to
18 be bad when Bill Swiskey said let's put up a toll
19 gate right there and everything else, but that was
20 years ago. It's never been anything like this.
21 And it's also going all the way back onto Town
22 roads, and now it's out onto State roads and we
23 have the bag log. You know, so everybody needs to
24 step up and try to do something.

25 TRUSTEE PHILLIPS: Well, it says here, one

1 of the responses is, is that the construction
2 schedule is revised to start November 2022.

3 That's why I asked if we're moving along on --

4 ADMINISTRATOR PALLAS: Again, that would be
5 contingent on funding.

6 TRUSTEE PHILLIPS: Right. No, that's
7 what --

8 ADMINISTRATOR PALLAS: We have to put -- we
9 have to put a schedule in the report, so we
10 accepted that one. That can be revised at any
11 time. Once the report is accepted, then we --
12 that's just the -- again, the preliminary design.
13 The final design won't have any of that
14 information in it. This is -- this is just design
15 in the report. The next step is an actual formal
16 biddable document, which won't look like that at
17 all, and there'll be no schedule.

18 TRUSTEE PHILLIPS: And the consultant puts
19 that biddable document together?

20 ADMINISTRATOR PALLAS: Correct, yes.

21 TRUSTEE PHILLIPS: Okay.

22 ADMINISTRATOR PALLAS: Yes. But that's
23 already part of what was already approved for them
24 to do.

25 TRUSTEE PHILLIPS: Right. But, I mean,

1 they're thinking about it ahead of time, I'm
2 assuming, so that it's --

3 ADMINISTRATOR PALLAS: Yeah. Again, it's --
4 a lot of the up-front work gets done as part of
5 the preliminary design. So the detailed design
6 gets into, you know, calling out materials, for
7 example, what drainage structures to use, where to
8 place them specifically, flow lines on the
9 drawings to make sure that the elevations are all
10 correct in the paving, so that water drains where
11 it's supposed to go. You know, those are the
12 detailed design, ut that's not -- that's not the
13 same type of report at all for that, that was for
14 submitted this. Again, it's just purely an
15 engineering drawing, set of engineering drawings
16 and the scope of work. It's -- the book is
17 usually very thick, but a lot of it is boiler
18 plate, just plug in what's needed for a specific
19 project.

20 TRUSTEE PHILLIPS: Maybe we should invite
21 them to come out on a busy day and let them see
22 for themselves.

23 MAYOR HUBBARD: Well, I think a lot of the
24 detailed design, they've already worked on that,
25 depending on final comments. I'm sure they have

1 that pretty much ready to go.

2 ADMINISTRATOR PALLAS: They -- yeah.

3 MAYOR HUBBARD: They know where the project
4 is going and what's there, so.

5 ADMINISTRATOR PALLAS: Technically, they
6 can't start it until they get the preliminary
7 design approved.

8 MAYOR HUBBARD: I understand that, but --

9 ADMINISTRATOR PALLAS: Yes, yeah.

10 MAYOR HUBBARD: Once you get that all in
11 place, the rest is, okay, well, we got it all.

12 ADMINISTRATOR PALLAS: Correct.

13 MAYOR HUBBARD: It's all calculated, it's
14 all there.

15 ADMINISTRATOR PALLAS: Correct.

16 MAYOR HUBBARD: You know, I just --

17 ADMINISTRATOR PALLAS: Yep.

18 TRUSTEE PHILLIPS: I think it would -- you
19 know, it's an idea of trying to make those that
20 are deciding the preliminary and maybe get a
21 visual, even if we take a video of it and send it
22 to them, how bad it really is getting.

23 ADMINISTRATOR PALLAS: Again, at this, of
24 the -- at this stage, that they only have verbal
25 comments.

1 TRUSTEE PHILLIPS: Okay.

2 ADMINISTRATOR PALLAS: My suspicion is that
3 they'll approve it in short order.

4 TRUSTEE PHILLIPS: Okay.

5 ADMINISTRATOR PALLAS: I think as a result
6 of the phone call, again, that I was trying to
7 schedule.

8 TRUSTEE PHILLIPS: Oh, okay.

9 ADMINISTRATOR PALLAS: Tomorrow, if I can
10 get it worked out.

11 TRUSTEE PHILLIPS: Hopefully, once you get
12 the phone call, you'll let all of us know.

13 ADMINISTRATOR PALLAS: Of course.

14 TRUSTEE PHILLIPS: Okay.

15 ADMINISTRATOR PALLAS: Anything else?

16 (No Response)

17 ADMINISTRATOR PALLAS: So the next two are
18 just -- just letting you know that we did submit
19 the two grants, two grants, one for Suffolk County
20 downtown revitalization. That was submitted. The
21 NYSERDA grant, there were four actual applications.
22 One was for LED street lights. One was a study
23 for the battery solar installation that are
24 currently being put up, to be able to use them as
25 a price mitigation tool.

1 The next one was the Net Zero House, the
2 house that the Village owns, to convert that to a
3 carbon neutral, essentially a carbon neutral
4 house.

5 The last was just kind of a -- kind of a
6 throw-away, but let's see what happens kind of
7 thing, an electric ferry to go to Sag Harbor. I
8 don't -- I don't believe -- again, I don't know
9 how many, if any of them, are going to be accepted
10 by NYSERDA, but that's -- let's see what happens.

11 So moving on, resolutions. The two that I
12 have on --

13 TRUSTEE PHILLIPS: Wait. Can I just -- on
14 your report, you have a couple of things, and one
15 of them, you're looking for infrastructure project
16 ideas for potential Federal grant monies. You're
17 looking for them from the Trustees?

18 ADMINISTRATOR PALLAS: Yes.

19 TRUSTEE PHILLIPS: Okay. Have we thought
20 about improving the transient dock, or putting
21 together something for the transient dock to
22 improve it to perhaps increase the usage of it by
23 perhaps, perhaps the ferry, the Peconic Jitney, or
24 another ferry, or perhaps making it another venue
25 for boats to come in and out that's not tying into

1 the marina? But, you know, it was geared more for
2 smaller boats, it wasn't geared, you know, for a
3 multitude of different size boats. Is that
4 something that would be connected in? I think
5 there's money for that.

6 ADMINISTRATOR PALLAS: It might be. I mean,
7 again, that's why I wanted some ideas, and I can
8 ask for our consultant to help try to find to fit
9 the projects into some of this, some of these
10 grants. Sometimes it's not clear in the grant
11 language what would fit. And our consultant is
12 pretty good at figuring that kind of stuff out,
13 and all the right people to find out is this -- is
14 this worth even applying for, that kind of thing.
15 So, yeah, I mean, if that's one thing you all
16 agree we should look at, I'll -- but, I mean, ones
17 that we've talked about in the past with the
18 bulkhead is obvious.

19 TRUSTEE PHILLIPS: Well, that's -- that's
20 important.

21 ADMINISTRATOR PALLAS: Correct.

22 TRUSTEE PHILLIPS: As I said, you were
23 looking for other ideas.

24 ADMINISTRATOR PALLAS: Yeah.

25 TRUSTEE PHILLIPS: So I think that that

1 might be one.

2 ADMINISTRATOR PALLAS: If that's one of the
3 one's you would all like, I could certainly do
4 that.

5 TRUSTEE PHILLIPS: And I'm just -- and you
6 also were looking for, and I think I answered you
7 way back when on the Peconic Estuary protection
8 sign ideas. We were supposed to have something
9 that was supposed to be generated for us from
10 somewhere?

11 ADMINISTRATOR PALLAS: Yeah. I don't know
12 what status that is. I probably should know. Let
13 me -- let me see if that's even a viable question
14 anymore at this stage.

15 TRUSTEE PHILLIPS: Okay.

16 ADMINISTRATOR PALLAS: But I'll investigate.

17 TRUSTEE ROBINS: Just a quick question.
18 When we say infrastructure projects for -- this is
19 for Federal grant money, could any of that money
20 be used for some kind of an affordable housing
21 project?

22 ADMINISTRATOR PALLAS: Again, I don't know.

23 TRUSTEE ROBINS: If we -- if one were to be
24 developed.

25 ADMINISTRATOR PALLAS: I don't -- in the

1 list that I've seen, I don't remember seeing
2 anything related to that, but I can look. I mean,
3 it's, you know --

4 TRUSTEE ROBINS: Yeah. I mean, I know, you
5 know, when they started talking about all this
6 grant money, you know, initially from the Federal
7 Government, there was definitely discussion about
8 housing. I don't know how it would tie into us
9 particularly, but if you could just check and see
10 if there would be --

11 ADMINISTRATOR PALLAS: I doubt it, only
12 because the -- it's really focused on
13 infrastructure, and that wouldn't part of the
14 universal infrastructure, so -- but I'll certainly
15 see if there's anything on that.

16 TRUSTEE ROBINS: Appreciate it, thank you.

17 ADMINISTRATOR PALLAS: Okay. Resolutions:
18 The first one is a resolution that's really an
19 amendment to a prior resolution. You all had
20 authorized us to go out to bid for replacement of
21 specific roofs, Station 2 Firehouse, various sites
22 for the Wastewater Department. We started to put
23 the RFP together, realized we had missed a couple.
24 And so the -- this resolution is just adding two
25 roofs to the list, so that we can go out to bid as

1 one package and hopefully get a better price.

2 That's one.

3 The other resolution is just for me to
4 attend the -- it's a day meeting at the Power
5 Authority. That have -- periodically, they have
6 a -- what's known as a cost-of-service meeting
7 that I've been attending for years, and it's
8 really just them describing the basis of their
9 rates, essentially, in great detail. It's
10 really -- the Association is the -- is the
11 audience, the State Association, and we bring a
12 couple of consultants with us, one of which is --
13 does the economics of it.

14 I think the resolution right now is dated
15 for June 29th, but I think we're going to have to
16 postpone that, that date, so I'll change the
17 resolution wording to reflect that.

18 And the only other thing I wanted to
19 mention, just in some of the detailed reports,
20 there were two projects that the crews had been
21 working on. One is at the -- at the cemetery.
22 The line in the report just simply says, "Cut back
23 overgrowth." It was much more extensive than
24 that. I don't know if I reported this before, but
25 it's worth reporting again if I did. There was a

1 significant amount of overgrowth, tree limbs, just
2 stuff piled up there, and we went through there.
3 Mike Flora and myself took a detailed walk through
4 the entire site. We found a number of headstones
5 that you couldn't, couldn't even access anymore.
6 So we've cut everything back.

7 We actually brought in a special vehicle. A
8 contractor has a smaller vehicle that can come and
9 pull some debris out for us, and that's ongoing.
10 It actually should be finished up within the next
11 couple of days, and really, you know, put it back
12 to where it's supposed to be, and fix up some
13 things that we could, minor things, nothing major.
14 It's mostly grounds work that we did, because it
15 just hadn't -- it just hadn't been taken care of
16 properly and it should have been. And now, now
17 that we can see everything, hopefully, the crews
18 will be a little more diligent in keeping the
19 actual perimeter open, so that the whole thing is
20 successful. So I just wanted to report on that.

21 TRUSTEE PHILLIPS: Paul, can you --

22 MAYOR HUBBARD: Okay. On that same topic,
23 the white fence, the corner on the edge of the
24 property to the east side, it's still laying on
25 the ground. They're mowing over it now. We need

1 to get the fence put back up.

2 ADMINISTRATOR PALLAS: Yeah, that's --

3 MAYOR HUBBARD: We talked about that a
4 month-and-a-half ago and --

5 ADMINISTRATOR PALLAS: They -- we were going
6 to -- we left -- we didn't touch any of the fence.
7 We weren't sure if we needed to take a section out
8 to bring equipment in, so that's going to be the
9 last step.

10 MAYOR HUBBARD: No. This is a section that
11 got hit by a tree. It's been laying on the ground
12 for several months, right behind --

13 ADMINISTRATOR PALLAS: It's on the east
14 side, Mr. Mayor?

15 MAYOR HUBBARD: The Bed and Breakfast that's
16 on the corner, that comes back and the driveway
17 goes in, and there's -- there's a driveway that
18 goes in and there's a section of fence that got
19 knocked over. It was kind of hanging sideways,
20 now it's laying flat on the ground, and now
21 they're mowing over it. We need to stand that
22 piece of fence back up and get it repaired,
23 please.

24 TRUSTEE PHILLIPS: Paul, could you kind of
25 give us an update where Historic is going with

1 Green Hill Cemetery, since we passed a resolution
2 for them --

3 ADMINISTRATOR PALLAS: Well --

4 TRUSTEE PHILLIPS: -- to progress?

5 ADMINISTRATOR PALLAS: As you know, we just
6 installed a new Chair, so it's -- we actually met
7 with the new Chair recently, staff did, and that's
8 one of the things that she is focused on, is that.
9 So she's just getting -- just getting started.

10 TRUSTEE PHILLIPS: Okay. I just didn't
11 know, you know.

12 ADMINISTRATOR PALLAS: But it hasn't been
13 forgotten.

14 TRUSTEE PHILLIPS: No. I just didn't know
15 if we had to start doing something.

16 ADMINISTRATOR PALLAS: We just barely
17 touched the surface of it now, that's all.

18 TRUSTEE PHILLIPS: Okay.

19 ADMINISTRATOR PALLAS: And I think we
20 actually may have found someone that can actually
21 assist. They've actually reached out to the
22 Village Clerk and mentioned that they might be a
23 resource. I don't really know what it is, so
24 we're trying to connect them to get that process
25 rolling.

1 CLERK PIRILLO: We have the availability for
2 an attorney. This is one of her areas of
3 specialty and she has done this before. So she --
4 in passing, she and I were speaking and that
5 became a topic of conversation. And I'm not 100%
6 certain, but it would appear that she may also do
7 it pro bono, so we'll find out about that.

8 ADMINISTRATOR PALLAS: The last thing I just
9 wanted to mention, down at Fifth Street Beach,
10 we've installed -- we've taken away some -- an
11 old -- one or two older picnic tables, put in some
12 new ones, or at least recently new tables that we
13 had had, kind of left over from COVID, and we put
14 them in there and put in a couple of -- one grill,
15 one new grill on the east side, on the Fifth
16 Street side, and replaced a couple of grills on
17 the -- in the old area in the center by the
18 basketball courts. So that's accomplished. We
19 were planning to put in more grills on the Fifth
20 Street side, but two of the older ones broke, so
21 we had to use the ones we bought for that. You
22 know, we bought new ones and we expect them in. I
23 think, unfortunately, they won't be in until
24 August, but as soon as they get here, we'll
25 install them as well.

1 MAYOR HUBBARD: Okay. Also, on that same
2 topic, the equipment has been ordered for the
3 grant money to redo the playground equipment down
4 there. I don't know if we've gotten an update on
5 that for --

6 TREASURER BRANDT: We're waiting for
7 approval from Suffolk County, their Legal
8 Department, for SEQRA finding that they have to do
9 before they can release the money before we can
10 order the equipment. If we order it before then,
11 then they won't reimburse us for it.

12 MAYOR HUBBARD: So we're still waiting on
13 them to give us a contract?

14 TREASURER BRANDT: Yeah. I've been calling
15 my contact there twice a week for the past four
16 weeks now. They keep telling me we're next in
17 line, but the line must be very, very slow moving.

18 MAYOR HUBBARD: Okay.

19 TREASURER BRANDT: So we're waiting for that
20 and --

21 MAYOR HUBBARD: Well, just to update
22 everybody, we are replacing the pirate ship down
23 there with a very nice display. I know
24 everybody's gotten pictures of that. Just so the
25 public knows and everything else what we plan on

1 doing down there, and we -- we're approved for the
2 money to do it, it's just --

3 TREASURER BRANDT: That's the only --

4 MAYOR HUBBARD: -- red tape, unfortunately.

5 TREASURER BRANDT: The second project, too,
6 Mr. Mayor, is also in the same queue, you know,
7 which is the sidewalk all around here.

8 TRUSTEE ROBINS: The bathrooms, I mean.

9 TREASURER BRANDT: I'm sorry?

10 TRUSTEE ROBINS: Around the bathrooms, so --

11 TREASURER BRANDT: No, no, no, we're --

12 TRUSTEE MARTILOTTA: Over here.

13 TREASURER BRANDT: We have grant money to
14 repair around --

15 TRUSTEE ROBINS: Oh, here at Fourth -- at
16 Third Street.

17 TREASURER BRANDT: For around this whole
18 area.

19 MAYOR HUBBARD: Fourth Avenue and Third
20 Street.

21 TRUSTEE ROBINS: Right, okay.

22 TRUSTEE PHILLIPS: Paul, the bathroom -- I
23 mean, the plumbing situation is all settled down
24 there in the new bathhouse?

25 ADMINISTRATOR PALLAS: At Fifth Street?

1 TRUSTEE PHILLIPS: Yeah.

2 ADMINISTRATOR PALLAS: I don't think so. I
3 don't think the contractor has come back yet. I
4 think he's scheduled either this -- he was either
5 scheduled this week or perhaps next week, but it's
6 imminent.

7 TRUSTEE PHILLIPS: It's open?

8 TREASURER BRANDT: I'm pretty sure that was
9 next month.

10 ADMINISTRATOR PALLAS: I'm sorry?

11 TRUSTEE PHILLIPS: It's open for people to
12 use.

13 ADMINISTRATOR PALLAS: We generally don't
14 open the bathrooms until the beach is open.

15 TRUSTEE PHILLIPS: Okay. Just, you know --

16 MAYOR HUBBARD: Right. We talked about that
17 last month with the regrading and everything else,
18 and putting it all back in.

19 TRUSTEE PHILLIPS: Right. I just wondered
20 if it got started.

21 MAYOR HUBBARD: Right. The bathrooms
22 normally open when school closes.

23 TRUSTEE PHILLIPS: Right.

24 MAYOR HUBBARD: Okay.

25 TRUSTEE PHILLIPS: I just wondered if they

1 were getting the work done ahead of time, that's
2 all.

3 ADMINISTRATOR PALLAS: And that's our goal.
4 I mean, we're just getting the contractor. It's
5 tough to get schedules, but, yes, it's definitely
6 going to be done.

7 And then just one other thing I didn't
8 mention about Fifth Street, is we also redid the
9 perimeter of the volleyball court. It turned out
10 there was actually a frame around that. Who knew?
11 So we've exposed all of that, cleaned it off. The
12 edging, there was a couple of rotted pieces that
13 were replaced, and straightened out the post, put
14 in a much more professional net for there as well,
15 and packed some of the sand back in. Obviously,
16 we're going to redo that every year, but I just
17 wanted to report on that. That was at the Village
18 Clerk's urging over a couple of years.

19 TRUSTEE ROBINS: Nice job. It looks good,
20 by the way, Sylvia, I saw it yesterday.

21 ADMINISTRATOR PALLAS: And that's it for me,
22 unless anybody has any questions.

23 MAYOR HUBBARD: Okay. Anything else for the
24 Village Administrator?

25 (No Response)

1 MAYOR HUBBARD: Thank you. Village
2 Treasurer, Robert Brandt.

3 TREASURER BRANDT: Good evening, everyone.
4 I just wanted to discuss briefly where we're at
5 with the kiosks for the Carousel ticketing. I
6 gave -- you all have a brochure in front of you.
7 You two, I have yours.

8 There are two types of kiosks that were --
9 that are thought there; mechanical, which is money
10 only, which is -- I know we're trying to avoid us
11 dealing with it down there. The other is touch
12 screens, which is what you're looking at here.

13 I contacted a number of companies, most of
14 them did not respond. I got responses from four
15 different companies after vetting them for price
16 and performance. I'm leaning very heavily towards
17 this company that you're looking at here, Advanced
18 Kiosks. Number one, they've been very responsive
19 whenever I query anything about it. The other
20 companies keep sending me sales brochures, which
21 isn't really answering the questions.

22 Price-wise, they're also one of the lowest.
23 However, which is why I'm bringing this to your
24 attention now, the breakout -- I have a budget mod
25 in place this month that I'm asking for approval

1 on for the funding of this. And I just wanted to
2 give you the breakdown on that, and then let you
3 know what was coming down the pike as well.

4 The actual display is 59-64, that's 5,964.
5 That's for the kiosk itself. Then you pay for the
6 printer, which is 950, and then the credit card
7 reader is 250. So the entire piece that you're
8 looking at is 71-64. However, there's also
9 software that must be built into the machine, that
10 runs 48-77. And then they have programming. Now
11 this is where I had a couple of hitches with this
12 company. The original email said their program
13 was around 1200 to begin with. Further
14 conversation with them as early -- as late as this
15 afternoon, they said it could go as high as 9900,
16 depending on how elaborate we're going to get. I
17 doubt we would hit that.

18 The reason for the discrepancy is really
19 what we want the display to be. We could have a
20 logo there. We could have all sorts of widgets
21 that could have -- give you the temperature,
22 weather conditions, things like that. For our
23 needs, I don't think we'll be that elaborate. So
24 I need to speak with the programming department
25 and try to finalize that.

1 That said, there's also the installation
2 fee, when they actually bring the machine down.
3 The configuration to tie it into our internet.
4 There's training involved. All these things are
5 above and beyond what I originally was told in my
6 projection with the budget mod.

7 So what I would like to do with this budget
8 amendment is increase it to 20,000, which is just
9 below the need to go out to bid, and then finalize
10 the price, get back to you Board Members with the
11 actual, you know, nailed-down cost on this.
12 Anything that we don't use, of course, rolls back
13 to fund balance. But I just want to make sure
14 that the funding is in place, so I can get a
15 purchase order in place and get this project
16 moving. The delay for buildup is eight to ten
17 week, they're telling me right now.

