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

Third Street Firehouse
July 21, 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
SYLVIA PIRILLO - VILLAGE CLERK
PAUL PALLAS - VILLAGE ADMINISTRATOR
ROBERT BRANDT - VILLAGE TREASURER

1 (The Meeting was Called to Order at 7:04 p.m.)

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

4 (Pledge of Allegiance)

5 MAYOR HUBBARD: Thank you. Okay. We'll
6 start with the monthly reports, monthly reports
7 from the Fire Department. Chief Wayne Manwaring
8 is here.

9 CHIEF MANWARING: Good evening. I guess you
10 have our reports and most of the stuff that we --

11 MAYOR HUBBARD: No, we received nothing at
12 all this month.

13 CHIEF MANWARING: We will rewrite another
14 letter. The only thing we did have, we asked
15 Mary Bess last night at the Board of Wardens to be
16 our representative to discuss a matter with us.

17 Greenport High School has donated to us the
18 two mini buses that they have. The Fire
19 Department, we would like to know if we could
20 possibly put them on the tank yard where all the
21 other vehicles are and store them for our next
22 maybe big MCI class that we want to have or
23 burning class or stuff like that. You know, would
24 it be possible to store them before we accept
25 them, kind of.

1 MAYOR HUBBARD: Okay.

2 CHIEF MANWARING: So we have a place to put
3 them. Right now, I do believe we have that red
4 van up there that was given to us at one time, but
5 we just haven't had time to do a class yet, but
6 now the training is going to start.

7 MAYOR HUBBARD: Please.

8 (Laughter)

9 CHIEF MANWARING: The training is moving
10 right along.

11 Okay. Applications for membership was
12 Megan Barron for 8-3-4.

13 And that's about all I had, unless you guys
14 have anything.

15 MAYOR HUBBARD: Well, just a discussion at
16 the Installation Dinner. I had a discussion with
17 Assemblywoman Giglio, talking about the Fireboat
18 and the stuff that needs to that, the IMA and
19 MOUs. Trustee Phillips sent me information from
20 your meeting last night. On the information that
21 she sent me, you did not include Southold Town,
22 but that's a crucial part of trying to put the
23 whole grant application together.

24 The information was forwarded to the Village
25 Attorney. He's going to contact Jodi Giglio's

1 Office.

2 CLERK PIRILLO: He did.

3 MAYOR HUBBARD: Okay. Well -- so after the
4 Installation Dinner, to find out what actually
5 needs to be done and how we go about doing that.
6 It's just including just everybody. It's going to
7 be including the Coast Guard, Southold Town and
8 the Village, because the numbers, when you go --
9 and the Board will be available for everybody in
10 Southold Town. The population and the numbers to
11 work on this grant are much higher when you
12 include Southold Town. Instead of 2200 residents,
13 you could go to 10,000 residents, and it makes the
14 whole grant application look that much better. So
15 that's why we need the IMA to go with Southold
16 Town, the Coast Guard for training, the water and
17 all the other stuff, and that's where we're going
18 with that.

19 So the Village Attorney is working on that,
20 he'll report on that. But we're going to find out
21 what we actually need to do, and we'll get the
22 legal stuff taken care of that.

23 TRUSTEE PHILLIPS: I think that the
24 grant-writer -- you already had the grant-writer?
25 The Fire Department hired the grant-writer,

1 correct, Wayde, if I remember correctly?

2 CHIEF MANWARING: Yes, we hired someone.

3 TRUSTEE PHILLIPS: So, Mr. Mayor, that may
4 be someone that Joe needs to connect with as far
5 as the additional numbers that you just spoke
6 about, so that they're aware of it, too. Because
7 I know that they've been working with just the
8 core group of the Fire Department. And I think
9 that that would help them also expand as --
10 because I know that they're doing a lot of
11 networking and discussing about it, too.

12 So I think that probably it would be best if
13 the Village Attorney would be able to get a hold
14 of the grant-writer and the two of them kind of at
15 least network with each other.

16 So do we still need the reso -- Joe, I
17 guess, do we need to do a resolution to start --
18 to authorize the grant-writer to start doing this
19 work for the Fire Department, even though they are
20 paying for it and hired it out of their own funds?

21 ATTORNEY PROKOP: Yes.

22 TRUSTEE PHILLIPS: Yes? Okay. So we could
23 get that on the agenda for this week, Mayor?

24 MAYOR HUBBARD: Okay.

25 ATTORNEY PROKOP: I did, I prepared a draft

1 IMA, and we're still getting information, as you
2 heard. So there's information that needs to be
3 inputted into the IMA. I provided a copy of it to
4 Management and we're reviewing it with that
5 information. So if we -- if we approve -- make
6 this -- adopt this resolution with the approval
7 that we just discussed, that would be helpful.

8 MAYOR HUBBARD: Okay. You know, a lot of
9 this came up Saturday night at the event, and then
10 the Wardens meeting was last night. So we're
11 just -- we're in the process of moving it forward.
12 So if we need a resolution to just say we're going
13 forward with this process to go and try to apply
14 for a grant, then we could do a resolution for
15 that at our meeting next week and just move it
16 forward.

17 ATTORNEY PROKOP: Yeah, I would do that,
18 because it does involve the Village and, you know,
19 it's not just the Town.

20 MAYOR HUBBARD: Okay.

21 ATTORNEY PROKOP: Excuse me, a Fire
22 Department issue. So we should move -- do that,
23 if we could, please.

24 MAYOR HUBBARD: Okay.

25 TRUSTEE PHILLIPS: All right. Thank you.

1 MAYOR HUBBARD: That's all we have? Okay.

2 Thank you.

3 All right. Next is the Village Administrator
4 report.

5 ADMINISTRATOR PALLAS: Thank you, Mr. Mayor.
6 I -- my report actually tonight is relatively
7 brief. Just a couple of updates on the two major
8 projects that we're working on.

9 The microgrid project is still moving along
10 at a good pace, we're going according to schedule.
11 The one bit of, I guess, good news, we may be in a
12 position to commission the solar portion of the --
13 of the system here at the firehouse next week.
14 Batteries aren't there, but we could at least have
15 the solar functioning and working in parallel with
16 the -- with the system here, so that's good news.
17 I'm trying to get confirmation of that.

18 I'm meeting with them. I'm doing a site
19 review with the contractor and the engineer next
20 week, and, hopefully, we'll be in conjunction with
21 that commission. And so I think we're in good
22 shape on there. We're still waiting for some
23 parts for the battery section of it for that
24 project.

25 The ferry queue project I just got this

1 week, finally got from the New York State
2 Department of Transportation approval to commence
3 design. The holdup was -- according to them, the
4 holdup was getting the FH -- I'm going to say this
5 wrong -- FHW, the Federal Highway agency, to get
6 their approval for our submission. Even though
7 it's the State administering it, it's Federal
8 money, so they have to approve it. So they
9 finally got that approval, that was the last piece
10 of the puzzle. We're waiting for it, so the
11 design has commenced.

12 We don't believe the design is complex, and
13 it shouldn't take too long. Our goal, really, is
14 to get it back to the DOT, the final design, the
15 detailed design they call it, back to the DOT by
16 the middle of next month. That's the goal. And I
17 think we have to get that approved by the end of
18 August from them. So once we get it, we're going
19 to have to keep contacting them.

20 But the engineer that we're using has done
21 many of these projects, and it's a different group
22 at the DOT that does the detailed design approval.
23 So he believes that the -- that process shouldn't
24 take that long at all, hopefully.

25 That's really all I had, unless anybody has

1 any questions for me.

2 TRUSTEE CLARKE: What was the word you just
3 used on the type of design?

4 ADMINISTRATOR PALLAS: Detailed, detailed
5 design.

6 TRUSTEE CLARKE: Detailed. Sorry, I didn't
7 get it.

8 ADMINISTRATOR PALLAS: That's fine.

9 TRUSTEE ROBINS: So, Paul, that design is
10 not currently on our website available for the
11 public to see. At what point will it be available
12 again, because it was there for quite a while.

13 ADMINISTRATOR PALLAS: Well, the detailed
14 design -- the preliminary design is the book,
15 which is just too voluminous to put on the
16 website, it's a huge document. But the detailed
17 design, once the plans are prepared, we can -- I
18 don't see a reason why we couldn't post them.

19 TRUSTEE ROBINS: Yeah. I mean, people just
20 want to know what it's going to look like. I've
21 had people ask me, you know, what's the final
22 design, you know, where is the turn lane coming
23 from, those kinds of questions.

24 ADMINISTRATOR PALLAS: But nothing has
25 changed, really, from the -- whatever we published

1 last time, as I recall.