18 TRUSTEE ROBINS: Robert, one of the
19 upgrades, one of the optional hardware things that
20 you didn't mention, and one of the reasons we -- I
21 thought we were looking at the kiosk, is that
22 bill-accepter, in other words, that people can get
23 change. Does this accept money?

24 TREASURER BRANDT: We are not -- we
25 discussed that. We're not -- we don't want to be

1 handling money. That was one of the issues at
2 there, at the Carousel. People that want to pay
3 cash can to the window at the marina, and that's
4 also where they've been buying bulk tickets. So
5 we're trying to eliminate the handling of cash in
6 the Carousel itself. That was --

7 TRUSTEE ROBINS: So there will not be a
8 token machine, in other words? This won't --

9 TREASURER BRANDT: I'm sorry?

10 TRUSTEE ROBINS: This won't function, like
11 we had talked about a token machine at the
12 Carousel meeting this morning.

13 TREASURER BRANDT: This is -- this will be a
14 credit card only.

15 TRUSTEE ROBINS: Credit card only.

16 TREASURER BRANDT: Or a debit card, okay?

17 TRUSTEE ROBINS: So we're assuming that
18 everybody uses plastic now and nobody uses cash
19 anymore or --

20 TREASURER BRANDT: I'm sorry?

21 TRUSTEE ROBINS: We're assuming everybody's
22 using plastic now to pay? I mean, I --

23 TREASURER BRANDT: Well, we have a credit
24 card machine there now, and the bulk of the sales
25 are. I'd say 65 to 70% is coming in as credit

1 card.

2 Again, there's the turnover of staff and the
3 reliability -- their ability to handle the
4 mechanism of giving change. I mean, the 50 cent
5 change thing seems to be throwing a lot of these
6 kids off. We're trying to eliminate thievery, we
7 want to try -- we're just trying to tighten up the
8 belt over there.

9 We had mentioned this to you in the past,
10 that we would like to just go straight card at the
11 Carousel itself. We eliminate the position of a
12 cashier there, which is the offset for the cost
13 for this, and people that still need to buy
14 tickets with cash can go to the marina.

15 TRUSTEE ROBINS: And they have cash at the
16 marina there always?

17 TREASURER BRANDT: Yeah.

18 TRUSTEE ROBINS: They have the ability to --

19 TREASURER BRANDT: And that's a secure
20 location.

21 TRUSTEE ROBINS: And that's about 40%?

22 TREASURER BRANDT: The marina's got a very
23 secure location for credit and cash.

24 TRUSTEE ROBINS: Okay.

25 TREASURER BRANDT: So that was the plan.

1 TRUSTEE PHILLIPS: Robert, this has an
2 annual fee?

3 TREASURER BRANDT: This has an annual fee.
4 They all -- they all do. This one is 1800 a year.
5 They do offer a less expensive one and a more
6 expensive one. The less expensive one is just
7 basic. They were very vague on what it is, so I
8 have to nail them down on that. The 1800 is full
9 service, you call them. For this, for the
10 software only, this is not for the machine, so --

11 TRUSTEE PHILLIPS: Okay. So let's get to
12 the machine, as far as what kind of maintenance
13 programs do they have for the machine?

14 TREASURER BRANDT: They have a maintenance
15 plan that's -- I don't have that front of me, I
16 don't. I'll have to get that. But, again, I know
17 the cost, depending on what level of service you
18 want. The machines -- the kiosk itself doesn't
19 need service, it's a -- it's a monolith. What
20 needs service is going to be the software running
21 it, so that's where that annual expense comes in.

22 TRUSTEE PHILLIPS: Okay. And it's -- okay.
23 Because it's in a saltwater area, I'm just going
24 to ask.

25 TREASURER BRANDT: I'm sorry?

1 TRUSTEE PHILLIPS: It's in a saltwater area,
2 that's why I'm asking. Equipment in saltwater
3 areas sometimes have problems, so that's why I'm
4 asking. In other -- you know, the doors are
5 inside, and still, the open windows -- I mean, if
6 you open those doors, you're getting salt air
7 coming in, so.

8 TREASURER BRANDT: I'm sorry?

9 CLERK PIRILLO: We do -- that might be the
10 case, but we haven't had weather-related issues
11 with either the cash register, or the telephone,
12 or the music system. We used to have a telephone
13 in there years ago.

14 TRUSTEE PHILLIPS: No. As I said, you know,
15 but this is a little bit more advanced, so that's
16 why I'm asking.

17 TREASURER BRANDT: We could go for a full
18 weatherproof outdoor one, it's going to double the
19 price.

20 TRUSTEE PHILLIPS: No, no, I'm not. I'm
21 just --

22 TREASURER BRANDT: I'm just saying, you
23 know, that's where I started with these things.

24 TRUSTEE PHILLIPS: You're throwing a lot of
25 things out with a lot of dollar signs to it.

1 TREASURER BRANDT: Understood, and that's --

2 TRUSTEE PHILLIPS: And that's why I'm asking
3 questions, because --

4 TREASURER BRANDT: The reason I'm bringing
5 this to the Board's attention tonight is because
6 it's been a moving target, the numbers. That's
7 why I'm giving you like vague answers, because
8 when I first contacted this company, it was 1200
9 to do the setup.

10 TRUSTEE PHILLIPS: Right.

11 TREASURER BRANDT: As of this afternoon, it
12 was 9900, possibly. So they -- that's way too
13 great of a discrepancy in price. So I have to
14 really nail them down, and once we get them nailed
15 down, I want to move forward on this, because it's
16 going to take two months to get the product here.

17 TRUSTEE PHILLIPS: Okay. And the
18 programming --

19 TREASURER BRANDT: So --

20 TRUSTEE PHILLIPS: And then we all deal with
21 our iPhones, and whatever, as far as upgrading
22 or --

23 TREASURER BRANDT: The upgrading is part of
24 that annual fee.

25 TRUSTEE PHILLIPS: It is part of the annual

1 fee?

2 TREASURER BRANDT: Yes, yes, that's
3 definite.

4 TRUSTEE PHILLIPS: Okay.

5 MAYOR HUBBARD: Okay. If I could just ask a
6 question. Are the Trustees still interested in
7 going with this type of system, instead of -- or
8 just using the cash register like we've been
9 doing? Because it was brought up that we need to
10 go this way. Now hearing the cost, is that
11 something you want to have Robert continue to
12 pursue, or do you want to just continue the way we
13 got -- operating now?

14 TRUSTEE MARTILOTTA: Is it worth it?

15 MAYOR HUBBARD: Is what working?

16 TRUSTEE MARTILOTTA: No. I mean, is it
17 worth it? Is it worth the expenditure?

18 MAYOR HUBBARD: Well, I mean, everybody
19 said, "When are we going to put in the kiosk," so
20 that's why I'm asking. Do we want to see the cost
21 or a budget mod for \$20,000, or do we want to
22 continue pursuing this?

23 TRUSTEE MARTILOTTA: Well, I guess -- I
24 guess my question would be is it -- is this going
25 to save -- do we do this, saving us money over the

1 course -- do you understand what I'm saying? Like
2 we pay out of wages, or missing quarters in the
3 machine or at the register, whatever. Would this
4 cut into the profits significantly, or is it a
5 wash?

6 TREASURER BRANDT: It would be two, two
7 years for us to recoup, roughly two years for us
8 to recoup it. It's one position that would be
9 going away. So, instead of three people in the
10 Carousel, we would only need two, and it would
11 take us roughly two years, two seasons to recoup
12 this.

13 There is also the ongoing credit card fee,
14 that's 3 1/2%. That's 1% for them above the
15 standard 2 1/2.

16 TRUSTEE PHILLIPS: Is that going --

17 TREASURER BRANDT: So --

18 TRUSTEE PHILLIPS: But is the credit card
19 going through our own --

20 TREASURER BRANDT: No, it's their --

21 TRUSTEE PHILLIPS: Or the system has to be a
22 brand new system?

23 TREASURER BRANDT: It goes through their
24 system. Lots to think about.

25 TRUSTEE ROBINS: I guess this is growing

1 pains of raising the rates on the Carousel.

2 TREASURER BRANDT: I'm sorry?

3 TRUSTEE ROBINS: This is the growing pains
4 of raising the rates on the Carousel. I mean, we
5 said we had to do that, and I understand. I think
6 it was that split difference of the extra 50 cents
7 that kind of precipitated all of this
8 investigation into kiosks and payment plans.

9 TREASURER BRANDT: Well, we were -- I was
10 asked to investigate this a year-and-a-half ago.

11 TRUSTEE ROBINS: A year-and-a-half ago.

12 TREASURER BRANDT: Yes.

13 TRUSTEE ROBINS: Okay.

14 TREASURER BRANDT: Roughly.

15 ADMINISTRATOR PALLAS: If I may.

16 MAYOR HUBBARD: Yeah.

17 ADMINISTRATOR PALLAS: Sorry. The real
18 driver is more -- is more staffing than --

19 TRUSTEE PHILLIPS: That's the point of the
20 question.

21 ADMINISTRATOR PALLAS: So as the -- as
22 Treasurer Brandt just mentioned, it eliminates one
23 position.

24 TRUSTEE PHILLIPS: Right.

25 ADMINISTRATOR PALLAS: And that's where the

1 savings comes from, the payback on the out -- the
2 initial outlay comes from that, and it makes the
3 logistics of staffing much easier. In theory, on
4 lighter times, we could actually only have one
5 person manage the entire thing, because we were
6 shifting the switch, if you will, from the middle
7 to nearby rings. In theory, I could -- we
8 Could -- if we needed to, I wouldn't staff it --

9 TRUSTEE ROBINS: Yeah, I beg to differ. I
10 don't see you running that Carousel with one
11 person. That would be the operator and
12 everybody -- and all the rest of the peripheral
13 stuff, I would think

14 ADMINISTRATOR PALLAS: The only peripheral
15 stuff, number one, is the cashier, so that
16 eliminates that one. So you're really going from
17 two to one, and the one is the ring person. So
18 with the switch being by the rings, it's kind of
19 simple to do. I wouldn't want to on a regular
20 basis, but -- and I wouldn't do it on peak hours
21 or peak days. I wouldn't -- you know, on July 4th
22 weekend, I probably would throw a third person in
23 there just because. But other times, weekdays
24 in -- you know, weekends in September, when it
25 starts getting cooler, we could easily justify a

1 single person running it, if needed. So it's
2 really staffing is the driver, it's just --

3 TRUSTEE PHILLIPS: So let me ask you the
4 question. The one staffing, what is the dollar
5 amount of the yearly salary that would be
6 disappearing?

7 TREASURER BRANDT: It's usually between 12
8 and 15.

9 TRUSTEE PHILLIPS: Twelve to 15?

10 TREASURER BRANDT: Yeah.

11 TRUSTEE PHILLIPS: So it would be more of a
12 year-and-a-half you would be recouping this,
13 correct, depending upon what all this --

14 TREASURER BRANDT: Depending on add-ons, but
15 that's why I'm saying roughly two years. That's
16 why I said roughly two years.

17 TRUSTEE MARTILOTTA: But this would help
18 you, Mr. Pallas? I mean, I'm assuming you are in
19 favor of this?

20 ADMINISTRATOR PALLAS: Yes. I'm not sure if
21 that was clear, but yes.

22 TRUSTEE MARTILOTTA: I just want to make
23 sure. Then I'm good.

24 TRUSTEE PHILLIPS: So the positive is we
25 are -- we're not going to have to be hustling

1 around to find another employee, because that is
2 the situation these days. Number two, it would
3 eliminate some of the -- of the -- making change
4 that becomes an issue.

5 TREASURER BRANDT: It eliminates the cash.

6 TRUSTEE PHILLIPS: The cash, the cash
7 issues, which the oversight down there with the
8 cash is --

9 TREASURER BRANDT: Honestly, it's been --
10 it's been pretty tight down there, it's been
11 pretty tight. But every now and then there's an
12 issue, so.

13 TRUSTEE PHILLIPS: Okay. And then my one
14 question is, I understand going down to one
15 operator, but does our permit allow that? Our --
16 they just had an inspection at the Carousel.

17 ADMINISTRATOR PALLAS: Yeah, I don't believe
18 that there's any requirement for any staffing
19 there long term, as far as I know.

20 TRUSTEE PHILLIPS: That would be one thing,
21 then.

22 ADMINISTRATOR PALLAS: They really just need
23 someone to be able to operate it. You know,
24 that's really all the requirement is, someone that
25 you've trained to operate it and knows how to turn

1 it off when it's done.

2 TRUSTEE PHILLIPS: I'm just asking, because
3 licenses have --

4 ADMINISTRATOR PALLAS: Yeah.

5 TRUSTEE PHILLIPS: -- little catches to
6 them.

7 ADMINISTRATOR PALLAS: Yep.

8 TREASURER BRANDT: And so the consensus is?

9 TRUSTEE PHILLIPS: I think I --

10 TRUSTEE MARTILOTTA: I'm in.

11 TRUSTEE PHILLIPS: I'd like to know the
12 whole total. You know, I'm interested in it, and
13 because it's something that will keep it constant,
14 without having to shut it down because we don't
15 have any employees to run it, that would be number
16 one, or to help out with it. And number two, I
17 would really like to hear Robert come up with some
18 final numbers before making a decision.

19 MAYOR HUBBARD: That's what he's been
20 working on.

21 TRUSTEE PHILLIPS: No, I know.

22 MAYOR HUBBARD: He gave us his best numbers
23 that he could. That's what's available right now.

24 TRUSTEE PHILLIPS: That's what I'm saying,
25 just keep it coming.

1 TREASURER BRANDT: I guess not.

2 MAYOR HUBBARD: Very good. Thank you.

3 TREASURER BRANDT: Thank you.

4 MAYOR HUBBARD: All right. The Village
5 Clerk report.

6 CLERK PIRILLO: Thank you, everyone. I have
7 an abbreviated report this evening. Just a couple
8 of announcements. We are -- speaking of staffing,
9 we are looking for an account clerk in Village
10 Hall. We are accepting resumes and applications
11 through June 30th. The position is a full-time
12 position. It is a Civil Service union position,
13 provisional Civil Service. There's actually a
14 test being given on August 13th, a Civil Service
15 test, with a filing deadline date of July 6th. So
16 we are eager to have resumes in. We have one
17 right now, and we are looking for more. We had
18 placed a large advertisement in today's paper,
19 which also hits the Riverhead News Review. Okay?

20 Going to contracts and agreements, the
21 contract between the Village and DeAl was fully
22 executed. We have a fully executed what's called
23 work site Memorandum of Understanding between the
24 Village and Suffolk County Department of Labor,
25 and that is every five years. It was up for

1 renewal, it is now renewed, and that is for our
2 after-school and recreation center program. It
3 allows us to utilize young adults that are in the
4 Department of Labor program, and the Department of
5 Labor helps to fund that.

6 Another contract that's fully executed is
7 with Christina Sun, who provides our swim lessons.
8 We are happy to say that those will be happening
9 this year after a little bit of a hiatus. And in
10 addition, we are again trying our -- what we call
11 Silver Swimmies Program, where we are providing
12 aerobics, water aerobics classes for seniors, and
13 we are happy to try that again. Dates and times
14 are still being ironed out. As soon as I have
15 those, those will be publicized.

16 Asking the Board, please, to vote on a
17 resolution this evening, Mr. Mayor, if that's
18 okay. It is for the public assembly permit for
19 the Relief Hose Company to host their annual
20 event, which is the carnival fundraiser, and I'm
21 asking for that because of time constraints. It's
22 scheduled for the first day, being the 29th of
23 July, fireworks -- I'm sorry, 29th of June,
24 fireworks the 1st of July. So if we could,
25 please, vote on that this evening and ratify it,

1 that would be helpful to the Fire Department.

2 MAYOR HUBBARD: Okay. I'll offer a motion
3 to approve the Relief Hose Phenix Hook and Ladder
4 Carnival from June 28th to July 1st for fireworks.

5 TRUSTEE MARTILOTTA: Second.

6 MAYOR HUBBARD: All in favor?

7 TRUSTEE CLARKE: Aye.

8 TRUSTEE MARTILOTTA: Aye.

9 TRUSTEE PHILLIPS: Aye.

10 TRUSTEE ROBINS: Aye.

11 MAYOR HUBBARD: Aye.

12 Opposed?

13 (No Response)

14 MAYOR HUBBARD: Motion carried.

15 CLERK PIRILLO: Thank you, appreciate that.
16 That concludes my report for this evening, unless
17 anyone has questions.

18 MAYOR HUBBARD: Any questions?

19 (No Response)

20 MAYOR HUBBARD: Okay. Village Attorney is
21 away on a long needed vacation, he hasn't had one
22 with his whole family in years. If there's any
23 questions on his reports, any discussion, Village
24 Administrator or myself could try to answer them,
25 or contact Joe. He'll be back on Monday, and

1 we'll go from there. Okay.

2 TRUSTEE PHILLIPS: I did have one question.
3 The Horton House, how are we progressing with
4 that, or what's going on with it since it's been
5 fenced in?

6 ADMINISTRATOR PALLAS: I'm not --

7 TRUSTEE PHILLIPS: On Third Street.

8 MAYOR HUBBARD: Across from Village Hall,
9 the Horton House.

10 TRUSTEE PHILLIPS: The Horton House.

11 ADMINISTRATOR PALLAS: Yeah, I know. I know
12 what -- I'm sorry. What do you mean what's going
13 on with that?

14 TRUSTEE PHILLIPS: Well, I mean --

15 ADMINISTRATOR PALLAS: It's been -- it's
16 going to come down, and we've boarded it up,
17 essentially. I don't know what -- there's really
18 nothing. That's the action. You know, there's
19 nothing else, really, to do at this stage.

20 TRUSTEE PHILLIPS: Okay. So the property
21 owner is aware that it's been condemned and -- I'm
22 just asking.

23 ADMINISTRATOR PALLAS: One hundred percent
24 certain of that, yes.

25 TRUSTEE PHILLIPS: So is there any future

1 plan, or is there any plan to contact them to find
2 out what their plans are or --

3 ADMINISTRATOR PALLAS: We can -- we can keep
4 in touch with them, certainly, to do that. You
5 know, there's no formal process for -- in our
6 Village Code to do anything at this stage.

7 TRUSTEE PHILLIPS: Okay.

8 ADMINISTRATOR PALLAS: I think we're at kind
9 of what we consider final stage from the Village's
10 perspective to them, as I understand it. I'll
11 certainly speak with the Village Attorney when he
12 returns from vacation about that.

13 TRUSTEE PHILLIPS: The only reason, I've had
14 several people ask me why the fencing is around
15 it, what's going on, and especially since the
16 activity that's there has finally stopped. You
17 know, that's why I'm asking.

18 ADMINISTRATOR PALLAS: The site itself it's
19 unsafe even to walk around. So we felt that in --
20 to err on the side of caution, to fence it off, so
21 that access would be extraordinarily difficult for
22 the site.

23 TRUSTEE PHILLIPS: And all of that, I'm
24 assuming, is going to go on the property taxes?

25 ADMINISTRATOR PALLAS: Correct.

1 TRUSTEE PHILLIPS: Okay.

2 ADMINISTRATOR PALLAS: Including any work,
3 any of our time and staff time that -- although
4 it's minor, we did assist a little bit, so that
5 will all go on with that.

6 TRUSTEE PHILLIPS: Okay, because some people
7 asked me about that as well.

8 ADMINISTRATOR PALLAS: Yes, yes.

9 TRUSTEE PHILLIPS: Okay.

10 MAYOR HUBBARD: Yeah. I think it will just
11 end up going through the legal course, and that
12 being a zombie house, and torn down, or whatever.
13 I mean, they know what's going on there, they've
14 known about it. They've been in court for six
15 years on it. So, you know, it will just follow
16 through the procedure on it.

17 Okay. Board discussions on the public
18 hearing, proposed Local Law creating Section
19 150-30.2 regarding curb cuts within the Village of
20 Greenport, amending Section 115-13J of the
21 Greenport Village Code.

22 We had the public hearing, we closed it.
23 There was one minor change that people had asked
24 for, that Paul can describe that. And it
25 shouldn't change having to redo the public hearing

1 or anything else, so we can put this on the agenda
2 for a vote for next week. If you want to just
3 clarify the wording.

4 ADMINISTRATOR PALLAS: Sure, thank you.
5 Yeah, there was a -- it was a comment, which I
6 think is -- we can just validate it. It's not
7 100% clear that if you were just merely repaving a
8 driveway or resealing it, or whatever, that you
9 would need a -- would need a permit. That
10 certainly, at least to my understanding, was never
11 the intent, it was more focused on the curb cut
12 itself. So we're just going put in clarifying
13 language to show that that's not part of the
14 process. So I think that's a de minimus change,
15 so I don't know. I don't believe there would be
16 any requirement to go through a hearing on that.
17 I'll confirm that with the Village Attorney, but I
18 believe that's the case.

19 MAYOR HUBBARD: Okay. Was there any
20 discussion on the proposed Local Law on changing
21 the code?

22 TRUSTEE PHILLIPS: The only thing I wanted
23 to be clear about is under 150-30.2(D), where it
24 says, "The applicant may only be the owner of the
25 property or a person employed or contracted by the

1 owner with written." So the property owner, if
2 they have tenants, the tenants are not going to
3 pursue curb cuts. I'm assuming that that's the
4 Planning Board's --

5 ADMINISTRATOR PALLAS: Yeah, that's -- yes,
6 that's the intent. And that's the same process we
7 go through, we've always gone through with
8 building permits as well.