2 TRUSTEE ROBINS: Right.

3 ADMINISTRATOR PALLAS: I can see if we can
4 get a piece of that, just the drawings separate,
5 in a separate file, try to get them posted, if you
6 would all like.

7 TRUSTEE ROBINS: Yeah, I'd like -- I'd like
8 to see it on the Village website, so that
9 people -- you know, I can direct them and say you
10 can look at the design there.

11 ADMINISTRATOR PALLAS: Yeah. I'm not sure
12 if it can be segregated from the report, but I'll
13 try.

14 TRUSTEE ROBINS: Okay.

15 TRUSTEE PHILLIPS: Paul, but I think what
16 you're saying to us now is that you're getting
17 into the detail section of it that really is not
18 something that -- not everybody's going to be into
19 the detail of it, so -- and I did -- if I do
20 remember correctly, there was separate PDFs for
21 each one of those original designs that went onto
22 the -- onto the website.

23 ADMINISTRATOR PALLAS: When we had the --
24 just the individual proposals, the individual
25 drawings, yes. But the application, which

1 includes the drawings, is a single file that is --
2 that the D0 -- was submitted to the DOT. The --
3 we do have a copy at Village Hall that anyone can
4 look at, if they so choose, but I will see if I
5 could get it. I'll talk to the engineer early
6 next week and see if we can get just the prints
7 associated with that online. A single drawing, so
8 you should be able to do it, I just don't -- I
9 don't want to say definitively until I talk to
10 them.

11 TRUSTEE PHILLIPS: Okay.

12 MAYOR HUBBARD: Okay. Anything else for the
13 Village Administrator?

14 TRUSTEE CLARKE: Yeah.

15 MAYOR HUBBARD: Go ahead.

16 TRUSTEE CLARKE: Paul, on the ferry project,
17 when I first joined the Board, it was really in
18 the thick of developing the preliminary
19 alternates. And, at that time, I had submitted
20 some suggestions and questions, and you mentioned
21 that those would be better served for a final
22 design. Would this be a good time that if anyone
23 on the Board had a thought when we were trying to
24 get just the thing approved into final design
25 stage, that we should resurface those suggestions

1 or concerns?

2 ADMINISTRATOR PALLAS: Yes. And because of
3 the time crunch that we're under, the sooner the
4 better.

5 TRUSTEE CLARKE: Like right away.

6 ADMINISTRATOR PALLAS: So if there are ideas
7 about, you know, landscaping and those kinds of
8 things, that would -- this would be the time to
9 do it.

10 TRUSTEE CLARKE: Okay.

11 ADMINISTRATOR PALLAS: That will be
12 incorporated into the final design, you know,
13 choice of lighting fixtures, for example. You
14 know, the engineer had asked me for a few of those
15 questions. The DOT will comment on it, of course,
16 so I don't want to get too, too involved in that,
17 but we can certainly make suggestions, and to the
18 extent that they can be incorporated, we will.

19 The fixtures, the typical fixtures that I'm
20 going to recommend to the engineer are similar to
21 the ones that are in the Adams Street lot, just
22 for consistency. You know, if there's other
23 ideas, I'm sure that's fine. I just -- I think it
24 would be best to be consistent, that's my opinion.

25 TRUSTEE CLARKE: Thank you.

1 TRUSTEE PHILLIPS: Paul, I have a question
2 on the Sewer Department. I read your little
3 numbers of flow and sampling. On our permit, how
4 much, how much are we, as far as the percentage of
5 our permit, are we using currently?

6 ADMINISTRATOR PALLAS: I would say probably
7 somewhere around 60, just as a rough guess. So
8 it's --

9 TRUSTEE PHILLIPS: Sixty?

10 ADMINISTRATOR PALLAS: Sixty, 6-0. The
11 permit value that we're allowed is 650,000 gallons
12 per day on average over the course of a month.
13 And on a typical day in the summer, it can be just
14 around 300, 350 on a typical day, but that's not
15 the average for the month. The average for the
16 month is probably around 320 on our peaks days.

17 TRUSTEE PHILLIPS: Okay. So this includes
18 our outside -- I mean, it's all of our customers.

19 ADMINISTRATOR PALLAS: Everything, yes.

20 TRUSTEE PHILLIPS: Within the Village or
21 outside the Village?

22 ADMINISTRATOR PALLAS: Everything

23 TRUSTEE PHILLIPS: Everything?

24 ADMINISTRATOR PALLAS: Yes.

25 TRUSTEE PHILLIPS: Okay. So --

1 ADMINISTRATOR PALLAS: The permit -- if I
2 may, the permit limit is not about -- but it's
3 about -- it's basically about what we discharge,
4 not so much about what we take in. Obviously,
5 they're directly related, but that's where the
6 permit is focused on.