9 TRUSTEE PHILLIPS: Okay.

10 ADMINISTRATOR PALLAS: That the owner has
11 to, at the very least, approve of, of someone else
12 doing it.

13 TRUSTEE PHILLIPS: Okay. I just wanted to
14 make sure.

15 MAYOR HUBBARD: Yeah. No, it definitely
16 would have to be the property owner that's going
17 to do that. A tenant can't go and change somebody
18 else's property.

19 TRUSTEE PHILLIPS: Well, yeah. You and I
20 know some people think they can, so I'm just
21 checking, that's all.

22 MAYOR HUBBARD: Okay. Well, we wouldn't
23 approve anything if it wasn't -- if it was done
24 just by a tenant. It would have to go through the
25 normal procedure, and they have to prove that

1 they're the property owner and they're applying
2 for that. Any other discussion on that?

3 (No Response)

4 MAYOR HUBBARD: All right. We'll put that
5 on the agenda for a vote, then.

6 CLERK PIRILLO: (Nodded yes)

7 MAYOR HUBBARD: All right. The second one,
8 we had a public hearing regarding a proposed local
9 law amending Section 150-12(C) and amending
10 Sections 150-12(A), 150-16(A)(1) and 150-16(G) to
11 amend the parking regulations of the Greenport
12 Village Code remains open.

13 It was an open public hearing, we did not
14 close it from last month. I believe we received
15 three letters and they were circulated around.
16 Some people had comments right after that meeting
17 that weren't able to make it. They were sent
18 around to everybody. Is there any discussion from
19 the Trustees on the public hearing or comments
20 towards this?

21 TRUSTEE CLARKE: I'd like to request that we
22 leave the hearing open and not close it tonight or
23 next week, in the absence of the Village Attorney,
24 who drafted this. If there were any technical
25 questions or issues, I think it would be best to

1 have those conversations with him present.

2 MAYOR HUBBARD: Sure.

3 TRUSTEE CLARKE: So, in that case, I would
4 recommend that we leave it open until July.

5 MAYOR HUBBARD: That's fine. Yes, he
6 did make -- he took all the Planning Board
7 comments, everything they had sent to us in the
8 about eight or nine-page letter. He went through
9 each line of it. He did make three or four
10 different changes on it. That was circulated
11 around to everybody, the changes that he had made
12 on the proposed Local Law.

13 So I didn't plan on closing it anyway.
14 Just everybody's had a month to think about it. I
15 haven't heard any comments from the Trustees, so I
16 just didn't know if there was any difference of
17 feeling or anybody felt anything on it.

18 TRUSTEE ROBINS: Well, my feeling is it's
19 going to tie into what I'm going to -- will
20 discuss in a little bit, which is my call for a
21 moratorium. And I think that this parking issue
22 would roll into that, okay? Because I think
23 parking has to be part of the comprehensive plan
24 that this Village needs desperately to deal with
25 what's going on right now.

1 And so I would say that, yes, Peter, I think
2 we should pause this, but pause it until we have a
3 comprehensive plan, and that's going to involve
4 code change and it's going to take some time. But
5 I'll give you my comments on the moratorium. But
6 I think it -- I think the parking issues fall into
7 this whole need for a comprehensive plan for this
8 Village.

9 TRUSTEE PHILLIPS: I agree with Peter, that
10 I think that there's much -- the parking entails
11 several different other areas within the Village
12 Code, and I would like to hear -- I did read what
13 Joe put together, and I would like to be able to
14 ask him some questions. I kind of go along with
15 Peter.

16 MAYOR HUBBARD: Okay. So we'll just leave
17 the public hearing open and we'll move on.

18 Okay. Report of Trustees, Trustee Clarke.

19 TRUSTEE CLARKE: I wanted to follow up and
20 ask if there still was a appetite for following
21 through on the quotes that the Treasurer received,
22 or ideas. Someone brought forward, Mary Bess
23 maybe brought forward a type of an electronic
24 solar sign about your speed limit.

25 TRUSTEE PHILLIPS: Oh, yes.

1 TRUSTEE CLARKE: And I believe, Robert, you
2 might have looked into a cost of it. I don't
3 remember the specifics, but I'm trying to see --

4 TREASURER BRANDT: Yeah, that was --

5 MAYOR HUBBARD: There was an email with
6 price quotes that the --

7 TREASURER BRANDT: Yeah.

8 MAYOR HUBBARD: -- Treasurer had sent
9 around.

10 TRUSTEE CLARKE: I wanted to express my
11 appetite for pursuing that, if we could find the
12 monies available, just because I perceive a
13 greater sense of urgency this year within the
14 Village of any traffic-calming measure that we
15 could put forth. It's just a sense I have at the
16 start to the season this year that it is going to
17 be more traffic issues for us. And so I wanted to
18 check and see how the other Trustees felt, how you
19 felt about it, Mr. Mayor, and what you thought was
20 possible financially, Robert.

21 MAYOR HUBBARD: Yeah. I mean, we can find
22 the money in the budget if we want to do it.
23 There'll be one heading into the Village from Main
24 Street and one heading into the Village from Front
25 Street. We would just have to locate them down

1 there.

2 TRUSTEE PHILLIPS: I think that -- and I did
3 bring it up, because there needs to be some type
4 of calming along Main Street, especially coming
5 into the Village off of the North Road. And I
6 also feel that asking the Southold Police
7 Department to be continuously trying to slow down
8 our traffic is really an unrealistic idea, okay?

9 MAYOR HUBBARD: Uh-huh.

10 TRUSTEE PHILLIPS: But I think the visual,
11 and I've said this before, the visual of something
12 saying that our speed limit is 25 miles an hour,
13 and you're now coming through here 50 miles an
14 hour, is going to, hopefully, slow some people
15 down.

16 I think we have -- we've had a number of
17 accidents recently, not, per se, within the
18 Village, but the speed limits on -- the speeding
19 on the -- on Route 25 has produced a few
20 accidents. And I think anything that we could do
21 to slow it down within the Village would behoove
22 us to try.

23 You know, the 25-mile-per-hour speed limit
24 is not -- you know, we passed it, we went through,
25 we got the State to approve it, but it's not

1 calming as much as it should be. Because I'll be
2 honest with you, I don't see too many going 25
3 miles an hour. I know if I go 25 miles an hour,
4 and I'm sure you do the same thing, I have people
5 sitting on my backside and, you know, hurry up,
6 hurry up, I have to get to Orient, to the ferry,
7 or something, and especially since our North Ferry
8 has become so active on both ways. You know, a
9 lot of people use that to get to Cross South
10 Ferry, and they zoom through the Village to get
11 there. So I think anything that we can visually
12 put up to just say, well, you know, this is a --
13 you know, we have residents here, there's
14 businesses here, there's pedestrians here, would
15 just kind of help downtown a little bit.

16 MAYOR HUBBARD: Okay. Well, Robert and I
17 will talk about that, and we'll come up with a
18 plan and a location for them, and we can move that
19 forward. Yes, Paul.

20 ADMINISTRATOR PALLAS: Just in addition to
21 the cost, obviously, we would need permission --

22 TRUSTEE PHILLIPS: From the State.

23 ADMINISTRATOR PALLAS: -- from the State
24 DOT.

25 MAYOR HUBBARD: For Front Street, yes.

1 ADMINISTRATOR PALLAS: Yeah, we may -- yes.
2 I would love -- I would advise them that we were
3 doing it on Main, because it is a State designated
4 road. I would add, it will be two differently
5 requests, but yes.

6 MAYOR HUBBARD: The sign would be in the
7 Village mostly on Main Street.

8 ADMINISTRATOR PALLAS: Understood.

9 MAYOR HUBBARD: No, I understand. But
10 this -- you know, the same controversy we go over
11 every time we want to do something on that road.

12 ADMINISTRATOR PALLAS: Yep.

13 MAYOR HUBBARD: But, you know, it will be on
14 the corner of Washington Avenue going in and by
15 the hedge on Saint Agnes on Front Street.
16 They have ones that are illuminated, there's about
17 10 of them over on Shelter Island, I see them all
18 the time. It shows the speed limit, you're going
19 over. Then a white light flashes in your face to
20 let you know that you're going over the speed
21 limit as you're approaching it. They have them
22 on, I'd say, about 10 different roads over there,
23 so I'm used to them. And it's nice to watch when
24 you're going by and see the numbers go up. Shhh.

25 (Laughter)

1 TRUSTEE PHILLIPS: Well, the other thing is
2 we have the advantage of the Town of the Southold,
3 and if we put them on our poles, we own the poles
4 where they have to ask.

5 MAYOR HUBBARD: Yeah, most of these are
6 freestanding poles, it just goes to the ground.
7 It's just a matter of locating wires to get to
8 them. Or if we're going with power or we're going
9 with solar?

10 TREASURER BRANDT: They're hard wired.

11 MAYOR HUBBARD: Hard wired, yes.

12 TRUSTEE PHILLIPS: Hard wired is cheaper.

13 MAYOR HUBBARD: Yeah. So that will just
14 dictate where a wire is and where they're going to
15 go. But, all right, we'll move that forward.

16 TRUSTEE ROBINS: They seem to be quite
17 effective at the school, if I -- you know, when
18 you're going past the school zones on the Main
19 Road, you know, people do slow down. So, you
20 know, hopefully they'll work here, too.

21 MAYOR HUBBARD: Yep.

22 TRUSTEE ROBINS: It's a good idea.

23 MAYOR HUBBARD: Okay. Go ahead.

24 TRUSTEE CLARKE: Thank you. Two slight
25 additions to Dances in the Park that the Village

1 Clerk and I are working on. We have received
2 confirmation that at least one performance from
3 the Music Department at the school will come on
4 one of our dates and perform. The acapella group
5 from the school would open up at 6:30 for our
6 regularly scheduled dances at 7.

7 And, in addition, we have one other
8 performer who will come on one night, TBD, during
9 the schedule, and be an opener for a -- our main
10 attraction, playing one set, more like an hour
11 versus an hour-and-a-half or two hours, but that
12 would start earlier. The details will be worked
13 out between me and the Village Clerk. And, of
14 course, the Board and Mayor will be kept informed
15 of any decisions that are recommended.

16 MAYOR HUBBARD: Sounds good.

17 TRUSTEE CLARKE: The only other thing I had
18 was a question on if the openings on our Boards
19 have been filled, and if we've been able to
20 announce, or will you be announcing soon new Board
21 Members? It's in your report.

22 MAYOR HUBBARD: Right there.

23 (Laughter)

24 TRUSTEE CLARKE: Very good.

25 DINNI GORDON: Yay, yay.

1 TRUSTEE CLARKE: That's all for me. Thank you.

2 MAYOR HUBBARD: You're welcome. Okay.

3 Trustee Martilotta.

4 TRUSTEE MARTILOTTA: Sure. I'll be brief.

5 I just want to make sure I say thank you to -- you

6 guys have been more than great. It was a big help

7 for the Legion, and you guys made it possible.

8 Thank you very much.

9 The other thing you touched on, Mr. Mayor,
10 I've been gone for the last few weeks, been
11 Upstate, but my wife has kept me informed of
12 the -- all the exciting going-ons on Wiggins
13 Street, which looks amazing, by the way. It looks
14 amazing, thank you. But she wanted to make sure I
15 brought it up. She's concerned, legitimate fist
16 fights happening around the corner from the house.
17 Like people trying to cut -- like a lot of them on
18 Fifth, so I see them on Fifth Street.

19 MAYOR HUBBARD: They do it at every corner.

20 They --

21 TRUSTEE MARTILOTTA: I believe they do, but
22 she said, you know, it's getting pretty wild, so.

23 MAYOR HUBBARD: Well, it is. You know, the
24 problem is that, you know, we've talked to the
25 P.D., we've talked to the Ferry Company and all.

1 But where it's at Ninth Street, it's Ninth,
2 Eighth, Seventh, Sixth --

3 TRUSTEE MARTILOTTA: Yeah, no, no.

4 MAYOR HUBBARD: -- Fifth, Fourth, you know.
5 So it's six people, and then somebody out on 25.
6 So you're looking at six people to try to direct
7 traffic, and that's --

8 TRUSTEE MARTILOTTA: No, I get it.

9 MAYOR HUBBARD: -- not manageable --

10 TRUSTEE MARTILOTTA: I don't think.

11 MAYOR HUBBARD: -- you know, unfortunately.

12 So --

13 TRUSTEE MARTILOTTA: I don't think there is
14 really --

15 MAYOR HUBBARD: We've got to try to get the
16 other stuff taken care of. And the ferry is
17 running all four boats, they're starting all four
18 boats at 6 o'clock in the morning. They don't
19 have anymore boats that they can run. The only
20 thing that's going to be really bad is -- well,
21 there was a traffic accident in the ferry queue
22 last week.

23 TRUSTEE MARTILOTTA: Okay.

24 MAYOR HUBBARD: A gentleman had a seizure in
25 a truck, hit a truck in front of him. So they

1 clipped it, closed down the queue. That's when
2 the ferry traffic got backed up to Silver Sands,
3 because it --

4 TRUSTEE MARTILOTTA: Silver Sands?

5 MAYOR HUBBARD: Yes.

6 TRUSTEE PHILLIPS: Yeah.

7 MAYOR HUBBARD: It was past Mills.

8 TRUSTEE MARTILOTTA: Oh, my God.

9 MAYOR HUBBARD: Trucks had to come out, go
10 west to get in line to get over there, it was that
11 bad, but that was one day. But a gentleman had a
12 seizure in a truck and they shut down the loop for
13 a while. And the loop holds two boats worth of
14 traffic, so those two boats worth of traffic were
15 on 25 back to Silver Sands. But that was one day.
16 But normally, it does extend out onto Route 25,
17 close to 7-Eleven. Usually it's not past
18 7-Eleven. But still, it's -- there's that much
19 more traffic that's going on down there, so we
20 really need to get this done. But if a ferry boat
21 breaks down there, some other mishap or something
22 like that, it's going to be worse than we've ever
23 seen.

24 TRUSTEE PHILLIPS: Mr. Mayor, is there some
25 way that -- and I believe that the DOT paid for

1 that sign that says you have to -- who paid for
2 the flashing sign that --

3 ADMINISTRATOR PALLAS: I honestly don't
4 know.

5 MAYOR HUBBARD: It just showed up, but I
6 assume the DOT did it.

7 (Laughter)

8 TRUSTEE PHILLIPS: Okay. Is -- okay. Is
9 there -- could we ask, and maybe this is a wild
10 thing, but could we ask the DOT to have a similar
11 sign at somewhere along Third Street or before
12 Third Street that says "No Access", I mean, "No
13 Access to the Ferry Line", or something? Because,
14 I'll be honest with you, what's happening is the
15 ferry lines coming off, people are trying to come
16 out of Sterlington. We have a traffic issue there
17 with -- in front of Goldberg's, where they're
18 blocking up the fire hydrants, they're parking
19 everywhere. We have the Menhaden, which has
20 people coming in and out. We have delivery
21 trucks. And then we have the confusion of the
22 poor ferry guy down at the end who's trying to
23 tell them to -- probably the easiest way, what
24 they said, was to send them up Wiggins. But in
25 trying to get them to turn around to go back up to

1 go to the ferry, if we could just have additional
2 signage that says no access to the ferry line down
3 Third Street, that, you know, there's no sense in
4 taking that right-hand turn or a left-hand turn,
5 wherever your coming from. I don't know if that's
6 a possibility.

7 ADMINISTRATOR PALLAS: You're talking about
8 a similar temporary --

9 TRUSTEE PHILLIPS: Something, something from
10 the DOT.

11 ADMINISTRATOR PALLAS: I'll reach out to
12 them. I'll find out who paid for that one and
13 I'll reach out to whoever that was.

14 TRUSTEE PHILLIPS: I mean, I observed a lot
15 just trying --

16 ADMINISTRATOR PALLAS: Sure.

17 TRUSTEE PHILLIPS: Trying to get down to
18 deliver lunch to some people. I mean, I go
19 through the parking lot, but I've watched many a
20 person who's using that little path where there's
21 the fire -- the fire route as circumventing around
22 all the traffic to get to Fourth Street. And, you
23 know, it's -- there's just too much traffic going
24 on down there. The ferry guys can't keep up with
25 it, in all fairness to them.

1 TRUSTEE ROBINS: Yeah, it's gotten very busy
2 down there.

3 TRUSTEE PHILLIPS: You know, and I'll be
4 honest with you, John Q. Public has gotten nasty
5 and very demanding. And it's very disappointing
6 to see that people can't be patient and can't
7 respect that driveways are driveways. I don't
8 know how to say that other than it's so
9 disheartening to see the human race doing that.

10 MAYOR HUBBARD: Okay. Anything else,
11 Trustee Martilotta?

12 TRUSTEE MARTILOTTA: No sir.

13 MAYOR HUBBARD: Okay. Trustee Phillips.

14 TRUSTEE PHILLIPS: I have two things. The
15 first one is, as you know, Mr. Mayor, we -- I've
16 mentioned the fact that I would like to have the
17 Waterfront Commercial Zone relooked at. I'm a big
18 proponent on saving the working waterfront, I
19 don't want to see it shrinking anymore. So I'm
20 asking.

21 In my report, I put reasons why that I would
22 like to see a moratorium put on, so that we can
23 discuss creating, or the possibility of creating
24 another zone within the Downtown Business District
25 for those properties that are really water view

1 and not water commercial.

2 Our LWRP, you know, it's -- the theme is
3 through all of -- all of our updates in the
4 original, and that's to achieve a compatible,
5 well-serviced pattern of development and a mix of
6 uses that are responsive to the needs of at least
7 four constituent groups: Year-round residents;
8 marine industries; seasonal or weekend residents
9 of the Village; and tourists.

10 I am asking for it for a short term, so that
11 perhaps the Village Attorney could provide an
12 analysis to us of what exactly could be done in
13 that area, working, I'm sure, with the Village
14 Administrator.

15 I'm just concerned that we're going to lose
16 our working waterfront, and I think it's time that
17 we discussed that and look at it seriously, which
18 also comes along with the parking, some of the
19 development issues that Trustee Clarke has brought
20 up in the past. I think it would behoove us to --
21 even if it just creates the discussion, I think we
22 should take the time.

23 So, usually, in National Fisheries, when
24 they suggest this kind of thing, they put a
25 control date on it, so -- and this would be

1 something that I would ask the Board, that if we
2 were going to discuss this, or even if you're in
3 any way inclined to move forward with it, to set
4 the control date as of today. Any applications
5 that have come in as of today would proceed
6 through the process, but anything after today
7 would have to wait until we've made decisions.
8 So that's -- that's the first thing.

9 I've -- in my report, it pretty well states
10 how I feel about it, and I'm just putting it on
11 the table. I know Trustee Robins has her own
12 version, but mine is specific and it has a
13 deadline date, which is part of what a moratorium
14 is really for, is to take a look at a problem,
15 take a look forward, make it -- you know, make a
16 decision whether to move forward to do changes or
17 not. But at least it gives you the time frame to
18 discuss it without feeling under pressure.

19 The other suggestion that I'm asking is that
20 when we go to our rental permits, I am asking that
21 when the R-2 Zone houses come in to present their
22 rental permit, or to apply for their rental
23 permit, that they designate on the application,
24 which is going to be a long-term tenant, and that
25 they're going to be short-terming the other

1 apartment, to declare that that's going to be a
2 short-term rental. So, from an enforcement point
3 of the view, it eases it for the complaints. And
4 it also actually puts on record who's
5 short-termining and who isn't. And that's pretty
6 much it.

7 MAYOR HUBBARD: Okay. On the short-term
8 rentals, the rental permit now does not have --
9 they don't state what's there.

10 TRUSTEE PHILLIPS: No, it doesn't.

11 ADMINISTRATOR PALLAS: It doesn't.

12 TRUSTEE ROBINS: There's no information.

13 MAYOR HUBBARD: Right.

14 ADMINISTRATOR PALLAS: And I believe even, I
15 think -- I haven't had a chance to look at it, but
16 I think to require that disclosure -- those kinds
17 of things are designated in the code, so I think
18 it may require a code change. I don't think you
19 could do it --

20 MAYOR HUBBARD: It would, because we changed
21 the code when we did that. If it's a two-family
22 house, as long as one has somebody that's a
23 year-round rental, you're able to do the
24 short-term on the other.

25 ADMINISTRATOR PALLAS: Right. By my

1 understanding is that what you're asking for is
2 not a change to that, per se, just the
3 registration.

4 TRUSTEE PHILLIPS: On the application, the
5 registration process.

6 ADMINISTRATOR PALLAS: Right. So even --
7 even to change the registration process would
8 require a code change. I'll confirm that with the
9 Village Attorney.

10 TRUSTEE PHILLIPS: All right. Yeah, confirm
11 it with him, because when I asked him about it, he
12 thought it was just part of the application
13 process.

14 MAYOR HUBBARD: Who was that, Joe?

15 TRUSTEE PHILLIPS: Yeah.

16 MAYOR HUBBARD: Okay. Well, he's not here.

17 TRUSTEE PHILLIPS: But he's not here, so I
18 can't, you know -- but I think it just would, from
19 an enforcement point of view, would make it a
20 little bit easier. And, also, you know, we've had
21 complaints from -- in years past of some people
22 feeling that they were skirting around, you know,
23 the long-term, was -- do we still -- do we ask for
24 copies of the lease agreements these days, or is
25 it just they declare they have a lease agreement?