7 TRUSTEE PHILLIPS: Okay. So let me ask --

8 ATTORNEY PROKOP: Can I just say --

9 TRUSTEE PHILLIPS: I'm sorry, go ahead.

10 ATTORNEY PROKOP: I'm sorry. I think in the
11 report, it says that the -- it has a figure for
12 June, which was in the 200, in the mid 200s, mid
13 200,000 for the flow. So your estimate was
14 correct, it's in the mid 200,000s and it's below
15 50%. I'm not sure where that numbers come from --
16 comes from, but it's --

17 ADMINISTRATOR PALLAS: I'd have to check.
18 I'd have to check, but I know that we do typically
19 go into the 300s in the summer, peak summer
20 months.

21 ATTORNEY PROKOP: Yeah.

22 ADMINISTRATOR PALLAS: It does fluctuate,
23 but yes.

24 TRUSTEE PHILLIPS: So let me ask this
25 question. We have -- you know, we have had

1 requests for possible hookups outside of the
2 Village, which I believe letters are sent that are
3 worded that we have the capacity, or we have the
4 sewer system for applications?

5 ADMINISTRATOR PALLAS: No, those -- it's
6 the -- there's two different things that happen.
7 One, when an applicant is looking to connect to
8 the sewer, if they're outside the Village, they
9 generally will request what's known as an S-9
10 letter to the Suffolk County Health Department.
11 That's just acknowledgment that we do have a sewer
12 system and we -- they do have the ability to
13 connect, assuming there's a main in front of them.
14 The costs that we come up with are based on
15 Suffolk County data, basically, based on the type
16 of facility that it is.

17 TRUSTEE PHILLIPS: Okay. So, if I
18 understand it correctly, that the letter that goes
19 to Suffolk County Health Department for
20 applications outside of the Village is just saying
21 that we have the -- we have the sewer system, and
22 that they have the opportunity to hook up to it,
23 correct?

24 ADMINISTRATOR PALLAS: Yeah. And, I mean,
25 yes, but we do also say we have the capacity.

1 Typically, these customers are small and they're
2 not -- they don't have -- they have a very minimal
3 impact on the system overall.

4 TRUSTEE PHILLIPS: For the moment. So let
5 me ask you this. Do we have a percentage that we
6 kind of keep for just the Village, within the
7 Incorporated Village, that we get to, you know, a
8 maximum of how much we can do outside of it?
9 Because I could see, and this is just the worst
10 case scenario, we go ahead and do 100% and then we
11 have to re -- do some reconstruction of the sewer
12 plant. I mean, do we have a point where we make
13 sure that on that permit it is geared to be left
14 for within the Incorporated Village, we don't sell
15 it all out?

16 ADMINISTRATOR PALLAS: There's no -- there's
17 no way to know how much comes from where, there's
18 no metering that can tell you that. We know of
19 approximates, what come out of pump stations, but
20 beyond that, we don't -- there's no way to know.
21 There's a tremendous amount of piping that is
22 involved, and it's notoriously difficult to
23 measure the influent to a sewer station.

24 TRUSTEE PHILLIPS: Okay. I was just
25 curious, because we know Silver Sands in the

1 newspaper is a potential increase, because I
2 understand they want to revamp down there. We've
3 already discussed the property on the North Road.

4 TRUSTEE CLARKE: Sunset Motel.

5 TRUSTEE PHILLIPS: We have -- we have Sandy
6 Beach. And, you know, I'm just -- I just -- I'm
7 just curious if we have, you know, a little glitch
8 that says we can't do anymore outside, because we
9 need to make sure that we're taking care of inside
10 the Village.

11 ADMINISTRATOR PALLAS: Well, I mean,
12 ultimately, that's a policy decision and not --
13 you know, my -- I -- you had mentioned something
14 about 100%. I would never -- on any system of
15 that nature, I would never recommend getting to
16 100%. You know, I don't have a number in mind. I
17 have to discuss that with the -- with the plant
18 operator to see where his comfort level is. Off
19 the cuff, I would say somewhere around 80% would
20 be a reasonable number, again, without talking to
21 him.

22 TRUSTEE PHILLIPS: No, I'm throwing it --
23 I'm throwing the thought out, okay, looking down
24 the road into the future.

25 ADMINISTRATOR PALLAS: Right, but that would

1 be overall, it wouldn't -- again, 80% would just
2 simply be what the plant can handle without --
3 without being overly concerned about
4 contingencies. As far as where that comes from,
5 there's no way to know.

6 TRUSTEE PHILLIPS: Okay. So that percentage
7 would be a policy decision from the Board,
8 correct?

9 ADMINISTRATOR PALLAS: Well, yes. I mean, I
10 think it would have to be based on what we would
11 want, where -- what number would be a comfort
12 number overall. And, you know, I can -- I can
13 start to think about that and have conversations
14 with the plant operator, and, you know, let you
15 all know at some point where we are. I think
16 we're -- to be honest, even the 80% number, I
17 think we're quite far away, quite far away from
18 reaching that at this -- as of today.

19 TRUSTEE PHILLIPS: No. As I said, I'm
20 looking down the road, okay, because sewer will
21 be -- is becoming an important environmental --

22 ADMINISTRATOR PALLAS: One of the -- and one
23 of the concerns was -- had been, and, yes,
24 continues to be, water infiltration. So that's
25 really what is more of a driver right now of

1 concern. But we are -- we're getting -- we're
2 doing a pretty good job of finding all the little
3 problems that have been causing some of that and
4 has reduced significantly during rain. So that
5 has actually raised my comfort level considerably
6 over the past couple of years.

7 TRUSTEE PHILLIPS: So we are now within that
8 corrective action plan, going back to years ago
9 when we had that --

10 ADMINISTRATOR PALLAS: Yes.

11 TRUSTEE PHILLIPS: -- Nova?

12 ADMINISTRATOR PALLAS: Yes. We've -- that
13 corrective action plan is multifaceted and it's
14 still open, and it probably will remain open for
15 quite some time because of the sporadic nature of
16 some of these events. You know, you don't get
17 those kind of rainfalls, maybe once or twice in a
18 season, so it's very difficult to know.

19 One of the major projects that we're
20 currently working on is what's known as the wick,
21 which is just a giant drain right at the site,
22 because we believe a significant amount of water
23 is -- the rainwater that gets into the system s
24 from the site. Even if it -- even if it's a small
25 amount, that project was very necessary. During

1 heavy rains, the site was just a bog, it wasn't
2 even -- you couldn't even walk.

3 TRUSTEE PHILLIPS: Okay. So speaking of
4 rainfall, we had significant rainfall recently.

5 TRUSTEE CLARKE: We just had two events.

6 TRUSTEE PHILLIPS: Yeah.

7 (Laughter)

8 ADMINISTRATOR PALLAS: Understood. Believe
9 it or not, those were not significant enough to
10 cause us any concern, because they were very
11 short, short term. It's when you have rainfall
12 like that, those rates of rainfall for more than a
13 couple of hours at a time where it's consistent.
14 The system, there's enough buffering that goes on
15 from a short-term rain that it wouldn't be a
16 problem. Those short-term spikes disappear very
17 rapidly. It's when the rain doesn't stop for a
18 while that it's a problem. Those are the ones that
19 are fewer and far between.

20 TRUSTEE CLARKE: Does the --

21 MAYOR HUBBARD: Okay. And just on future
22 applications, it's the Village Board's choice to
23 accept or deny any application that comes in that
24 wants to use the sewer. So if it's a
25 recommendation of Village Management and the staff

1 at the sewer treatment plant saying this place is
2 going to produce "X" amount of numbers, we are not
3 able to handle that and can keep up with our
4 current capacity, they would recommend that to the
5 Village Board. And the Village Board would say
6 we're denying application, and they would have to
7 go to Suffolk County to go through whatever rights
8 they need to do to do it that way. So there's no
9 like cutoff number, but if the Management feels
10 that we can't handle this project, then it's
11 just -- it's a no.

12 TRUSTEE PHILLIPS: Well --

13 MAYOR HUBBARD: You know, that's up to the
14 Village Board to vote no and just say we're
15 denying the application.

16 TRUSTEE ROBINS: I think that far and away
17 the biggest projects, you know, biggest suppliers
18 we've -- been so far has been Peconic Landing, I
19 think. You know, they have, you know, hundreds
20 and hundreds of, you know, residences and use over
21 there. So that's the biggest one we've had, and
22 the Cliffside. We've been supplying San Simeon, I
23 think, for a number of years, correct? We also
24 have Driftwood Cove.