1 ADMINISTRATOR PALLAS: I have to check.

2 TRUSTEE PHILLIPS: I don't remember.

3 TRUSTEE ROBINS: They don't require a lease
4 agreement. I just did a rental application
5 permit, so I know they don't, it's not on there.

6 TRUSTEE PHILLIPS: I would just like to
7 clean it up.

8 ADMINISTRATOR PALLAS: Okay.

9 MAYOR HUBBARD: Right. The biggest thing is
10 enforcement and trying to get people to do the
11 right thing. Unfortunately, a lot of people
12 don't.

13 TRUSTEE PHILLIPS: No.

14 MAYOR HUBBARD: And they abuse the system,
15 and they continue to do it, you know, through
16 their marketing agents, their realtors, through
17 everybody else, and they just keep renting them
18 out weekly. And unless you have the neighbors
19 complain about it, or somebody to go -- or have
20 enough -- have 10 Code Enforcement Officers to go
21 to each one each weekend and see what cars are
22 there, it's an impossible thing to enforce.

23 TRUSTEE PHILLIPS: No. But I think if --
24 and I agree with you, it's impossible to enforce.
25 But I think that if it's declared, that it makes

1 it easier for them when a complaint comes in, then
2 he can go take a look and verify that, you know,
3 it's being short-term rental or a long-term
4 rental. It's a thought.

5 MAYOR HUBBARD: Yeah. No, I mean, I
6 understand that. But if it's -- that's on a
7 two-family house, for the exception of it. The
8 other ones, if it's a one-family house and they're
9 doing it every weekend --

10 TRUSTEE PHILLIPS: Yeah.

11 MAYOR HUBBARD: -- and there's sticking
12 people in there, that's what's really hard to
13 enforce, because you can't tell who's in there.

14 TRUSTEE PHILLIPS: No, no, I understand
15 that.

16 MAYOR HUBBARD: I mean, I could see license
17 plates that came from Ms. Massachusetts one
18 weekend, to Connecticut to another weekend, to New
19 York, to New Jersey, every weekend somebody else
20 in the house. But to actually document that and
21 prove it and try to take them to court to try stop
22 it is where you get into a hard situation.

23 Southold Town tried looking at listings in
24 the paper of what people were doing, and they
25 weren't allowed to use that in court, because it

1 got thrown out as they tried to enforce it that
2 way. So if you're listing it as a short-term
3 rental, you can't do it, but there's no proof that
4 they actually did it, they're just advertising
5 something, even though they are.

6 TRUSTEE PHILLIPS: Right.

7 MAYOR HUBBARD: And so everybody's having a
8 hard time with it, Shelter Island, Southold, and
9 Greenport is having a hard trying to enforce that,
10 unless the neighbors call and complain about it
11 and you could document who's there, or take
12 picture every weekend.

13 TRUSTEE PHILLIPS: Well, as I said, most of
14 the complaints that I'm getting are really more
15 from the two-family ones --

16 MAYOR HUBBARD: Okay.

17 TRUSTEE PHILLIPS: -- where they have been
18 seeing both families -- both units being
19 short-term rentals. It's not being being --
20 honoring the one -- you know, the long-term
21 and the -- in one apartment and short-term in the
22 other.

23 MAYOR HUBBARD: Well, the whole idea was
24 they have to make sure we stayed with some
25 year-round rentals on it.

1 TRUSTEE PHILLIPS: Right, and it's not
2 happening that way.

3 MAYOR HUBBARD: Okay.

4 TRUSTEE PHILLIPS: That's pretty much it
5 for me.

6 MAYOR HUBBARD: Okay, thank you. Trustee
7 Robins.

8 TRUSTEE ROBINS: Okay. Since I'm going to
9 talk about a moratorium, I'm going to read a
10 little bit of an introduction from the New York
11 State Department of State about what a moratorium
12 or land use moratorium is.

13 "A land use moratorium is a local enactment
14 which temporarily suspends a landowner's right to
15 obtain development approvals while the community
16 considers and potentially adopts changes to its
17 comprehensive plan and/or its land use regulations
18 to address new circumstances not addressed by its
19 current laws. A moratorium on development
20 therefore preserves the status quo while the
21 municipality updates its comprehensive plan. A
22 moratorium is designed to halt development
23 temporarily, pending the completion and possible
24 adoption of more permanent comprehensive
25 regulations."

1 The Planning Board has received numerous
2 requests that taken together will have a big
3 impact on the future of Greenport. The Village
4 needs to briefly stop the clock so it can
5 thoughtfully develop specific goals and objectives
6 for the future development in the CR, Commercial
7 Retail, and Waterfront Commercial District.

8 A moratorium should be put in place to
9 update the LWRP, and to develop a functional
10 comprehensive plan to ultimately guide the Village
11 and its residents.

12 We have had various discussions around the
13 proposed parking code amendments. Concerns have
14 been raised by various Trustees and the Planning
15 Board. We need time to carefully consider this
16 important issue. I think the most effective
17 approach involves a moratorium. During that time,
18 the Village should work diligently to update the
19 LWRP, identify development goals for the
20 Waterfront Commercial and Commercial Retail
21 District, and identify amendments necessary to the
22 code to implement these goals.

23 Ideally, the moratorium would pause site
24 plan submissions that relate to changes in use in
25 the water -- in the Commercial Retail and

1 Waterfront Commercial Zones, and any
2 intensification of an existing use.

3 Updating the LWRP and making decisions to
4 modify the code is a significant job, and must be
5 undertaken without added pressure. To achieve
6 this goal, the Board should consider establishing
7 a separate committee that includes Board Members,
8 Village Administration, Village Attorney, and
9 Planning Board and ZBA.

10 There have been significant changes in
11 housing that intensify the pressure on all types
12 of development since the last draft of the LWRP
13 was done. To write a comprehensive plan, the LWRP
14 needs to reflect the current state of the Village.
15 If we are hasty now, we will endanger the current
16 and future wellbeing of the Village. I hope you
17 agree that a moratorium with a specific goal is a
18 sensible way to make lasting decisions.

19 And I, by the way, agree with Trustee
20 Phillips on her timeline for a moratorium, I think
21 that would be an important element of this as
22 well. So that's my statement on that.

23 MAYOR HUBBARD: Okay. Do you have any
24 suggestions on any of those topics you said that
25 we need to do?

1 TRUSTEE ROBINS: I'm sorry?

2 MAYOR HUBBARD: Do you have any suggestions
3 on those topics you said that we need to do? What
4 are your suggestions on it?

5 TRUSTEE ROBINS: Well, my suggestion is that
6 we -- I know you said that we were updating the
7 LWRP, but we need to have a -- we need to develop
8 a comprehensive planning document, and I'm pretty
9 sure we're going to need somebody to help us with
10 that, and we're going to -- and it's going to
11 involve code change. So I think that we're
12 probably going to need a Code Committee to review
13 the -- review certainly the zoning section of our
14 code.

15 MAYOR HUBBARD: To do a comprehensive plan,
16 you need a consultant. You need to do an RFP, get
17 a consultant, and spend money to get somebody to
18 go and do that for you. That's not something
19 you're just going to pop up with.

20 TRUSTEE ROBINS: I agree. I mean, so I
21 think we have to --

22 MAYOR HUBBARD: Is that what you're talking
23 about, or is that -- no, I'm just -- I'm asking.

24 TRUSTEE ROBINS: Yes, absolutely.

25 MAYOR HUBBARD: I agree, you had a lot of

1 stuff in your comments, I'm just trying to see --
2 you've been talking about the moratorium for six
3 months. I'm wondering if you had come up with
4 anything during the past six months that's going
5 to be constructive to try to move this forward of
6 where we're going with it, instead of just saying
7 moratorium.

8 TRUSTEE PHILLIPS: Well, the reason I'm
9 saying moratorium is, is to deal with creating --
10 the possibility of creating a new zone in the
11 Downtown Business District that will deal with
12 some of the problems that have come before the
13 Planning Board. And there are some properties
14 there that, by rights, they have water view, they
15 don't have -- they're not -- they're not
16 waterfront, okay? So they fall into this category
17 of a half-breed between a commercial retail
18 establishment and falling under the Waterfront
19 Commercial, because back when the Waterfront Zone
20 was established, they came through with the
21 original LWRP, and that's how they set the lines.
22 That's the reason why I'm asking, that that's the
23 section that we should be taking a look at,
24 because it has -- it does deal with parking.

25 You know, we've had much discussion from the

1 public, you know, we're going to hurt investment,
2 we're going to do this, we're going to do that.
3 And I think, in the meantime, I've also heard from
4 a lot of people that our water -- working
5 waterfront is what makes Greenport attractive to
6 other people.

7 And we're -- I don't -- there's been some
8 conversations, and there was something that
9 recently that I observed at a Board meeting that
10 upset me in the fact that perhaps we really need
11 to designate what a working waterfront is, a
12 waterfront commercial property is, and a water
13 view one with -- with clarifying between a
14 commercial retail and a waterfront -- water view.

15 I think that part of our parking problems,
16 and we've all discussed this, is that properties
17 have had intensification of use from either going
18 from a retail to a restaurant, which, of course,
19 it does increase the number of participants or
20 customers. I think that it would just -- it would
21 be a breath to take a step back for us to take a
22 look at it. It's not a long time.

23 I understand where Trustee Robins is coming
24 from with the comprehensive plan, with the LWRP
25 getting finished, but I see an urgency in us

1 protecting our waterfront commercial properties,
2 and that's where I'm coming from, is that that's a
3 specific desire to work towards, towards coming up
4 with some ideas, and maybe checking out or
5 reviewing the uses that are within those, those
6 two codes, the Waterfront Commercial and the
7 Commercial Retail. That's where I'm coming from,
8 okay?

9 MAYOR HUBBARD: Okay.

10 TRUSTEE ROBINS: And, you know, I -- yes, I
11 do think we should put out an RFP to help find a
12 planning consultant to help us with this, you
13 know, I think that would be the way to go. I,
14 mean, I know of a planning institute at Pace
15 University that would be, you know, willing to do
16 classes and educate the Board on this. I could
17 get some more information on that, if you'd like
18 to see it. But, I mean, I think that we
19 absolutely would have to have a planning
20 consultant to help us develop a comprehensive
21 plan. Because I believe we're bouncing from one
22 situation to another here, you know, and we're
23 kind of -- it's a piecemeal approach right now.
24 The Town has a comprehensive plan, they developed
25 it. It took them quite a bit of time to put it

1 together, they had public hearings.

2 MAYOR HUBBARD: Five years.

3 TRUSTEE PHILLIPS: And I think it was ten
4 years.

5 TRUSTEE ROBINS: Yeah, five years, okay.

6 TRUSTEE PHILLIPS: It's actually -- well,
7 we're smaller than the Town, okay? So -- but, I
8 mean, you know, to ignore this right now, I mean,
9 this Village could drastically change in the next
10 two years and -- and we will have no control over
11 it, basically. So, you know, I personally don't
12 think we have the infrastructure to deal with all
13 of the development that is coming our way right
14 now, so --

15 MAYOR HUBBARD: Yeah, we do have the
16 infrastructure for it. I know the BID keeps
17 saying that we don't have it. I don't know why
18 they keep saying it. I've tried to correct the
19 President of the BID on that. I don't know where
20 he's getting those comments from, but the
21 infrastructure could handle what we have.

22 TRUSTEE ROBINS: I don't know. I was
23 downtown today and I saw a truck with a crane on
24 it trying to make the corner turn at -- from First
25 Street, and I didn't stay to see it happen.

1 MAYOR HUBBARD: Well, that's a road, that's
2 not really --

3 TRUSTEE ROBINS: You know, it was ugly,
4 though.

5 MAYOR HUBBARD: Okay.

6 TRUSTEE PHILLIPS: But I guess my -- I would
7 have to ask each one of you, is our waterfront or
8 working waterfront important to all of us?

9 TRUSTEE CLARKE: Absolutely.

10 MAYOR HUBBARD: Of course it is.

11 TRUSTEE PHILLIPS: So -- and that's --
12 that's where I'm coming from, is that I understand
13 the comprehensive plan, I understand the LWRP, but
14 we have an opportunity now to just take a look at
15 it, so that we can make sure that the future of
16 our waterfront is protected and it doesn't turn
17 into -- doesn't turn into the south side.

18 I'll be honest with you, they're losing
19 their working waterfront by the minute. I know of
20 two properties that were originally commercial,
21 commercial fishing facilities that are now going
22 to be turned into something else. And shipyards
23 are important, and there is the opportunity of
24 things moving down. I've seen it from port to
25 port. We have other people who feel, that are in

1 the working waterfront, that they're being pushed
2 out. So I think we have to -- our waterfront is
3 the Village of Greenport, and that's where I'm
4 coming from. That's -- we have to look at that.

5 And perhaps Julia's, Trustee Robins' other
6 ideas can start coming forth, but I think we have
7 to start someplace. And yes, things do seem like
8 they're piecemeal, but I think that's our fault,
9 too, because sometimes we need to discuss this
10 stuff. And, Mr. Mayor, I'll be honest with you,
11 sometimes doing it at a work session is difficult,
12 because we have other things that we're trying to
13 discuss at the same time.

14 But, at this point, I'm putting it out,
15 because I strongly feel that not only do we need
16 to make a commitment to the working waterfront,
17 but our residents do, too. Whether they've lived
18 here for decades as a family, or they just moved
19 into the area, they need to understand how
20 important that working waterfront is to the
21 Village of Greenport. And that's -- I'm going to
22 stop there.

23 TRUSTEE MARTILOTTA: I agree with you about
24 the importance of the working waterfront. But as
25 far as like piecemeal, maybe this is just like a

1 difference of approach. Like if there was one
2 solution, we wouldn't be talking about it, because
3 it would have been passed 10 years ago, all right,
4 because that would be the solution and we'd have
5 the answer. And it is steps. The way I view it
6 is it's steps towards accomplishing the goal.

7 Again, like I have no problem if you want to
8 get a planner in here to do it, that's great. But
9 by the time we put it out to RFP, we get the bids
10 back, get the money in the budget, whoever this
11 person is writes the plan, there is no way that's
12 not going to happen for three years, there's
13 just -- there's no way.

14 But, I mean, we're trying to set up a ferry
15 queue, and it's very well organized and we're
16 doing everything right, and it's six years. It's
17 just that the speed at which government moves is
18 slow, and the speed at which the private sector
19 moves is faster.

20 I understand the push and pull, but I'm
21 only -- I'm hesitant. We sit here and people say
22 all the time you've got update the LWRP. Well,
23 the LWRP, like we have one, right? And you're
24 going to make some changes around the edges when
25 we redo do the LWRP, but it's not going to be

1 drastically different, I mean, it's just not.

2 You know, so maybe, maybe a planner would
3 certainly -- again, I have no -- to be clear, I'm
4 not objecting to it at all. But if we're going to
5 say we're not going to build now, if we do the
6 moratorium -- I apologize, I forget the dates you
7 put for however long.

8 TRUSTEE PHILLIPS: Well, I was to the end of
9 December.

10 TRUSTEE MARTILOTTA: End of December. So
11 whatever the time frame is, I think the things
12 that we're looking for are going take five or six
13 times longer to even get in front of us than the
14 moratorium is. Like if the goal is -- if your
15 goal is -- If I'm understanding, I'm not trying to
16 speak for you, is, you know, we're trying to
17 protect the working waterfront, I just -- putting
18 a six-month moratorium, in six months we're just
19 going to be sitting here, and in the best case
20 scenario, we're going to be 30 months out from
21 getting a plan done.

22 TRUSTEE PHILLIPS: Okay.

23 TRUSTEE MARTILOTTA: But am I -- am I --

24 TRUSTEE PHILLIPS: No. That's -- that's
25 where Julia is headed.

1 TRUSTEE MARTILOTTA: Okay. So I'm not
2 trying to conflate the two. I apologize.

3 TRUSTEE PHILLIPS: I'm heading -- no, I --
4 where I'm heading is that we -- in dealing with
5 looking at the activities that have been before
6 the Planning Board and the Zoning Board, okay --

7 TRUSTEE MARTILOTTA: Uh-huh.

8 TRUSTEE PHILLIPS: -- you have properties
9 that are water view that try to fit into the
10 criteria of Waterfront Commercial, okay? Some of
11 them are actually more Commercial Retail --

12 TRUSTEE MARTILOTTA: Sure.

13 TRUSTEE PHILLIPS: -- than they are -- okay.
14 What I'm trying to flush out, I guess that's what
15 I'm saying --

16 TRUSTEE MARTILOTTA: Okay.

17 TRUSTEE PHILLIPS: -- is that perhaps we
18 need to develop a code -- an accepted zone --
19 excuse me -- that's called Water View, whatever,
20 that would deal with those properties that are not
21 Waterfront Commercial.

22 TRUSTEE MARTILOTTA: Okay.

23 TRUSTEE PHILLIPS: And dealing with some of
24 their -- some of them -- let's say, for instance,
25 let's take Weathered Barn, okay?

1 TRUSTEE MARTILOTTA: Sure.

2 TRUSTEE PHILLIPS: She's in Waterfront
3 Commercial.

4 TRUSTEE MARTILOTTA: Yes, she is.

5 TRUSTEE PHILLIPS: Why should she jump
6 through all of those hoops for Waterfront
7 Commercial when she's really more of a Commercial
8 Retail, but she's a water view, because she's
9 within that zone of Waterfront Commercial. That's
10 what I'm talking about, is we need to take a look
11 at -- get an analysis of what properties are
12 actually crossing over between water view and --
13 you know, Commercial, Commercial Retail and
14 Waterfront Commercial.

15 TRUSTEE MARTILOTTA: Okay.

16 TRUSTEE PHILLIPS: And creating a zone for
17 them that makes it simpler -- not simpler, but
18 makes it a clearer designation as to the uses that
19 are in that particular zone that may not -- that
20 may not now be in the Waterfront Commercial Zone.
21 We need to look at the uses that are within the
22 Waterfront Commercial --

23 TRUSTEE MARTILOTTA: I see what you're
24 saying.

25 TRUSTEE PHILLIPS: -- and the Commercial

1 Retail.

2 TRUSTEE MARTILOTTA: I understand.

3 TRUSTEE PHILLIPS: Am I making that a little
4 clearer?

5 TRUSTEE MARTILOTTA: Now I -- now it's a
6 little bit. And I apologize.

7 TRUSTEE PHILLIPS: That's okay.

8 TRUSTEE MARTILOTTA: I wasn't trying speak
9 for you.

10 TRUSTEE PHILLIPS: It's confusing. I mean,
11 it's hard, because there are a lot -- there's a
12 lot going on. And I happen to agree with you, and
13 I stated that, the LWRP has the same basic theme,
14 whether it was the 1988 version, the 1996, or the
15 updated version that we're trying to finish now,
16 and it has a theme that, you know, policy
17 decisions are made to protect the waterfront.

18 TRUSTEE MARTILOTTA: Sure.

19 TRUSTEE PHILLIPS: So -- and the
20 comprehensive plan, well, the Town of the Southold
21 took 10 years to finish theirs, okay? Yes. Do we
22 need to start thinking about stuff? Yes, I think
23 so. I think we need to realize that, you know,
24 things are going to keep moving forward faster.
25 And I think we need to understand, or perhaps I

1 want -- I want to hope and work towards our
2 Village of Greenport being the Village of
3 Greenport that we all bought our properties here
4 for and have invested here. And, you know, change
5 is going to come, but it would be better that we
6 have -- we had some word into the change and not
7 just let it slip by us, and then it changes and
8 then we're all unhappy.

9 MAYOR HUBBARD: Do you have something else
10 or you don't?

11 (Laughter)

12 TRUSTEE ROBINS: Off of the -- I'm sorry,
13 there was one other thing I just did want to
14 mention again, and that is the housing crisis that
15 continues to be happening everywhere around us,
16 and I'm concerned.

17 You know, there -- year-round rentals and
18 housing continues to disappear in the Village.
19 It's basically nonexistent right now. We were
20 talking about that earlier. Both Airbnbs and high
21 priced seasonal rentals are playing a big role in
22 this, it's not just the Airbnbs. I mean, people
23 are renting -- I can't tell you the ridiculous
24 amount of money that people are renting houses
25 for. I'm sorry, but I think it's just pure greed.

1 You know, people are buying houses and then agents
2 are telling them, "Hey, guess what, you get
3 \$10,000, \$20,000 a month for this house." You
4 know, it's just ridiculous.

5 So I want the Board to reevaluate the
6 current code pertaining to short-term rentals.
7 Why is a rental that's functioning as a business
8 permitted in residential zones? Why are there no
9 parking requirements? What can the Board do to
10 protect vital housing stock for the residents and
11 workers that the Village needs to maintain and
12 protect our infrastructure?

13 This is another reason why we need a
14 comprehensive plan for the Village. I mean,
15 housing is part of that as well. And we've lost
16 basically all of our -- I understand, I see the
17 Housing Authority has about 70 vouchers right now,
18 so we know that 70 people right now are protected
19 in their homes, but I'm watching people's homes
20 disappear every day. I'm dealing with a family
21 right now who in less than 15 days are going to be
22 homeless, because they have to be out of their
23 house that they've been in for 14 years. And I've
24 heard from our Housing Authority person that, you
25 know, there are another four families that are

1 losing their housing, because their houses are
2 being sold.

3 So I'm not putting this on -- specifically
4 on us. I'm just saying that we need -- we need to
5 reevaluate our short-term rental law right now.

6 And I'm also going to make a pitch for a
7 public hearing that's taking place next Tuesday at
8 4:30 p.m. in Southold Town for a project called
9 Cutchogue Woods. My Housing Task Force is
10 supporting it, and we're encouraging anybody who
11 wants -- that supports affordable housing in the
12 Town of Southold, turn out to that public hearing
13 and support this project called Cutchogue Woods.
14 It's a partnership between Rona Smith Housing
15 Initiatives, LLC, and Georgica Green Ventures,
16 LLC. So, please, anybody that cares about
17 affordable housing --

18 TRUSTEE MARTILOTTA: Where is that going?

19 TRUSTEE ROBINS: It's a two -- I'm sorry?

20 TRUSTEE MARTILOTTA: Where is it going in
21 Cutchogue?

22 TRUSTEE ROBINS: It's in Cutchogue near
23 Alvahs Lane on the north side. And what it's
24 requiring is a zone change from agricultural to
25 affordable housing. So that's what the public

1 hearing's about. And there'll be multiple
2 presentations, and there's an excellent speaker.

3 David Gallo, who is a big creator of
4 affordable housing, a lot of it on the South
5 Shore, will be a speaker. He's a very dynamic
6 speaker, I heard him yesterday on a meeting. So,
7 please, anybody that cares about this issue,
8 please turn up -- turn out to that public hearing
9 at Southold Town Hall 4:30 p.m. on Tuesday. Thank
10 you very much.

11 MAYOR HUBBARD: Okay. I just had a
12 question. You wanted to change the short-term
13 rental law. The questions --

14 TRUSTEE ROBINS: I'd like to review it,
15 that's all. I'd like to review our short-term
16 rental law.

17 MAYOR HUBBARD: Okay. Because the same
18 argument that you just brought up are ones that we
19 had before we passed the law, people saying how
20 you're allowing this in residential neighborhoods,
21 running a business and all that, and it was the
22 Board's decision that we should allow that, at
23 least get some regulation on it, so you can
24 control it and know what's going on with it.

25 TRUSTEE ROBINS: Well, obviously, we're not

1 controlling it. I mean, and maybe it's just the
2 forces of real estate right now that have caused
3 this situation, that's very possible. But I think
4 that, you know, there might be some things that we
5 can do to restrict rental laws that, you know, we
6 could -- we could slow this activity down a little
7 bit, that's all. Just if we take it out and at
8 least have a discussion about it again and --

9 MAYOR HUBBARD: Okay. No, I just -- you
10 know, the parking requirements, putting those on
11 residential houses is going to be a very hard
12 thing to try to sell and try to get that passed
13 and put it through. I just, you know -- and we
14 had a lot of people say you're running a business
15 in a neighborhood, why are you allowed to do that?
16 The Board felt at that time that that was the
17 proper way to go and try to regulate it at that
18 point to put some controls on it, because there
19 was no controls at all.

20 TRUSTEE ROBINS: Right.

21 MAYOR HUBBARD: So --

22 TRUSTEE ROBINS: Well, things have changed.
23 Obviously, what we did isn't working, so, you
24 know, it's time. Maybe we should look at it
25 again.

1 MAYOR HUBBARD: Well, besides that, telling
2 the realtors not to rent out anything anymore, and
3 just stop rentals completely, there's not much
4 else you can do. All right. Well, come up with
5 some ideas and bring it back to us of what you
6 want to do.

7 TRUSTEE ROBINS: Okay, I'll bring some ideas
8 back, you know, but, yeah, I just --

9 MAYOR HUBBARD: I just don't see there's
10 much we could do with that, because it took us two
11 years to pass that to just get a rental law in
12 place to do something. And, you know, I don't
13 want to go back and just spend another two years
14 revisiting and doing the same thing over again,
15 and taking out everything that we put in place.
16 That's all. I mean, just give me some ideas of
17 what you really want to see and what you're
18 thinking about to try to change that to make it
19 more enforceable of you want to say, besides, like
20 I said earlier, hiring ten Code Enforcement
21 Officers to go monitor each house every weekend.
22 You know, unfortunately, that's --

23 TRUSTEE ROBINS: Yeah. Unfortunately,
24 there's always going to be a problem in this
25 Village, because we're never going to have the

1 enforcement.

2 MAYOR HUBBARD: It's not in the Village,
3 it's everywhere.

4 TRUSTEE ROBINS: Yeah.

5 MAYOR HUBBARD: Because you got neighbors
6 ratting out other neighbors, and that's not what
7 we're trying to do. You know, nobody wants to see
8 that become that type of a society, but that's the
9 only way you're going to enforce that, you know.
10 So okay.

11 TRUSTEE ROBINS: All right.

12 MAYOR HUBBARD: Thank you.

13 TRUSTEE CLARKE: You know, on that, on that
14 issue, you know, it could be -- I wasn't here for
15 that when that took place, but it was a very
16 lengthy discussion.

17 You know, perhaps we're a community that
18 shouldn't have short-term rentals. You know, that
19 would be -- we don't have to work on our code, you
20 just would forbid them. That's probably a drastic
21 thing to say in modern society in many
22 communities. Some have chosen to go that route.

23 Many people afford their homes here because
24 they have the addition of enough income
25 to maintain their home by renting it. I respect

1 that. Many of them have more than one residence.
2 So, you know, is that really something that --
3 it's a complicated issue. And you're right, it
4 could take -- it could take a lot of discussion.

5 I do agree with Trustee Robins in that it's
6 not a Greenport issue, it's everywhere.

7 MAYOR HUBBARD: Yes.

8 TRUSTEE CLARKE: And the enforcement is
9 everywhere, and it's changing characters of
10 communities that are in demand. Those communities
11 are where everyone wants to be. Around our
12 country, around the world, frankly, have been
13 transformed by short-term rentals. And I'm not
14 sure whether it's something that government can
15 address effectively or not. It's very hard to
16 combat the market forces that take hold in our
17 modern world and how they increase in popularity
18 so quickly.

19 On the concept of a moratorium, I am
20 sensitive to a couple of things that were brought
21 up in here that I support. I want to make sure
22 that I at least share that with you, Mr. Mayor,
23 that the concept of, you know, updating and being
24 involved. I mean, we have -- we have a resource
25 issue. We have one work session a month. There

1 are no committees in place to work on this. The
2 Village Administrator has a full-time job. The
3 Village Attorney works a certain amount of hours
4 per month.

5 All of this stuff that's piling up that we
6 need to address is not going to go away with a
7 moratorium, but it's also not going to go away in
8 a piecemeal approach. It's also not going to go
9 away if we continue with the status-quo approach.

10 So I think, from what I'm hearing, that
11 something extraordinary, different, and perhaps
12 not done before, needs to be thought of. I'm not
13 exactly sure tonight what to say that could be,
14 but I don't know whether it's an additional -- I
15 go back to additional work session again, where we
16 get our Statutory Boards together, we get maybe
17 some other experts, maybe not a consultant for
18 years. Our resources are limited, I get that,
19 too.

20 But I will say, I don't think we're going be
21 able to solve these problems, from what I've seen
22 in my experience so far, without doing something
23 different. If we do the same thing, we're going
24 to end up in the -- in the same place. So
25 something different or radical. It's going to

1 require more resources and it's going to require
2 more work from somebody. And if we don't have the
3 people for that work, if we don't have the
4 resources or the drive or willingness as a Board
5 to make that happen, then I don't see a different
6 outcome than where we are today and where we're
7 headed.

8 It is at a difficult time. It's a difficult
9 juncture for us, because I think we have a
10 convergence of national and economic issues in our
11 regional economy that have converged with the
12 popularity of our destination to just put us in a
13 very tough spot right now.

14 And so I think that any idea would be
15 welcome from the public, from our Administration.
16 We've got talented people, from you, Mr. Mayor, as
17 our leader, as a suggestion for all these ideas.

18 I've been chasing parking in the Business
19 District. I've been chasing the idea of
20 moratorium and intensification of businesses. But
21 I can also see that this one code change that
22 we're working on, maybe that's not the perfect
23 answer for everything, it's not going to resolve
24 some of the issues that Mary Bess is bringing up.
25 So doing them sequentially, from what I've

1 witnessed, and our ability to get things done and
2 get them into tangible code that makes a
3 difference, I think it's going to be a very, very
4 long process, unless we do something different.

5 And with that, I would like to challenge
6 each of us to really turn on -- you know, because
7 I respect the time it took and the courage it
8 takes to call for a moratorium. I was there when
9 I joined the Board in 2019, because I was upset by
10 what was happening. COVID happened. That calmed
11 my initial -- but who would have thought that a
12 pandemic of the nature of what we've gone through
13 has changed our national economy, has changed the
14 appreciation of real estate, decreased the
15 availability of housing stock, and made such
16 transformative social change in our country in
17 only two years? So these are unprecedented times,
18 and the pressure that we are under is not just of
19 our own doing, it is it -- is the world that we
20 find ourselves in. But we do have a perfect storm
21 in that we were on a trajectory that coincided
22 with what happened to us, and now those two things
23 together are bigger than we are and our resources
24 that we have to deal with them. And so it's going
25 to require a different idea and a different

1 approach than ones we've used before.

2 So I would ask us all to search for
3 solution-oriented suggestions. I would sign up
4 for whatever it is that I need to do as a Trustee
5 to do whatever extra work is required to be part
6 of that change to make it happen. I just don't
7 know what the most useful and best idea is for all
8 involved.

9 But I recognize that our resources are
10 limited. Joe is not going to have, you know, 80
11 hours to put on Village work instead of 40 all of
12 a sudden, he has other jobs. The Administrator
13 isn't going to be able to work an 80-hour week, he
14 already has a long week. Everyone is -- unless we
15 do something different, we're not going to get a
16 different result.

17 And so I would support the concept of a
18 moratorium if we came to some unity in thinking
19 around how would we do something different. What
20 would it look like? What resources would it
21 require? What would we have to spend? How much
22 harder would we have to work? How more often
23 would we have to meet? How do we get those
24 committees constructed? How do we pull it
25 together?

1 I like the idea of looking for additional
2 resources in and outside of our community, and
3 also from ourselves. And maybe it means some
4 other things that we were going to do have to go
5 on hold, because this requires all of our
6 attention.

7 I'm sorry, I'm probably overstepping in the
8 time to express myself and repeating myself.

9 MAYOR HUBBARD: No, that's fine.

10 TRUSTEE CLARKE: Thank you. I hope I've
11 made myself clear.

12 MAYOR HUBBARD: I know where you're coming
13 from.

14 TRUSTEE CLARKE: Thank you so much.

15 MAYOR HUBBARD: Yes. I mean, a lot of times
16 a lot of the projects that we're working on and
17 stuff we're talking talk, we talk about it at the
18 work session, ideas get thrown out there, we need
19 to do this, we need to discuss this, and then the
20 next month, the Village Administrator, the
21 Attorney and myself have received no input back of
22 what the actual plan of attack; that people, you
23 know, say we need to do this, we need to come up
24 with an idea, we need to change this, but then we
25 come to the next work session and we've had no

1 discussion from the Trustees giving input back on
2 what we actually want to see this become and what
3 we want to do with it. So we need -- everybody
4 here needs to get more involved.

5 I understand, you say a moratorium, we need
6 to have a comprehensive plan, we need to do these
7 things, but you got to tell us what it is that you
8 want that to be. Put some homework into it and
9 come up with it. Mary Bess did come up with the
10 zone change, trying to split the zone in half.
11 That is the kind of input that we need to have if
12 we're going try to do that, not just saying, you
13 know, moratorium, we got to just halt everything
14 and wait and see what happens and come up with a
15 plan. Well, we need help with the plan. What's
16 your -- what is your plan? What is the plan that
17 everybody wants to see to make it different?

18 The LWRP, I read through the new one, I read
19 through the old one. There are very minor, little
20 changes in it, there's not substantial change.
21 You know, you change the name of a store from one
22 store to another, there's no substantial changes
23 in that. People keep saying, once you adopt the
24 LWRP, everything will be fine. It's not going to,
25 because it's basically the same document, the

1 Harbor Management Plan from 1998, or whatever.

2 TRUSTEE PHILLIPS: It's '98.

3 MAYOR HUBBARD: It's the same thing, they
4 had to deal with the whole waterfront, all the
5 waterfront. That's not being changed much at all.
6 Change the name from this one, from Sweet's to,
7 you know, condos, to whatever. You're changing
8 the names of stuff. It's not Sharkey's, now it's
9 123 Sterling. But none of that is really changing
10 the outcome of what the Village is. It's
11 basically the same document, updated slightly, but
12 it's not substantial change in it.

13 And the LWRP is still just a recommended
14 document, it's not a code change. So if you could
15 take the LWRP and change something, you need to
16 pick out the code. The code should read this,
17 boom, this is what we want the code to be.

18 Bring it back to all of us, send it around,
19 we can talk. We want this code to read X, Y and
20 Z, not just we need to discuss it, we need to talk
21 about, put everything on hold until we can discuss
22 it more. Well, the time to talk about it is every
23 time we have a meeting, but it's always --
24 whenever we get into the end result of what the
25 long-term goal is of what people want. But it

1 also has to be something that we'll be able to
2 vote on and pass.

3 Because we have a noise ordinance that we
4 worked on for two years. It's in the garbage can,
5 it's in the crapper, it's going nowhere. We've
6 talked about it, we had several different ideas,
7 we couldn't get a consensus, and it's done.

8 We have, you know, the rental permit law. I
9 know this -- maybe we should change that some, or
10 whatever, we worked on that for a couple of years.
11 Now we want to change that again.

12 And to do the whole Village and the whole
13 Zoning Code all at once is a huge undertaking, and
14 it's not going to be done in six months of a
15 moratorium to change the whole code to change
16 us -- take us from 19, what, 83, when we had a
17 Police Department with stickers and all the other
18 stuff. Everything that was in there was going to
19 be enforced, overnight parking, all the other
20 restrictions, to go from 1983 to 2025 and be ready
21 for it. It's a huge undertaking of the whole
22 code. Every time we read in there, well, that
23 should have been out there, that should have been
24 taken out 20 years ago, it wasn't change.

25 So there's a lot -- you know, to do the

1 whole overall thing all at once is going to take a
2 long time. So we've been trying to just get some
3 things corrected to protect what we have for right
4 now, is the piecemeal approach. It would be nice
5 to go and redo the whole thing all at once, but
6 that's beyond the Village Administration or
7 anybody here on the Board to go and rewrite the
8 whole Village Code in one fell swoop. You know,
9 that's just something that we just are not capable
10 of handling with everything else that's going on
11 right now, in my opinion.

12 TRUSTEE ROBINS: Well, all -- Peter is
13 talking about additional work sessions. I mean,
14 we don't have a Code Committee right now, but when
15 we did have a Code Committee, I believe we had
16 participants from other Boards in there, involved
17 in it as well, you know. So maybe that would be
18 an additional meeting that we should look into
19 again, is a Code Committee.

20 MAYOR HUBBARD: The Code Committee met. I
21 was on it for four years. The Code Committee met.
22 It was Planning Board, Zoning Board, HPC, along
23 with a couple of members of the public, and they
24 met. They talked about things. We talked about
25 the same topic. We talked about short-term

1 rentals there for a year-and-a-half, got nowhere
2 with it. It came to the Village Board and the
3 Village Board talked about it for another
4 year-and-a-half, because they only make
5 recommendations.

6 TRUSTEE ROBINS: Well, that was then and
7 this is now. I mean, I think -- I agree with
8 Peter, things have changed, you know? I mean, the
9 whole game plan is different right now. So maybe
10 people would be willing to come at it from a
11 different perspective. To say, well, it didn't
12 work before, so why even try it again, I don't
13 believe that's a good approach to take.

14 MAYOR HUBBARD: Okay. I'm just trying to do
15 things that are productive, not just have meetings
16 to say you had meetings, and go through the
17 minutes and go through the stuff and do it over
18 and over again, talking about it, once place
19 there, and then bring it back here to talk about
20 it again. I'm looking for more input from the
21 five of us that are sitting up here. Come up with
22 solid constructive ideas of what you want to do,
23 how we can work on this together, and just put
24 together a plan on our own.

25 Yes, you can ask outside people if you have

1 questions, you can talk to everybody. You talk
2 about everything in the general public and speak
3 to us twice a month now. We could have an
4 additional work session, which, you know, I'm not
5 against -- opposed to that. But if we're just
6 going to say we need to do this or that with no
7 solid game plan of where we're going and what's
8 the ending, where we're going to end up being, to
9 have another meeting and talk for another three
10 hours and get nothing accomplished with no real
11 constructive discussion, I don't think we're
12 gaining anything by that.

13 TRUSTEE PHILLIPS: So let me just take it
14 from my perspective here, because I chose a
15 specific -- a specific area, okay, which I think
16 we all have concerns about. I think all of us,
17 all five of us here have concerns about it. I
18 think what we need to do, and since -- I'm
19 bringing up the moratorium, because we need to
20 stop, stop the activity going on at the moment and
21 thought processes, and just -- of applicants and
22 whatever to -- for us to get a handle on it.

23 The uses that are within those codes, within
24 those two districts, I think if you were to take a
25 member, a Trustee or two Trustees, reach out to

1 some of the Waterfront Commercial property owners,
2 one or two of them, they -- reach out to some of
3 the -- the people who are in the water view, as I
4 call it, and get a discussion going before -- to
5 get it moving. In other words, it would have to
6 be somebody who would have to take charge of it,
7 create it, move it forward, and bring back the
8 information to the Board. But we have to have --
9 we have to have a breathing space so that we don't
10 run into conflicts.

11 I believe, in all honesty, with the
12 short-term rental, I don't think we can touch
13 anything with it, Mr. Mayor, because don't we have
14 some legal issues still going on with the
15 short-term rental, if I remember correctly?

16 MAYOR HUBBARD: Right.

17 TRUSTEE PHILLIPS: Right.

18 MAYOR HUBBARD: There's only so much you can
19 control and what you can do with it.

20 TRUSTEE PHILLIPS: Right. So, at the
21 moment, the only thing you really could do is look
22 at the applications and try to create knowing
23 who's doing short-term rentals and who isn't. But
24 I think if we -- with the Waterfront Commercial,
25 if we reach out -- and I'd be willing to do the

1 work, I've done it before. I don't mind, okay? I
2 just feel that -- or getting people together to
3 discuss it and bring it back to this Village Board
4 with the ideas of the different user groups that
5 are within those two codes to see what really
6 is -- comparing it maybe to other places that have
7 dealt with it.

8 My concern is we have the example of the
9 South Fork in front of us, okay? We have the
10 example of Montauk, where it got so crazy that the
11 people had to revolt to get their adminis -- their
12 governmental body to do something. I -- you know,
13 we have that example in front of us. We have an
14 opportunity to just stop for five minutes, take a
15 look at it, and come back and say this is -- this
16 is what we're looking for, okay?

17 And I'll be honest with you, I'm really
18 concerned about our Waterfront Commercial. I am
19 so concerned about it that I just listened to some
20 people who really don't understand what's involved
21 in the Waterfront Commercial, wanting to put
22 restrictions on it that you don't do in a
23 Waterfront Commercial, okay, it just doesn't
24 happen.

25 And we have to -- and once we do these

1 things, the discussion needs to be with the
2 Planning Board, and bringing Historic and the ZBA,
3 so that they could filter the problems that
4 they've had come to them in trying to deal with
5 those applications that they had issues.

6 You, yourself, we all listened to the
7 example of Waterfront Commercial -- I mean, the
8 development of the Waterfront Commercial using
9 123 Sterling as an example, which isn't the case.
10 We don't allow how condominiums in our Waterfront
11 Commercial. 123 Sterling was a legal settlement
12 between the residents, the Village of Greenport
13 and the property owner way back when, and I don't
14 want to see anymore of that lost. And I don't
15 know how to do that other than to say we need to
16 stop for a couple of months, do the work, use this
17 as an example, that we, as a Board, can move
18 forward on a project, on a code change like this
19 that's important, and that's where I'm coming
20 from, Mayor. I'm willing to help, I'm willing to
21 do the work, okay, so.

22 MAYOR HUBBARD: Okay.

23 TRUSTEE CLARKE: Mary Bess, is your -- is
24 your recommendation for moratorium only in WC, or
25 is it for WC and CR?

1 TRUSTEE PHILLIPS: It's in both.

2 TRUSTEE CLARKE: Do you think it would be
3 helpful if only WC was involved --

4 TRUSTEE PHILLIPS: But you have --

5 TRUSTEE CLARKE: -- to address this primary
6 concern first?

7 TRUSTEE PHILLIPS: Well, that's why I put it
8 out for -- you know, for everyone else to put on,
9 you know, for discussion. See, I -- in my mind, I
10 see -- I see some -- the CR and these water --
11 water view properties as kind of crossing over,
12 and we need to --

13 TRUSTEE CLARKE: But rather than creating an
14 additional zoning classification, couldn't we
15 just, by our authority, move all of those
16 properties that are in question out of WC into CR?
17 Do they have to be designated differently from a
18 legal perspective?

19 TRUSTEE PHILLIPS: Well, those are all the
20 questions, that's --

21 MAYOR HUBBARD: I would have to ask the
22 Attorney about that. That I can't answer, I don't
23 know.

24 TRUSTEE PHILLIPS: That's --

25 MAYOR HUBBARD: I think we can do a code

1 change.

2 TRUSTEE PHILLIPS: A code change.

3 TRUSTEE CLARKE: Would it be under our
4 authority to --

5 MAYOR HUBBARD: Yes.

6 TRUSTEE CLARKE: -- pass that code change?

7 MAYOR HUBBARD: Yes. Have a public
8 hearing and do a code change.

9 TRUSTEE CLARKE: That could be a very simple
10 thing.

11 MAYOR HUBBARD: When they took everything
12 from R-1 to R-2 and everything else, they changed
13 the code on A whole section of properties. So you
14 would take Front Street from Third to lower Main,
15 and anything that was on the water would be
16 Waterfront Commercial, and you could change the
17 code, and all the landlocked ones would be
18 Commercial Retail.