25 So I think, really, what Mary Bess is just

1 trying to find out is, you know, what is the
2 capacity. You're saying that that's not really --
3 there's no number you can give us.

4 MAYOR HUBBARD: He said we're at 65%
5 capacity.

6 TRUSTEE ROBINS: Well, I see that here, I
7 mean, it's right on the report.

8 MAYOR HUBBARD: That's -- well, he just said
9 that. I mean --

10 ATTORNEY PROKOP: The uses, the monthly use?

11 TRUSTEE ROBINS: Well, that's -- the monthly
12 flow is 650.

13 ATTORNEY PROKOP: The monthly flow is
14 reported in -- the history of the monthly flow is
15 reported every month to the Board in the work
16 session report. And as I said, to confirm with
17 Paul, which Paul confirmed, for June, for June,
18 the maximum was 600 -- the total capacity is
19 650,000, and the flow for June was 270,000. So --

20 TRUSTEE ROBINS: Right.

21 ATTORNEY PROKOP: -- we're not even at 50%.

22 But, you know, the other thing I want to
23 assure the Board is that every time we do one of
24 these contracts, whether it's, you know, a large,
25 a large facility, or the homes at Sandy Beach as

1 an example, Paul generates the flow demand, you
2 know, the flow capacity that's required, and
3 then I work with him to actually come up with a
4 number and to determine what the total flow
5 capacity is.

6 Many of these units, like if you look at
7 Peconic Landing, I mean, there's a -- there's a
8 number of units, but each of those units is only
9 produced -- the flow from each of those units is
10 only -- I think it's 150 gallons a day in a plant
11 that has a 650,000 gallon capacity, so it's a
12 relatively small number. So when we deal with
13 something like the Sunset Motel, obviously, it's a
14 larger number. That number is factored into the
15 amount that we charge for the contract, but it's
16 also done as an analysis that Paul works out with
17 the plant operator, as he said. So that is
18 something that's tracked and kept, you know, kept
19 under review.

20 TRUSTEE ROBINS: But there's a difference,
21 right, between the original contract and hookup
22 versus the actual use and flow.

23 ATTORNEY PROKOP: Yeah. I think the actual
24 use is much less than --

25 ADMINISTRATOR PALLAS: Yeah, typically. The

1 County, the County produces those numbers as --
2 you know, as -- I wouldn't call them necessarily
3 worst case scenario, but certainly high end
4 intentionally, right? You would -- that would
5 make sense to do that, so you don't overwhelm any
6 system. And those numbers are used for -- we use
7 them because it's the only published data
8 available, but there -- those are used for just
9 onsite septic systems. So the County is very
10 concerned about that volume, so those numbers, as
11 the Village Attorney said, are likely higher than
12 reality, as opposed to lower than reality.

13 ATTORNEY PROKOP: So Paul and I actually
14 have intellectual debates over these, the flows in
15 these contracts. You know, that we put each other
16 to the test, basically, because of what he just
17 said, you know, that I often -- I argue that we
18 have to allocate a much higher capacity and -- or
19 sometimes the other way around. But we do -- for
20 each one of these agreements, I mean, we don't
21 just haphazardly do these contracts, we -- Paul,
22 Paul and the plant operator, under the County's
23 regulations, determine the flow that we have to
24 allocate.

25 It will -- it is something that we should,

1 forecast -- you know, forecast, you know, now that
2 we're approaching 50% capacity. That certainly is
3 something that should be -- you know, come before
4 the Board. But, you know, it is something, it is
5 something that we track.

6 TRUSTEE PHILLIPS: Paul.

7 MAYOR HUBBARD: Okay. If I could just -- I
8 don't really understand your question, what you
9 were asking, Julia, what you wanted an answer to.
10 I just --

11 TRUSTEE ROBINS: No. I was just saying, do
12 we actually have a number, you know, of the
13 capacity of the wastewater treatment plant, and
14 Joe basically answered my question.

15 ATTORNEY PROKOP: There's a permit that the
16 DEC --

17 MAYOR HUBBARD: Okay. Was there a concern
18 on something? I'm just --

19 TRUSTEE ROBINS: No, no. I'm just -- you
20 know, I'm thinking down the road, okay, because we
21 continually have people coming to ask us to hook
22 up to our system, okay, and we will. So, I mean,
23 we as a Board really should have information on a
24 regular basis, you know, how every project will
25 impact our capacity. I think that's reasonable,

1 that's all I was asking.