19 TRUSTEE CLARKE: Yes.

20 MAYOR HUBBARD: And change the code.

21 TRUSTEE CLARKE: So that's kind of
22 low-hanging fruit to accomplish.

23 TRUSTEE PHILLIPS: In other words, put the
24 moratorium on the Waterfront Commercial.

25 TRUSTEE CLARKE: (Nodded yes). It's just --

1 it's a lot less properties. It's probably less
2 threatening from a business or developer's
3 perspective about, you know, Greenport being
4 anti-business or anything like that. And, you
5 know, the primary goal really is the protection of
6 and the change of the conditional uses of that
7 specific remaining property in the Village that's
8 so precious to all of us. That could be a more
9 digestible step.

10 MAYOR HUBBARD: Okay. Well, those kind of
11 questions, we would have to run that through the
12 Village Attorney, to just --

13 TRUSTEE CLARKE: Very good.

14 MAYOR HUBBARD: -- clarify that.

15 TRUSTEE PHILLIPS: Mr. Mayor, would we be
16 able to run it through to him before next week's
17 meeting, to perhaps put a resolution on the agenda
18 for that? My concern is that we need to stop the
19 clock. If we're going to talk Waterfront
20 Commercial, we need to have a control date as
21 to -- because if you're going to -- I don't want
22 the gold rush of applications coming in, that's
23 the other issue. We'll need the Village Attorney,
24 and, unfortunately, he's not here tonight, so.

25 MAYOR HUBBARD: We'd have to work with it,

1 with the outcome of what the goal is and what
2 you're doing it for and the time frame. But then
3 we can't -- you know, we need to -- actually work
4 done by us. It can't just be this is a
5 moratorium, everything's on hold, and just wait
6 for somebody else to do it.

7 TRUSTEE PHILLIPS: No, that's -- I'm not --

8 MAYOR HUBBARD: It's got to come from all of
9 us. We need to work on this together to come up
10 with something.

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

12 MAYOR HUBBARD: No, I'm not saying just you.
13 You know, you volunteered. It's got to be
14 everybody has to come up with plans, put them in
15 writing, submit them weekly or bi-weekly to the
16 Village Administrator, Village Attorney of what
17 they thought of, what's been discussed, and move
18 it forward, instead of just saying, all right, the
19 clock has stopped. We really need to work hard on
20 it now to do that, if that's where we're going to
21 go. But, I mean, we've been asking for months to
22 get input back on a lot of topics and it's --
23 we're short in getting information back.

24 Okay. Well, we'll talk with the Village
25 Attorney. He's back on Tuesday, so.

1 CLERK PIRILLO: Yeah.

2 ADMINISTRATOR PALLAS: It would be -- I
3 mean, for what it's worth, it would be very
4 difficult to try to --

5 MAYOR HUBBARD: I can't hear.

6 ADMINISTRATOR PALLAS: I'm sorry. It would
7 be very difficult to get a resolution together in
8 that short a time frame, because the elements, as
9 I remember, for a moratorium are very detailed and
10 have to be very specific.

11 MAYOR HUBBARD: Oh, yeah.

12 ADMINISTRATOR PALLAS: And, you know, we're
13 not here Monday, we're off on Monday. I don't
14 think there's time.

15 MAYOR HUBBARD: And we don't know if it's
16 going to pass the Board to do it anyway, so okay.

17 TRUSTEE MARTILOTTA: Well, just to that
18 point, I think we're all like getting out -- we
19 need a specific goal to move forward, right? So
20 like I agree with you, like things we want to
21 preserve and all that, I'm all in. But these
22 amorphous goals of we want to keep Greenport like
23 Greenport, and I go back to, I guess, like
24 piecemeal versus like these overarching solutions
25 to everything. Like what is it we're specifically

1 trying to do?

2 Like I feel that one of the things we
3 struggle with sometimes is just being specific.
4 Like what exactly are we trying to accomplish?
5 We're trying to accomplish A. Well, if we're
6 trying to accomplish A, we're making a backwards
7 plan of like three or four different pieces we
8 need to do, and then it moves forward. But if we
9 just say again, like something amorphous, whatever
10 it is, but we want to make some changes. Do we
11 want to stop all work and then we're going to work
12 towards -- what's the specific goal, you know what
13 I mean? I'm not trying to call you out. This is
14 like to all -- I guess, to everybody.

15 When -- parking, for example, right? We're
16 trying to -- we're trying to accomplish a goal.
17 But I feel like different people on the Board are
18 looking at parking with a different goal in mind,
19 right? So we get a change here, a change there,
20 change there, because we're looking at parking as
21 a -- I don't know, a means to an end, but the ends
22 tend to be different, I feel.

23 So like when we come up with an idea -- I
24 like your idea, you know what I mean? Like water
25 view, or how do we want to do that, or change it

1 to CR or -- right? You know, but like you
2 articulated there, if we want to take those, those
3 buildings on the south side there, instead of
4 Waterfront Commercial, change that, we can do that
5 next month, you know what I mean? Like it's just
6 a solution, right? We got to draft it. I'm sure
7 Joe could do it, it's not that hard. We can go
8 with a highlighter, go from that, and decide what
9 properties we think should move, talk to the
10 property owners. And it's something that could
11 happen relatively quickly and solve some of the
12 issues that we're going for.

13 But I just would hesitate. I would ask
14 everybody on the Board to consider the fact that a
15 big sweeping change, like the Mayor was saying, is
16 hard, because you got get five votes. And, again,
17 to make a big sweeping change, you're making 50
18 changes to the code. You know, we're doing all
19 these different things, we're hiring outside
20 consultants, we're creating this monster in front
21 of us. Whereas, to Trustee Clarke's point,
22 there's three or four pieces we can pick off right
23 here.

24 Is it -- nothing is a total solution to any
25 problem, there's no such thing. Again, if there

1 was a total solution, somebody would have passed
2 it 10 years ago and we wouldn't have a job,
3 because this is not the way it works, right?

4 I mean, Southold Town spent 10 years doing
5 their plan. But Southold looks a lot different
6 than it did 10 years ago when they started. So
7 did it accomplish the task? I don't know. You
8 know, I don't work for Southold Town Board, but I
9 would have to imagine it's a lot different.

10 So, again, when we look at the LWRP, really,
11 the big thing the LWRP keeps coming back to is
12 it's this guiding principle that we all pretty
13 much share while we're sitting here, but it leaves
14 it up to us to make the individual decisions.

15 So I am just -- I am hesitant, extremely
16 hesitant to do something like a moratorium when we
17 haven't even clearly defined what exactly we want
18 to accomplish at the end of this six-month
19 moratorium. Because if we can clearly define what
20 we accomplish at the end of the six-month
21 moratorium, we don't need a moratorium, we need
22 six months. You know what I'm saying? Like,
23 again, I think your -- again, I like your idea, I
24 think it's great. There's no reason we couldn't
25 do that in 90 days with the Zoning Code.

1 TRUSTEE PHILLIPS: Okay. So let's -- then
2 if you're taking that approach, then we can
3 actually take a look at the Waterfront Commercial
4 and conditional uses and deal with them right
5 away, okay? In other words, we would all take a
6 look at the uses that are in there, and if we are
7 not comfortable with them, we either eliminate
8 them, or expand on them, or restrict them. Or,
9 you know, those -- that's for an example.

10 TRUSTEE MARTILOTTA: Sure.

11 TRUSTEE PHILLIPS: You know, for example.

12 TRUSTEE MARTILOTTA: Or whatever it is.
13 But, you know, for -- but like to your point right
14 there, right, we can restrict them or expand them,
15 or this as well, let's pick one. You know what I
16 mean? We're going to restrict these issues on, I
17 don't know, whatever, this side of the street, it
18 doesn't matter, that's something we can do, and we
19 can make that change. And then we can move on to
20 the next time and we can make that change. But
21 when we're trying to like roll up three, four,
22 five, six things into one of these, and we saw
23 that with the noise ordinance, right, Mr. Mayor?
24 All of a sudden, we changed, we changed, we
25 changed. All of a sudden, there's like 95

1 changes, and all right, well, it's probably not
2 going to work.

3 TRUSTEE PHILLIPS: In fairness, we've also
4 been waiting for -- I mean, we had the plea from
5 the BID.

6 TRUSTEE MARTILOTTA: Please don't think I'm
7 making this --

8 TRUSTEE PHILLIPS: No, no, no. I'm just --
9 I'm just -- I'm just saying.

10 TRUSTEE MARTILOTTA: No, I understand.

11 TRUSTEE PHILLIPS: I mean, you know, we had
12 the plea from the BID and -- and I'll be honest
13 with you, you know, COVID kind of put an end to
14 it, but --

15 TRUSTEE MARTILOTTA: Oh, of course.

16 TRUSTEE PHILLIPS: But, no, I would like to
17 see things pushing forward. I mean, I'm putting
18 the idea out there, okay? And, Mayor, you asked
19 for it, I'm putting the idea here.

20 MAYOR HUBBARD: Uh-huh.

21 TRUSTEE PHILLIPS: I would like to see it
22 move forward. If we truly, truly want to make the
23 first stab at something, let's take this and work
24 on it and get it done.

25 TRUSTEE CLARKE: And the reason I don't want

1 to let go of the change to the grandfathering
2 code, even though I've been spoken about, lobbied,
3 written to, and many other things, is because I
4 see it as a primary tool. First of all, our
5 Boards need support from us.

6 TRUSTEE PHILLIPS: They need guidance.

7 TRUSTEE CLARKE: They need guidance and
8 support. They are the front line at making all
9 the zoning appeal approvals, and are making all
10 the conditional approvals, and making all the
11 approvals on things that are -- applications that
12 are coming forward.

13 The applications aren't going to slow down
14 the desire to develop and be here. And I'm not
15 anti-development, but I recognize that we're not
16 equipped with the code, nor the tools, for our
17 Statutory Boards to really deal with the volume
18 and intensity of the change with so many things
19 that are old and outdated. And so one that is
20 tangible is grandfathering.

21 In my mind, it's not even about parking.
22 It's -- which is ironic. Everyone wants to -- you
23 know, wants to know, well, what does it have to do
24 with parking? You're not even going to create a
25 parking space. And the point is, is that the

1 intensification of our Business District and the
2 intensification of its value, and its increased
3 commercial value, is so high right now that the
4 only thing -- it's one of the tools I can see that
5 would provide a calming effect, if you will, so
6 you can't speculate.

7 You know, we all know the reason why it's
8 such a great spot to open a restaurant or bar, is
9 because we have a sewer system, and there's very
10 few places on the North Fork that do, if any,
11 outside of Riverhead and Greenport that I know of.
12 So, you know, the amount of work you've got to go
13 through and the amount of money you have to spend
14 to open restaurants that are not in those zones is
15 so much more of a heavy lift than to just come
16 here.

17 I mean, there's no protection without us
18 moving forward with this grandfather clause for
19 anybody developing anything in here intensively,
20 and there's not going to be anything for the
21 infrastructure, there's not going to be anything
22 for the Village's coffers or the residents to help
23 maintain or develop the care that needs to go
24 with it. You can't -- you can't intensify to that
25 point without some sort of offset.

1 So I have tried very hard to listen to all
2 the different points of view, but I still fail to
3 see what anyone's afraid of. I don't think it's
4 going to markedly change anyone's business
5 valuation. But I do think it will calm things
6 down, and it would give our Zoning Board of
7 Appeals and our Planning Board some teeth to be
8 able to address a client. And I don't think the
9 well-heeled clients are going to stop coming to
10 the Village with checkbooks whether we pass the
11 code or not. And I'm afraid if we don't, that
12 there's really nothing that anyone can do to stop
13 it, and it's just like watching, you know, a stone
14 roll down a hill that you can't stop.

15 So that's my concern in switching from
16 trying -- I mean, Joe's not here, so I didn't
17 really think it was a good idea to get into a
18 depth discussion, so I don't want to digress and
19 start one now, I apologize. But, at the same
20 time, I don't want to go into a moratorium and put
21 that grandfathering clause change aside because
22 we've gone too far. Let's perfect it, come
23 through it, as the Mayor has asked us to do.
24 Let's find every problem with it. Let's talk to
25 everybody and find out.

1 District. And so I think it's a rightful fee to
2 help the Village pay for it.

3 MAYOR HUBBARD: Okay. The original
4 discussion on changing the grandfathering came
5 from the Planning Board, asked us for help,
6 because people that were on the Planning Board
7 years ago said somebody comes in with an
8 application, no, before 1991, you don't need any
9 parking, and they just -- they would not enforce
10 it, wouldn't do anything. And new people got on
11 the Board and said, "Can you help us with this?
12 We're struggling with this terminology. All we
13 want to do is take the grandfathering out." It
14 wasn't this big, huge thing that it's kind of
15 morphed into now. We were trying to assist the
16 Planning Board with a direct request that came to
17 the Village Board, saying, "Can you assist us with
18 that one section of the code to make it so it's
19 enforceable?" That was of the original goal,
20 was --

21 TRUSTEE PHILLIPS: No, I know.

22 MAYOR HUBBARD: It was going to be that
23 simple.

24 TRUSTEE PHILLIPS: Yeah, because that --

25 MAYOR HUBBARD: But it's not, nothing is

1 that simple.

2 TRUSTEE ROBINS: It's not that simple.

3 MAYOR HUBBARD: Because, you know, the BID,
4 everybody thought that we were going to say, all
5 right, if I've got 20 seats, I now need 10 parking
6 spots and it's going to cost me \$25,000. We never
7 said that. We weren't going after anybody else.
8 We were trying to assist the Planning Board with
9 new applications that came in to correct an issue
10 of an outdated code, and that's all we were --
11 that's where we started. And it's been months and
12 months and we're not getting any closer at this
13 point right now. We've had two public hearings,
14 the second one is still open, and nobody's
15 comfortable at all with what we've got, so we're
16 going to keep working on it.

17 TRUSTEE CLARKE: Yes.

18 MAYOR HUBBARD: But we need to assist the
19 Planning Board. They asked for it, and I want to
20 give them the tools that they need at their
21 meetings to handle an application properly.

22 TRUSTEE CLARKE: Totally.

23 MAYOR HUBBARD: That's all.

24 TRUSTEE CLARKE: And I'm not embarrassed.

25 TRUSTEE PHILLIPS: That was the original goal.

1 TRUSTEE CLARKE: I'm not embarrassed to say
2 to anyone that that fee is a legitimate fee that
3 is well within the scope of most mom-and-pop
4 businesses to pay, if they need to. It's not
5 intended to only support multi-millionaires and
6 things of that nature.

7 You know, it takes a lot of money to open a
8 small business. If I had been told when I went to
9 the Planning Board that I needed to spend an
10 additional \$2,500, I wouldn't have even taken the
11 time to go to the ZBA and ask for an appeal. I
12 would have paid it, because what was it, 1%, you
13 know, 5% of what I had to spend? You know,
14 it's -- and it's something that I think that --
15 I've already said it three times, I beg your
16 pardon.

17 MAYOR HUBBARD: Okay. We're done with that?

18 TRUSTEE ROBINS: For now.

19 MAYOR HUBBARD: Okay. I have a few things
20 on my -- my report.

21 There was a memorial service this past
22 Sunday, 45 years for the two gentlemen up here
23 that lost their life. I want to remember them.
24 Everybody say a prayer for their families. We had
25 a good turnout of Fire Department members. Frank

1 Monsell did a nice service for us and all. So it
2 was a very nice tribute to the two gentlemen.
3 It's hard to believe it's 45 years. I was
4 standing in front of the house the night it
5 happened and it's unreal. But I just wanted to
6 thank everybody who did show up to that.

7 Village Hall is going to be closed Monday
8 for Juneteenth. That's something that had not
9 been scheduled. It's not part of our union
10 contract, we're working through that. This is not
11 one of the recognized holidays, but now it is. So
12 Southold Town Hall and the Village both are closed
13 on Monday.

14 I was able to go and do the senior tree
15 planting. It's over a 30-year tradition. Very
16 nice to give the seniors a boost, send them off on
17 their way. The Tree Committee puts that together,
18 with the assistance of the Village. They started
19 a new row now, because they kind of built out the
20 whole perimeter of the school property up there.
21 But everybody really enjoyed it. That's one of
22 the fun things I get to go and do. I really -- I
23 enjoy that. The kids enjoy it, you know, just a
24 little talk, so that was a fun thing.

25 The Planning Board, Patrick Brennan has been

1 appointed to the Planning Board, okay? That's
2 been filled. We have two people that have put
3 letters in for the Zoning Board, we're reviewing
4 them right now. Hopefully, I could announce that
5 if we can come to a -- if they're qualified, and
6 I'll talk to make sure we don't stick John with
7 somebody, but --

8 (Laughter)

9 TRUSTEE PHILLIPS: Are you hiding, John?

10 MAYOR HUBBARD: But -- and I think we still
11 have one on HPC?

12 CLERK PIRILLO: We do.

13 MAYOR HUBBARD: We do have one opening on
14 HPC. We voted on -- Jane Ratsey Williams is now
15 Chairperson.

16 TRUSTEE PHILLIPS: And Janice Claudio is
17 coming on.

18 MAYOR HUBBARD: And Janice Claudio is on.
19 Okay, we got two people got off, we got two back
20 on. We have one extra spot, we're working on
21 that. If anybody knows anybody for HPC.

22 And Sylvia will get in contact with you with
23 information. There's a meeting next week.

24 CLERK PIRILLO: Yes.

25 MAYOR HUBBARD: So you might have already

1 gotten that, we talked about it today.

2 CLERK PIRILLO: We did, yes.

3 MAYOR HUBBARD: Just so you'd meet the
4 Chair, and, you know, move it forward and move
5 along with that.

6 CLERK PIRILLO: Yep.

7 MAYOR HUBBARD: I know the Village elections
8 aren't coming up until March of next year, but
9 there's been a lot of discussion and a lot of talk
10 about stuff. Some people were, "I didn't think
11 you were running again. I didn't think you were
12 running again." So I just want to say it's early,
13 but I plan on running for one more term as Mayor.
14 Hopefully, if I get reelected, we could finish
15 some of the projects that are in the works. If I
16 don't, so be it. But I just want everybody to
17 know that I am planning on running for one more
18 term. Okay?

19 And next Thursday is the Sixth Grade
20 graduation. I've been asked to be a speaker at
21 that. It's another fun thing to go up there and
22 talk to the kids. You know, they enjoy it. I was
23 at the groundbreaking this past month and gave
24 them a nice speech. And I had to clarify for the
25 new people around here that the new gym -- because

1 the new gym was built back when I was in school,
2 compared to the old gym. And during the
3 discussion, I was like, "Okay, well, the new gym
4 is now 50 years old."

5 (Laughter)

6 MAYOR HUBBARD: Because that's the last day
7 of construction at the school has been 50 years.
8 Everyone was like, "Really?" I'm like, "Yeah."
9 So, you know, it was just a discussion. So
10 brought up some comments, got a few chuckles out
11 of that and all, but that project is moving
12 forward also. That's going to be a really nice
13 addition to the school for the kids, the
14 community, and the families, and everything else.

15 And that's all I had. So open up to the
16 public, if the public wants to address us. Come
17 on up, and name and address for the record.

18 GARY SCHARFMAN: Hello. I'm Gary Scharfman,
19 I live at 312 Fifth Street in Greenport. First of
20 all, thank you for the invitation to speak, to the
21 Trustees, to the Mayor, of course, and to the
22 Administration of the Village, and for those who
23 are attending, and those who will be watching this
24 on video later, I suppose.

25 I'm here, basically, to ask about three

1 issues. But I also wanted to say that tonight's
2 meeting was like -- I mean, it was like drinking
3 from a firehose. There was so much discussed
4 tonight that was so important and so fascinating.
5 So I took some notes, and I just would like to
6 indulge -- be indulged to read some of those
7 points to the assembled after I bring up the three
8 issues that I came here originally to speak about.

9 So the first one is the railroad crossings
10 in the West Dublin neighborhood, which is where I
11 live, my husband, Frank Degen lives. I know I've
12 spoken with members of -- a member of the Village
13 Administration, and it seems like the MTA is
14 responsible for the -- really, the railroad track
15 crossings between -- on Fourth Street, Fifth
16 Street and Sixth Street are incredibly, incredibly
17 bad shape, and I understand --

18 MAYOR HUBBARD: I totally agree.

19 GARY SCHARFMAN: Sure. You just have to
20 drive your car over it or walk over it and -- or
21 bicycle over it. And the thing is it just seems
22 like -- what I'm understanding, and this might be
23 a misunderstanding, is that the MTA has been
24 contacted numerous times. But, basically, like
25 someone else said earlier today, you go back and

1 go back and you get really nowhere with it. And
2 I'm not sure if that's still the case, but if it
3 is the case, what as a Village can we do? And if
4 it's not the case, then what is the timeline for
5 those -- for those issues to be remedied?

6 And I will add that walking home from the
7 IGA this afternoon, I noticed that one of the --
8 one of the panels is actually -- like you can
9 actually -- it wobbles. You can actually -- so
10 that's got to be -- that's got to be a hazard. So
11 not just the fact that the road is deteriorating
12 and causes great distress on your vehicles, and
13 speaking of bicycle tires, but the fact that
14 there's a panel that's actually kind of tilting
15 upwards now is, I think, a concern that I'd just
16 like to know what the Village can do and what the
17 community can do to address.

18 MAYOR HUBBARD: Okay. I could just tell
19 you, from the conversation, the Village
20 Administrator calls every other week to contact
21 them about it, and has been doing it for months.
22 Corazzini was down there, repaved Fourth Street,
23 they can't touch it. The trouble is, if we touch
24 it, do something there and the train derails,
25 we're responsible for everything. So we're not

1 allowed to touch within 10 feet of their property
2 right there, that's why we have done it ourselves.

3 GARY SCHARFMAN: Oh, I understood that. I
4 never -- I was never thinking that the Village was
5 responsible for that. I understood that that's --

6 MAYOR HUBBARD: Yeah, I know. But we would
7 like to fill the potholes and do something, but if
8 a train derails or something --

9 GARY SCHARFMAN: Right.

10 MAYOR HUBBARD: -- it's all on us.

11 GARY SCHARFMAN: Or if someone bicycles over
12 it and they -- you know, something, or whatever
13 happens, if want the -- you don't want the
14 liability, because it's not your responsibility,
15 it's not the Village's responsibility, it's the
16 MTA's. Is there any thought of like what could be
17 done to force the MTA to do more? I mean, and
18 I'll give an example.

19 (Laughter)

20 GARY SCHARFMAN: It's not done, but we have
21 the railing that welcomes you into the Village. I
22 talked about this a year ago. It's paint.

23 (Laughter)

24 MAYOR HUBBARD: You need to contact your
25 State Senator, or whatever, try to contact

1 somebody --

2 GARY SCHARFMAN: Are you saying that as an
3 individual resident, I should -- we should just
4 write to our State Senator, is what you're
5 recommending, or --

6 MAYOR HUBBARD: Yeah, the State Senator or
7 the County Executive, somebody higher up than we
8 are here, and just say, "Look, you know, we've got
9 a major issue here." And maybe, you know, Steve
10 Bellone can get through to somebody higher up that
11 we're not contacting. It's a possibility just to
12 write a letter just saying the condition.

13 GARY SCHARFMAN: And is it possible to get
14 the name of the person that we've been contacting,
15 so that there's some reference?

16 MAYOR HUBBARD: You can talk to the Village
17 Administrator on that. I do not know.

18 GARY SCHARFMAN: Okay, I'll do that. I'll
19 do that after, after this -- after this meeting
20 ends.

21 Then I'm not sure if it was discussed. We
22 came in a late, apparently, the meeting was
23 already in session. I thought it started at 7, we
24 were two minutes late, so you may have covered
25 this already. But the Sag Harbor ferry, I

1 understand that that was supposed to be a topic of
2 conversation tonight. Did I miss it?

3 MAYOR HUBBARD: No.

4 GARY SCHARFMAN: So is it not a -- did I not
5 miss it, or is not a --

6 MAYOR HUBBARD: No, you didn't. It is not a
7 topic of conversation.

8 GARY SCHARFMAN: When will that be? Because
9 we understand it was supposed to happen, but now
10 it's not going to happen, and we'd love it to
11 happen. I'm just wondering if there's anything
12 that --

13 MAYOR HUBBARD: There's been meetings
14 between the Village Attorney and Village
15 Administrator with Claudio's, people from the
16 Hampton Jitney. They got together, going through
17 the process of what they need to do to try to get
18 permission for that.

19 GARY SCHARFMAN: So there's just -- it's
20 just a -- it's just a wait-and-see right now,
21 or --

22 MAYOR HUBBARD: That's pretty much what it
23 is. It's just they were told all the information
24 of what they needed to submit, and they have not
25 submitted that stuff, that I know of yet. Paul?

1 ADMINISTRATOR PALLAS: They have not.

2 MAYOR HUBBARD: Paul's been away four days,
3 he just got back today.

4 ADMINISTRATOR PALLAS: Nothing has been
5 submitted, to the best of my knowledge.

6 GARY SCHARFMAN: So now just some thoughts
7 on what was -- what transpired through the course
8 of this evening.

9 This whole non-fossil carbon neutral
10 electric power that you spoke about, I didn't hear
11 what the timetable was for that. Like you said,
12 it was somewhat -- somewhat aggressive. I'm not
13 sure I heard what that was.

14 ADMINISTRATOR PALLAS: Well, there's
15 emissions targets. It's not -- it's not the
16 targets, it's not the emissions targets that is of
17 concern, it's the implications of those. But
18 it's -- by 2050, it had to be 85% renewable, with
19 an interim of -- I think it's 70% by 2040, I
20 think. There's an extensive website that the
21 State has. All you have to do is just Google
22 SLCPA and you'll find it.

23 GARY SCHARFMAN: But things that are going
24 on in the Village right now that potentially could
25 be very harmful to the residents and to the

1 community in general for utilities, because we're
2 not equipped for this, is that -- is that my take?

3 ADMINISTRATOR PALLAS: Yeah. Well, it's
4 not -- I mean, there's no -- the impact now is us
5 trying to work through the process and the
6 comment, which is -- which is difficult to do.
7 But it's the implications for the future that are
8 most concerning. There's no -- it's not -- this
9 is not -- and I will probably repeat this at
10 several meetings going forward, because it's not a
11 short-term problem, and I really don't want people
12 to lose sight of the fact that this is a -- is a
13 serious issue globally.

14 GARY SCHARFMAN: You know, and the reason I
15 ask that is because you also discussed about there
16 were certain grant opportunities for the Federal
17 infrastructure, and I was just wondering if this
18 might be one of them. Is there anything we can do
19 like --

20 ADMINISTRATOR PALLAS: No, there's not --
21 there's not a relationship between the Federal
22 infrastructure grants and what the State has
23 passed as a Climate Act.

24 GARY SCHARFMAN: Okay. All right. And
25 about the Carousel, I'm just wondering, I'm not --

1 the last time I had been to the Carousel, my
2 nephew was -- it was like 15 years ago, so it's
3 been a while, so I don't even know what you charge
4 for it at this point. And I understand there was
5 some increase in the cost to ride it. But I'm
6 just wondering, you know, depending on what the
7 market will bear, especially if this becomes
8 automated with the type of kiosks we're talking
9 about, is it possible to maybe make certain -- not
10 to make it unaffordable to anyone, but are there
11 many times that they can track when maybe it's
12 highest, highest volume, and maybe those could be
13 a premium, a premium fee that's programmed into
14 the kiosk, so that, in fact, you know, it kind of
15 spreads out over the course of the day when people
16 will use it anyway with their children? And that,
17 therefore, you're getting a little more revenue
18 coming in to offset the cost of the kiosk, and
19 also spreading it out, you know, just the
20 congestion at that -- at that attraction. So I'm
21 just wondering if that's something that could be
22 programmed.

23 MAYOR HUBBARD: I mean, it's a possibility,
24 but, you know, we have young staff members down
25 there and all trying to say from one to four on

1 Fourth of July is going to be a different price
2 than others, sounds more like price gouging and
3 all, and I just -- I don't think that would be
4 something that would be workable for what we're
5 doing.

6 And we went from two, we talked about going
7 to \$3. We had a lot of pushback at \$3, so we went
8 back to 2.50, we cut it in half, because everybody
9 wanted to try to make it affordable and fun for
10 the kids.

11 GARY SCHARFMAN: Sure.

12 MAYOR HUBBARD: But we needed to raise a
13 little bit of revenue to keep up with maintenance
14 and stuff, that was all.

15 GARY SCHARFMAN: The other thing I want to
16 talk about, the ticket -- the 25-mile, when you --
17 when you set the zone, you know, it's like -- you
18 know, and it's flashing, and it says this is a
19 25-mile zone and you're going this fast. And I
20 know they have that in East Marion -- I'm sorry,
21 Orient, and I always slow down. But I also
22 thought that it was like some camera that was
23 catching how fast you were driving and ticketing
24 you if you were going too fast. And I was just
25 wondering. I mean, I really thought that it

1 really existed. I had no idea that it was just
2 like -- you know, it's like no, it's just -- it's
3 just flashing lights. And I'm just wondering does
4 a policy exist where you could actually make some
5 revenue for the Village where if people are going
6 too fast, and that type of electronic radar?

7 MAYOR HUBBARD: We're not a -- we're not a
8 Police Department, so we can't enforce vehicle and
9 traffic laws --

10 GARY SCHARFMAN: And we can't, we can't
11 enforce that?

12 MAYOR HUBBARD: -- and write speeding
13 tickets.

14 GARY SCHARFMAN: Or get revenue for it?

15 TRUSTEE MARTILOTTA: Which would make
16 sense if it was.

17 MAYOR HUBBARD: Yeah.

18 GARY SCHARFMAN: You know?

19 MAYOR HUBBARD: No, like a red light camera
20 or a bus camera --

21 GARY SCHARFMAN: Yeah.

22 MAYOR HUBBARD: -- you get a ticket in the
23 mail.

24 GARY SCHARFMAN: I actually thought that it
25 was something, you know.

1 MAYOR HUBBARD: I know what you're talking
2 about, but that would have to be done by a Police
3 Department, not by us, that's not something we
4 could do.

5 GARY SCHARFMAN: And -- okay. And then
6 about the -- the Airbnbs are like really quick
7 turnovers. Is that something that maybe could be
8 a referendum for the Village itself? Because you
9 were saying that you don't want people spying on
10 their neighbors and all that, and that's
11 understandable. But people do bear the burden of
12 what other people are doing in their homes, that
13 maybe was not the intention of the code that was
14 put in place. So is that something that could
15 become a referendum for the Village to decide if
16 we are a -- you know, something that Trustee
17 Clarke had mentioned, you know, just, you know,
18 dispense with making short-term rentals available,
19 I mean, really short-term rentals, weekend
20 rentals, available. So is that something that the
21 Village could consider as a referendum? And then
22 people can decide if this is the type of community
23 they we want to live in based on that type of
24 option.

25 MAYOR HUBBARD: I mean, it's something we

1 could put together, and still enforcement is still
2 going to be the issue of what you're trying to do.

3 GARY SCHARFMAN: I think that some people --
4 yeah, well, that's true. I mean, some people, the
5 scoffers -- you know, scofflaws and all that. But
6 I think if you actually say that this is a Village
7 that does not support that, I think that will have
8 somewhat -- if that was -- who knows, maybe the
9 Village wants it, you know. But if they didn't
10 want it, it might turn into something where
11 basically it kind of gives a little more teeth to
12 how people feel they can complain about it if
13 their neighbor is doing something that's really
14 against code, and if it's something that people
15 who might think to invest in this Village, they
16 might go elsewhere, because they're going to say,
17 "You know what, I can't turn this into a" -- you
18 know, "into a turnstile business." So I just
19 thought it might be fair to bring it to the
20 public, you know, the community's attention, and
21 everyone can just make it -- weigh in on that
22 and --

23 MAYOR HUBBARD: We'd have to ask the Village
24 Attorney about that. I don't know if that's
25 legal, how you would do that.

1 GARY SCHARFMAN: I'm just throwing it out as
2 an idea, of course.

3 MAYOR HUBBARD: We could talk to the Village
4 Attorney about that.

5 GARY SCHARFMAN: And I will say the talk
6 about the moratorium, which is really fascinating.
7 And if I could say, Trustee Robins, I thought your
8 note -- your letter was wonderful, I just thought
9 the way it was written.

10 But there is something about incremental,
11 and you know, that seemed to be a lot of what I
12 was -- what I was hearing tonight. And I think
13 it's really just a question for whatever
14 moratorium you end up doing, if you end up doing
15 any, for whatever purpose, that you just have a
16 timeline that works backwards. You know, and it's
17 like if we can't come up with a timeline that
18 works backwards, you don't -- you don't go with a
19 moratorium. You have to have steps, kind of a
20 road map in place before you go forward with it.

21 And I'll just say as a last note, you know,
22 Trustee Phillips, I just want to say, when you
23 talked about the -- you know, what brought people
24 to Greenport, and something with the flavor of
25 this Village, certainly, the maritime businesses

1 that are here is a major, major attraction to
2 being here. It's also important diversification
3 of our revenue streams. And the only thing that
4 makes me nervous about, you know, a lot of what's
5 going on in this Village, and it's wonderful in
6 many ways, is that, well, we know what the stock
7 market's doing, we know what interest rates are
8 doing. People are going to stop buying homes,
9 people are going to stop being able to have
10 discretionary income to purchase and go out as
11 much as they may have been doing for past few
12 years. So things do change. And I think it's
13 very wise of the Village to, in fact, make sure
14 that what was a core industry of this, of this
15 community stays in place and is protected for that
16 reason. We have a self-interest in that. Thank
17 you.

18 MAYOR HUBBARD: Thank you.

19 TRUSTEE CLARKE: Thank you.

20 MAYOR HUBBARD: Anybody else wish to address
21 the Board?

22 DINNI GORDON: I was, but I've changed my
23 mind.

24 RANDY WADE: Randy Wade, Sixth Street. So
25 many interesting things you're talking about. And

1 I love what you were saying, Mayor, about
2 incremental, and I agree with you, and focusing on
3 the zoning. I think you can get a lot
4 accomplished, especially I like -- you did say, I
5 heard you repeat after Peter, that we could have
6 another meeting a month, and I think that would be
7 really great. And if you got volunteers from the
8 Planning Board, the Zoning Board, I'd be happy to
9 help. I have a Masters in Urban Planning, or even
10 anybody else who you want to get to help. But to
11 have a monthly meeting on just Zoning Code changes
12 would be very useful. And, Jack, you're totally
13 right, that you want to frame the goals and not
14 just, you know, be randomly going on.

15 And protecting the waterfront I think is a
16 goal you'd all agree to. And right now there are
17 uses in there that can be of use, and transform
18 the waterfront into what you don't envision as
19 being a working waterfront, but it's in the code.

20 Also, I think you've talked a lot about --
21 like worried about the Waterfront Commercial on
22 Front Street, that the code doesn't allow
23 affordable housing apartments above those stores.
24 And I did ask the Attorney and he said yes, you
25 could either change the description of the code,

1 or you can change the Zoning Code map. It's not a
2 big deal to change the Zoning Code code map.

3 I think, though, you're going to still --
4 Julia you're so right on about the affordable
5 housing crisis. And you guys have talked for
6 years about having the upstairs above stores be
7 usable for affordable housing, and they're
8 vulnerable, according to the uses in the code. So
9 that's one of the things I think you're going to
10 want to look at. So those are very specific
11 things that you guys could address in a very short
12 period of time.

13 And yes, the code is supposed to match the
14 Master Plan, or you're subject to lawsuits. So
15 what you do, if you're coming up with something
16 that you think is going to be slightly different,
17 then -- and right now the LWRP is the old one, you
18 do an amendment to the LWRP. Just do an amendment
19 to make sure that it does conform, because things
20 have changed quite a bit.

21 When it was written last, we were worried
22 about having a viable Business District. And now
23 we're worried about, you know, having a Village
24 that doesn't shut down in the winter, for one
25 thing, for six months, because like it used to be

1 that -- because I used to be in real estate, also.

2 People in hotel/motel businesses, I used to
3 be told -- actually, Dave Kapell told me this,
4 that the season is just too short and the market
5 can't possibly sustain with, you know, new hotels.
6 Obviously, that's changed, but it's still, you
7 know, not a year-round thing, whereas if you have
8 mixed use with year-round population, then they
9 will year-round keep businesses going as well.

10 And then the third thing is chains. Retail
11 and restaurant chains have ruined the South Fork.
12 And I think you would all agree that you don't
13 want to have, you know, chains be taking over all
14 the storefronts in the Village. I may be wrong,
15 but I bet you would agree to that.

16 So those are goals, short-term solutions.
17 You could do it with one other meeting a month.
18 Peter would go along with the moratorium, I heard.
19 And if you come up with the other idea of how to
20 get the bigger resources, the more resources by
21 having a Code Committee meeting, maybe run an
22 extra day a month, because it would take up -- and
23 you are -- it's a real crisis point right now.

24 I talked to somebody who said that Southold
25 used to have -- had a draft Airbnb plan that was

1 more enforceable than the one they adopted. And
2 the thing was proof, is if you're advertising on a
3 website, that that would be enough to prove that
4 you were doing it. So I feel like there are code
5 changes that could be done to protect that.

6 And I like the idea you had of having a
7 permit for all rental units, even if it's part of
8 the house. And, Peter, I know people who are just
9 right next -- nearby me, and they very nicely rent
10 out a room in their home, and it's -- it works out
11 great, and they're great neighborhoods. And, you
12 know, it's -- and I doubt they would mind very --
13 you know, applying for a rental permit.

14 The -- you said the parking code changes
15 have been changed, that Joe gave you a new draft.
16 Is that draft on the website?

17 MAYOR HUBBARD: It's just between the Board
18 right now.

19 RANDY WADE: I'd like to ask. I was talking
20 to somebody on the Board. The Lawyer is correct
21 in that he cannot release things to the public.
22 But once he gives things to you, and then it's up
23 to you, and you can decide, well, we're talking
24 about this in public, there's no reason not to let
25 the public see what we're talking about.

1 Otherwise, we're not really keeping them informed.

2 So --

3 MAYOR HUBBARD: I don't know what you're
4 getting at there.

5 RANDY WADE: I'd like you to ask the Village
6 Administrator to post the draft that you are
7 looking at now of the --

8 MAYOR HUBBARD: They will, they always do.

9 RANDY WADE: He just said it wasn't up.

10 MAYOR HUBBARD: It's not out yet, because it
11 was sent to the Village Board to review it first.

12 RANDY WADE: But -- so then my question is
13 after tonight, will it be up on the website, the
14 latest draft?

15 CLERK PIRILLO: The Village Board doesn't
16 have it yet.

17 RANDY WADE: Because the public comment
18 period is still open, so we can be commenting on
19 the latest draft.

20 CLERK PIRILLO: The Village Board doesn't
21 have it yet.

22 ADMINISTRATOR PALLAS: It has not been fully
23 circulated to the Board, it's still being drafted,
24 and it is an open hearing. I would have to
25 confirm with the Village Attorney if there's

1 documents that's being discussed among the Board
2 on an open hearing, whether that influences what
3 can and can't be release, but I would have to
4 defer to the Attorney's opinion on that.

5 RANDY WADE: Okay.

6 MAYOR HUBBARD: Because you asked the
7 question, saying that, you know, if a Trustee
8 wants to give it to you, they should be allowed to
9 do that. But when stuff comes from the Village
10 Attorney --

11 RANDY WADE: No, no. The Mayor and the
12 Board could vote. You could all decide to -- not
13 any one Trustee. Maybe a Trustee could decide, I
14 don't know, but that's not what I'm asking. I'm
15 asking the Mayor and the Board to agree to
16 release.

17 CLERK PIRILLO: But that's what we do. I'm
18 sorry.

19 MAYOR HUBBARD: That's what they do. That's
20 not what you said.

21 CLERK PIRILLO: That's the process. That's
22 the process.

23 MAYOR HUBBARD: Randy, you said that
24 somebody wanted to give it to you and they should
25 be allowed to do that.

1 RANDY WADE: No, no, no, no. They said --

2 MAYOR HUBBARD: That's what you said.

3 RANDY WADE: Oh, I misspoke.

4 MAYOR HUBBARD: Okay.

5 RANDY WADE: What I meant was --

6 MAYOR HUBBARD: Well, correct that, because
7 you always correct me, so.

8 RANDY WADE: Thank you. I'm correcting
9 that.

10 MAYOR HUBBARD: Okay.

11 RANDY WADE: So that the -- because the
12 Attorney was making it so strongly that he
13 couldn't release things that couldn't be released,
14 various things couldn't be release. But I just --
15 yes, if you could talk to the Attorney. Even
16 while you are still discussing it, you can release
17 something in draft form. You don't have to wait
18 until it's been approved by the Board --

19 ADMINISTRATOR PALLAS: If I may.

20 RANDY WADE: -- to release it for a public
21 hearing. You could release drafts.

22 CLERK PIRILLO: We do.

23 ADMINISTRATOR PALLAS: When it's going to
24 be -- it gets published when it's going to be up
25 for discussion. That's when it gets published.

1 It's not published while things are being written
2 and edited and back and forth. It's not -- that's
3 not --

4 TRUSTEE PHILLIPS: Randy, let's just
5 clarify. What you're asking for is you're asking
6 for our internal working document that we're
7 discussing that may change during our discussion.
8 But when it goes to the public, that's why the
9 public notices are sent out for a public hearing.
10 Up until that many point, it's our working
11 document. It's not a document that you can listen
12 to the comments and make your comments, because
13 you have that slice of the apple during the public
14 hearings -- I mean, during the public comments of
15 our meetings. But it's not a final copy.
16 Similar, the public hearing that we had left open,
17 okay, is on what was published to the public.

18 RANDY WADE: But you just said in this
19 meeting that a couple of things were changed
20 in it.

21 TRUSTEE PHILLIPS: But we don't have it yet.

22 RANDY WADE: Okay. I thought you knew
23 that -- I thought you had had that, because you
24 were talking -- you said a couple of things that
25 had changed.

1 MAYOR HUBBARD: It's an online discussion.

2 RANDY WADE: Okay.

3 MAYOR HUBBARD: I mean, earlier I had said,
4 I don't know if you were here then, that we took
5 the Planning Board's comments, the Village
6 Attorney took all the Planning Board comments and
7 clarified the sections of the code that they had
8 questions about at the public hearing from last
9 month, and is creating a new document for that.
10 But if it goes on the website before the Trustees
11 see it, somebody's going to ask a Trustee, "What
12 about this?" "I haven't seen it yet." So as a
13 courtesy --

14 RANDY WADE: Oh, yeah.

15 MAYOR HUBBARD: -- when we get something
16 done, that the Trustees and myself see it before
17 the public, so that they know when somebody asks
18 them a question on it, they've already read the
19 document.

20 RANDY WADE: I misunderstood. I didn't
21 realize you had instated it.

22 MAYOR HUBBARD: I said that before.

23 RANDY WADE: Okay, thanks. I wanted to ask
24 about the software for the Carousel, and if --
25 because I've been to many events where nonprofits,

1 it's really super cheap. They can have an iPad,
2 the Village could buy an iPad and square. You
3 plug it in and it's like super cheap. There's
4 also ways to, you know, pay things online.
5 People, if they have, you know, credit cards, they
6 probably have an iPhone, and they could, you know,
7 be just fine, except with an iPhone --

8 MAYOR HUBBARD: They could do that now at
9 the -- I mean, at the Marina office.

10 RANDY WADE: On their iPhones, but no. But
11 the website would have to allow you to -- if you
12 could pay on the website, then that's another way
13 to save equipment. Then the Village wouldn't even
14 have to have --

15 TRUSTEE PHILLIPS: No.

16 RANDY WADE: I just feel like you could look
17 more into this.

18 MAYOR HUBBARD: Okay.

19 RANDY WADE: And because I'm like surprised
20 that the Village doesn't have auto-pay, so that
21 you could, you know, pay your bills online. I
22 just was scrolling my iPhone just now. There's
23 something called pay.government that's like part
24 of the government that has software to facilitate
25 bill-paying, I think. Anyway, so --

1 MAYOR HUBBARD: You could pay bills online.

2 CLERK PIRILLO: Okay. A couple of things.

3 You may -- I don't know if you were here for
4 Paul's report. One of the reasons for the kiosk
5 is to reduce personnel and reduce staffing. So if
6 we have someone with an iPad, we still need a
7 person. So being that we have, like everyone
8 else, unfortunately, staffing shortages, okay,
9 your iPad idea, while it may be valid, is not
10 going to help solve that problem.

11 RANDY WADE: You want it secure.

12 CLERK PIRILLO: Secondarily, it has nothing
13 to do with security, it's a staffing challenge,
14 you need one more person.

15 RANDY WADE: They have actually kiosks with
16 an iPad.

17 CLERK PIRILLO: That's what this is, is a
18 kiosk.

19 ADMINISTRATOR PALLAS: Kiosk.

20 RANDY WADE: Oh, they -- I don't know. I
21 just looked. It's like \$700 for the kiosk to hold
22 an iPad.

23 ADMINISTRATOR PALLAS: The Village --
24 Treasurer Brandt has done extensive research. If
25 you come across something that was --

1 RANDY WADE: I'll leave it to you.

2 ADMINISTRATOR PALLAS: -- inexpensive, he
3 certainly would have advised us by now.

4 CLERK PIRILLO: Also, bill payments for
5 utilities are available through your bank, so you
6 can pay through your bank.

7 RANDY WADE: Credit card?

8 CLERK PIRILLO: All credit cards, yeah.

9 RANDY WADE: I know, but I had to go in and
10 use my credit card.

11 CLERK PIRILLO: Call on the phone, call us.

12 RANDY WADE: Okay. And then you don't have
13 auto-pay, right?

14 CLERK PIRILLO: We have auto-pay through
15 your bank. You set it up through your bank.

16 RANDY WADE: And then the bill comes. Never
17 mind.

18 CLERK PIRILLO: Set it up through your bank.

19 RANDY WADE: I don't want to bore everybody.
20 I could ask you later.

21 CLERK PIRILLO: Set it up through your bank.

22 RANDY WADE: Okay.

23 CLERK PIRILLO: And pay your bill that way.
24 That's been for a few years.

25 RANDY WADE: That's very cool. Thank you so

1 much.

2 CLERK PIRILLO: You're welcome.

3 RANDY WADE: Ask then I FOILED the -- I
4 wanted to find out what the State DOT is --
5 correspondence was, and what the issues are, and
6 what the latest designs are with the ferry. I
7 think that was the last one, but I haven't heard
8 anything. And what I'd really like to see --

9 CLERK PIRILLO: You had asked for the
10 letters and those were sent to you.

11 RANDY WADE: Did you send them already?
12 Maybe they got in my spam folder.

13 CLERK PIRILLO: I sent it. Check in your
14 spam folder.

15 RANDY WADE: I will look at my spam folder.

16 CLERK PIRILLO: Terrific.

17 RANDY WADE: Thank you.

18 CLERK PIRILLO: You're welcome.

19 RANDY WADE: All right. I'll deal with that
20 later, then. Thank you.

21 So -- oh, and then, yes, you've suffered
22 with the ferry line, and so have I on Sixth
23 Street. And I totally agree, signs need to go up
24 on every street, just regular signs saying "No
25 Access to Ferry", and enter, I would say, on Ninth

1 Street now. And because right now, there's
2 still -- you know, there are signs directing them
3 onto Sixth Street in places. And, though, they're
4 kind of invisible, so they're still right behind a
5 cherry tree, and they make a U-turn in front of my
6 house to get back onto Wiggins.

7 So it seems that if four boats are not doing
8 it, then they need five. And it seems like the
9 FTA should -- you know, maybe the Village makes a
10 complaint to them, that some -- they must be
11 regulated as having to provide adequate service,
12 and they're not providing adequate service.

13 The Village should also insist that they
14 hire people to manage traffic at each of those
15 intersections. There's no reason why it should be
16 part of their business. And I took the ferry over
17 and I couldn't believe how expensive it was, so
18 they're getting a lot of money. And maybe they're
19 not charging all the people on Shelter Island that
20 own the ferry company, and maybe, you know, they
21 should start taxing them. But they need to come
22 up with more money to address the traffic problems
23 in the Village. That would be my opinion.

24 Thank you so much for all you do.

25 MAYOR HUBBARD: Okay, thank you.

1 JOHN SALADINO: John Saladino, Sixth Street.

2 Did I miss the public hearing for the parking?

3 MAYOR HUBBARD: No.

4 JOHN SALADINO: I came late.

5 TRUSTEE PHILLIPS: No. It's still open.

6 MAYOR HUBBARD: It's still open. We're

7 just --

8 JOHN SALADINO: Are you going to take
9 comments, too? I spoke to two or three people
10 that I respect their opinions, and I got -- I got
11 different answers to my question about if I should
12 respond or if I shouldn't respond.

13 I read an editorial or an article in the
14 Suffolk Times that I thought -- that I didn't
15 agree with, by someone that's opposed to the new
16 law. The last two sentences, and I wrote it down,
17 so I could quote it verbatim, "The Local Law is
18 nothing more than a hidden attempt to protect the
19 selfish and inequitable NIMBY voice, and falls
20 short of measuring up to what I believe is our
21 capability to create a better plan for all."

22 I think that -- I don't know how people that
23 are in favor of the new code change would be
24 considered NIMBYs. Wouldn't the people that have
25 theirs already, wouldn't the people that are

1 benefitting by something already and not wanting
2 that to change, wouldn't they be like the
3 NIMBYs --

4 MAYOR HUBBARD: Uh-huh.

5 JOHN SALADINO: -- as opposed to the people
6 that -- I read that -- I read that nothing can
7 happen, and the little bit that I heard this
8 evening, nothing could happen until we update the
9 LWRP. I look in the room here and I'm guessing
10 that I'm one of maybe four people that have read
11 all 335 pages of the LWRP.

12 I get the impression from some people that
13 there's a parking problem in Greenport, or there's
14 a parking -- better yet, to be more specific,
15 there's a parking problem on Second Street. Oh,
16 let's go to the LWRP. That's on Page 4 of the
17 LWRP. That's nonsense. That's nonsense. It's a
18 planning guide. It's for you to interpret what
19 should happen in the Village.

20 I don't understand what the problem is, why
21 a ten-year-old document is all of a sudden --
22 that's the other thing, it's a ten-year-old
23 document. What -- and the document that was
24 updated in 2012-2014 is the same one from 1998.
25 It addresses generalities, it doesn't, it

1 doesn't -- like you said, you know, instead of
2 Sweet's, now it's 123.

3 That document, in effect, is 10 years old or
4 12 years old. The law that you're looking to
5 amend, and the people -- and the opponents of the
6 new law say that document is obsolete,
7 we can't do anything until we update that
8 document. I personally don't believe that. But
9 the law that you're looking to amend, the code
10 change that you're looking to amend is 32 years
11 old, and it was instituted when Greenport was an
12 entirely different place for an entirely different
13 reason. So why should the LWRP come before an
14 outdated portion of the code? I don't understand
15 that.

16 A suggestion by the person that wrote this
17 article was to address -- the best way to address
18 parking is with tow zones, with meters, with
19 stickers, with ticket kiosks and more code
20 enforcement. Tow zone, really? Meters? Didn't
21 we have a petition, didn't a local businessman put
22 up -- have a petition, 900 signatures or 1,000?

23 MAYOR HUBBARD: Something around 900.

24 JOHN SALADINO: A thousand signatures.

25 Didn't people speak about meters? And that was

1 what, two years ago, three years ago?

2 TRUSTEE PHILLIPS: No, it's longer than
3 that.

4 JOHN SALADINO: All right. Eight years ago,
5 10 years ago? You think the attitude towards
6 meters has changed in that time? I don't. As
7 opposed to building a parking lot that you park
8 for free?

9 "Newbies in our community is just plain
10 hypocrisy ad nauseam." I don't even know how
11 that's even relevant to what's being discussed.
12 If my comments make you nauseous, I apologize, you
13 know.

14 But accused of having a hidden agenda. What
15 could -- I might not know as much as you guys, and
16 you guys have a revision to deal with from the
17 Planning Board's comments and stuff. And
18 following this progress as being one of the people
19 that have been asking for this code change for at
20 least the six or seven years that I'm on the
21 Zoning Board, four years that I'm -- five years
22 that I'm the Chairman. You would collect the
23 money, it would go into a fund, and it would pay
24 for future parking needs. What's the hidden
25 agenda with that? Well, we don't know how you're

1 going to spend the money. We're going to spend it
2 on parking needs. Well, you have -- there's money
3 in the fund already and you haven't spent that.
4 Well, because 80% of that money is earmarked for
5 something else, and the 20% that isn't, we can't
6 buy anything with it. What can you buy with the
7 20 grand? And who would -- who would start a
8 project that the funding isn't assured for the
9 future? So if you have no assurance for funding
10 in the future, would you buy a car if you didn't
11 have a job? Would you buy a house if you had no
12 way of paying for it? Would you start a project
13 that you're going to build infrastructure for
14 parking if you had no revenue?

15 "The new law is a development culling tax."
16 I look at it as a fee. Is it a one-time deal?
17 It's a fee. Isn't tax continual? But, yet, the
18 same person that wrote this article suggests a
19 hotel tax. I'm not -- I'm not sure about how that
20 makes sense. For someone to pay for parking
21 because they don't have off-street parking, and
22 they have to make payment in lieu of, and that's
23 going specifically for parking, if a new hotel
24 comes, we should charge them a tax.

25 "Parking lot spaces remain unused." Anybody

1 see an empty parking lot on the weekend? Anybody
2 see an empty parking lot? I don't see a parking
3 space from Front Street -- when I drive down First
4 Street, I don't see a parking space from Front
5 Street to Broad Street on the weekends. So you're
6 telling me that people are parking on Broad Street
7 to go have a drink at whatever place they choose
8 to go have a drink at on Front Street and the
9 parking lots are empty?

10 "Lack of understanding that Greenport needs
11 hotels, bars and restaurants. It improves tax
12 revenues." Do we collect any of that tax? When
13 the hotel makes a profit, or a saloon makes a
14 profit, or a restaurant makes a profit, does the
15 Village make anything from that?

16 MAYOR HUBBARD: Nope.

17 JOHN SALADINO: I didn't think so.

18 "Improve tax revenues directly tied to value
19 of our homes." I remember, I remember some --
20 previous administration saying that, that your
21 house is worth more because -- because businesses
22 are doing good. I remember in 1980 -- I don't
23 believe in trickle-down economics, I don't think
24 that works. I think my house is worth what it's
25 worth because people want to live in Greenport. I

1 don't think people are moving to Greenport because
2 the Frisky Oyster serves a great steak au pauvre,
3 or whatever it is.

4 And mom-and-pop businesses, I think Peter
5 said it, you know, a member -- a merchant got up
6 and I said I'm not even sure what a mom-and-pop
7 business was. Of course I know what a mom-and-pop
8 business was. I don't know what it means in
9 today's context, what it means in Greenport.
10 Is -- are we talking about a husband and wife team
11 from East Marion that pooled their retirement
12 money and they get 20 grand together and they open
13 up a hat store or clothes, whatever it is?

14 And it was pointed out to me that it's
15 single ownership. And it made me wonder, like,
16 all the businesses that that person named, they
17 never mentioned the second person involved with
18 that business, the investment partner. Yeah,
19 there's the front of the house, there's the person
20 that we see handing out the menu, or reviewing the
21 saloon or the bar, or whatever. They never
22 mentioned the second person, the investment
23 person, and there are a lot of businesses like
24 that.

25 I just -- again, you know, to nitpick the

1 wording, every code, every portion of our code,
2 every chapter of our code, the first sentence of
3 every chapter has the Legislative intent of that
4 code change. What is so hard to understand? I
5 don't understand. We want to do this so we can
6 get money in the bank to pay for parking
7 improvements infrastructure. If the punctuation
8 is wrong, or a word that somebody on a Statutory
9 Board doesn't like, or an attorney wants to
10 nitpick it to death.

11 It was mentioned in this article that
12 somebody -- somebody spoke and he went so far as
13 to say, well, he trusts you enough that you'll --
14 just do it, he trusts your judgment. I'm the guy
15 that said that. I do trust your judgment. I
16 voted for all of yous, and that's how a democracy
17 works. I mean, we have a republic. We vote for
18 you guys to do what's best for the Village. If it
19 doesn't work, so you say, well, we made a mistake
20 and we change it. You know, we've done that with
21 a lot of stuff in the Village. A lot of the
22 projects and stuff didn't -- sounded like a great
23 idea at the time, but it didn't work out and you
24 stopped doing it, you changed it.

25 I don't understand. I'm going to ask some

1 rhetorical questions. Mayor, if you want to
2 answer, you could answer. It's my understanding
3 that not one business that's currently in effect
4 right now, that's currently in Greenport right
5 this second will be affected by this law. Is that
6 true?

7 MAYOR HUBBARD: Yeah.

8 JOHN SALADINO: Not one business will be
9 affected.

10 MAYOR HUBBARD: Exactly true.

11 JOHN SALADINO: Not one future business. If
12 they move into a saloon or if they move into a
13 restaurant, that new business wouldn't be affected
14 unless they expand.

15 MAYOR HUBBARD: Correct.

16 JOHN SALADINO: But if the status quo stays
17 the same, nothing changes.

18 MAYOR HUBBARD: Yeah.

19 JOHN SALADINO: Am I right? So, basically,
20 what -- and I understand the BID. I worked for a
21 labor union, you advocate for your members, that's
22 your job. And the BID is advocating for their
23 members, but you have to be realistic. And a lot
24 of times you can't negotiate for the unborn. You
25 can't say, well, down the road six or seven years,

1 five years, four years down the road a business
2 might come to Greenport and he wants to turn a
3 bicycle store into a -- into a restaurant, and we
4 believe that development should be allowed and he
5 shouldn't have to pay for parking. I don't agree
6 with that. I think the overwhelming need for
7 parking is by the Business District. The
8 overwhelming majority of the people that need
9 parking for the service they provide is the
10 Business District.

11 And I don't think I'm being like this crazy
12 money-grubbing guy. I think whoever needs the
13 service should pay, should pay for it. It's just
14 the bond to do that stuff, if you don't pay --
15 pass this bill, there'll have to be a bond, or no
16 parking infrastructure at all. So the bond to pay
17 that bill would be on the backs of the majority of
18 the people that live in Greenport, which are
19 residents who don't need the service. So how
20 is -- how is this unfair to everyone?

21 Past administrations prioritized the
22 businesses. That was their choice, maybe. But
23 you guys are kind of listening to the residents, I
24 think. And again, I ask, and it's rhetorical, how
25 is that not fair? How is -- how is that the

1 people that need the service are opposed to paying
2 it? I don't know.

3 As far as the moratorium, I think we have a
4 de facto moratorium to take, it's called the
5 Planning Board, and the Planning Board is charged
6 with the health, welfare and wellbeing of the
7 citizens. If they feel there's too many saloons
8 in Greenport, don't approve the site plan. I
9 don't understand what the problem is. I don't
10 understand. If you think there's too many
11 restaurants or too many saloons, put a moratorium
12 on liquor licenses. I thought of this sitting
13 down. What happens, you put a moratorium on
14 businesses, so no new businesses can open,
15 regardless of what it is. Am I getting that
16 right, is that -- is that what's being proposed
17 here for six months?

18 TRUSTEE PHILLIPS: No. It's proposing that
19 applications coming before the -- to review the
20 uses within those codes, and Planning Board is
21 still going to be able to actively work while
22 we're discussing that.

23 JOHN SALADINO: Well, isn't that business as
24 usual? Then what's the idea of a moratorium?

25 TRUSTEE PHILLIPS: It just -- what it does

1 is it gives the opportunity and adjusts the time
2 period for us to finish our work to get it off the
3 table and get it out the door.

4 JOHN SALADINO: So put the Planning Board's
5 agenda on hold for six months?

6 TRUSTEE PHILLIPS: No. We put a control
7 date in and those, the date -- today's date, okay,
8 just to take for example, okay? Anything that
9 comes after this date would be on hold until you
10 finish the discussions of changing the code.
11 Anything that came -- that the application that
12 came in before, they still would be able to --

13 JOHN SALADINO: Well, that's a moratorium,
14 right? So you're saying no new business until you
15 guys decide when new business is allowed.

16 ADMINISTRATOR PALLAS: I apologize for the
17 interruption. The Transcriptionist needs a break,
18 if we can just take a couple of minutes.

19 JOHN SALADINO: Sure. I'm sorry. And
20 better yet, let's go home.

21 (Laughter)

22 JOHN SALADINO: I'm done. I apologize for
23 taking up a lot of time.

24 MAYOR HUBBARD: That's okay.

25 JOHN SALADINO: I'll see you guys next week.

1 MAYOR HUBBARD: Okay. Anybody else? All
2 right. I'll offer a motion to adjourn the meeting
3 at 10:07. All in favor?

4 TRUSTEE ROBINS: Second.

5 MAYOR HUBBARD: Second. All in favor?

6 TRUSTEE CLARKE: Aye.

7 TRUSTEE MARTILOTTA: Aye.

8 TRUSTEE PHILLIPS: Aye.

9 TRUSTEE ROBINS: Aye.

10 MAYOR HUBBARD: Aye. Carried.

11 Thank you all for coming.

12 (The Meeting was Adjourned at 10:07 p.m.)

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Sylvia Pirillo

From: George Hubbard
Sent: Tuesday, May 31, 2022 4:51 PM
To: Sylvia Pirillo; Paul Pallas
Subject: Fw: Changes to parking space Law

From: ckuhl129@aol.com <ckuhl129@aol.com>

Sent: Tuesday, May 31, 2022 3:58 PM

To: George Hubbard <ghubbard@greenportvillage.org>; Peter Clarke <pclarke@greenportvillage.org>; Mary Bess Phillips <mbphillips@greenportvillage.org>; Jack Martilotta <jmartilotta@greenportvillage.org>; Julia Robins <jrobins@greenportvillage.org>

Subject: Changes to parking space Law

Ladies and Gentlemen,

It has come to our attention that there has been discussion and planning about charging new enterprises for parking spaces, and deleting terminology for existing businesses and business properties that are grandfathered to pay for public parking spaces. This is not good planning for a vibrant and unique village. My husband James and I are completely against any change to the current law without revisiting the LWRP, which was last updated sometime in the 1990s.

How can you speak about charging businesses for parking spaces in a downtown area, when most businesses only make money for 3 months a year? Do you want to kill the downtown? Do you want to put small businesses out of business or make it so incredibly expensive that the only stores you'll be able to attract are corporate chain stores, which will virtually make Greenport about as charming as any strip mall that you see spreading further and further eastward? Do you want Greenport to be another Tanger Mall? Because those large corporations are the only stores that can afford this proposed tax. Or even worse, if you can't attract the corporate stores, then Greenport will devolve into what it was when we first opened our business, with multiple empty storefronts all over Front and Main Streets. We believe that this is short sighted, especially since there is very little signage about parking lots that are almost empty, like the one at the railroad dock.

It is also our understanding that there is a fund with approximately \$100,000.00 already, that was to be used for parking. It might behoove the village to spend a portion of this money to post signs directing cars to municipal lots that are not on Adams Street.

As taxpayers, property owners and long time business owners in the village, we respectfully request that this law be tabled until the LWRP is revisited and revamped. There are alternative plans that would work better in keeping our village beautiful, diverse, vibrant and viable to old-time owners and newcomers alike. We remember when multiple Greenport storefronts were empty and vacant in 1994, when we first moved here. The village was dying then. Please reconsider your course of action, before you create a law that will damage our village's Business District. Let's revisit the LWRP plan from 1996 and update the vision for our beautiful village before creating an environment that is not good for small business.

Thank you for your time and attention.

Christine and James Kuhlmann, Proprietors

Whiskey Wind Tavern, Inc.
Kuhlmann Management, Inc.