2 MAYOR HUBBARD: I think that's in Paul's
3 report every month, though.

4 ADMINISTRATOR PALLAS: Every month, yes.

5 TRUSTEE ROBINS: Okay. I mean, you know --

6 MAYOR HUBBARD: It's just there, it's in the
7 report, so you just -- okay.

8 TRUSTEE PHILLIPS: But I do have one
9 question, since she brought up Sunset Motel. I
10 noticed that after we approved the agreement, they
11 proceeded to do some type of construction down
12 there, that I understand the Town of Southold has
13 stopped them. Do we know what their plans are?
14 It looks like they knocked down a whole building.
15 Are they going to be adding rooms or, I mean --

16 ADMINISTRATOR PALLAS: No, not to my
17 knowledge. The plans that I -- that I saw does
18 not have additional rooms. It was a remodeling of
19 one of the buildings, as far as I know.

20 TRUSTEE PHILLIPS: They are remodeling the
21 building?

22 ADMINISTRATOR PALLAS: As far as I know. I
23 don't -- I don't know what their detailed plans
24 are. We're not the Town of the Southold, so I
25 don't have that information.

1 ATTORNEY PROKOP: The contract was based on
2 a site plan, a represented site plan and use. So
3 if there's any variation of that, then that would
4 be something that we have to deal in the contract.
5 It would be a modification of the contract.

6 TRUSTEE PHILLIPS: Well, they stopped them.
7 They got a Stop Work Order, so -- because my
8 understanding is that they needed to go to the
9 Planning Board for something. So I don't know
10 what -- I think it would behoove us, since we have
11 the contract, to kind of find out what's going on.

12 ATTORNEY PROKOP: Okay.

13 ADMINISTRATOR PALLAS: To be clear, the
14 contract has yet to be signed. But the -- my --
15 in my discussions with the -- with the applicant,
16 the -- it's a remodel of the building, that's what
17 I know. I can get a -- certainly reach out to
18 them and get a copy of their plan.

19 TRUSTEE PHILLIPS: I would feel comfortable
20 if someone reaches out to the Town of the Southold
21 Building Department and find out exactly what
22 their plans are, because my understanding, when I
23 ask questions, there seemed to be a disconnect
24 between the parties, okay?

25 ADMINISTRATOR PALLAS: I mean, I wouldn't --

1 sure. I mean, I -- yes, I can do that.

2 MAYOR HUBBARD: Okay. Anything else on
3 Paul's report?

4 TRUSTEE PHILLIPS: The McCann -- oh, okay,
5 the McCann -- well, that will come up under
6 Robert's, so I'll bring that up then.

7 TRUSTEE CLARKE: In general, anything for
8 the Administrator?

9 MAYOR HUBBARD: Yeah, just --

10 TRUSTEE CLARKE: Or on the sewer plant?

11 MAYOR HUBBARD: Well, whatever. I mean,
12 it's Paul's report, so if you have questions, go
13 ahead.

14 TRUSTEE CLARKE: Well, I think this is a
15 great conversation. I think that what you said is
16 that, you know, the information is there, it can
17 be projected. Joe mentioned the word
18 "forecasting". There are, you know, five projects
19 in the future, and knowing in advance what they
20 will bring in makes sense, that that information
21 is shared, so that then, as you suggest, you're
22 empowered and the Board's empowered to make
23 decisions based on the data that's presented, so
24 that seems very reasonable.

25 MAYOR HUBBARD: Okay.

1 TRUSTEE CLARKE: I did have a question on
2 the future plans at the central pump station, to
3 complete work and sort of relandscape and finish
4 that area. I just had occasion to do a couple of
5 deliveries on that block, and with the house
6 that's condemned on one corner and then the pump
7 station all torn up on the other corner, you know,
8 the area is starting to look under construction,
9 it has been for some time. So I'm just wondering,
10 is there a time frame where we can expect that
11 that will go back to a finished look again?

12 ADMINISTRATOR PALLAS: Yeah. I will, I will
13 get a more exact answer for you and email it to
14 you all. But we've been -- I had a conversation
15 with the contractor on that issue, on scheduling.
16 It's all part of his contract to do that,
17 including removal of the building. It's under,
18 under that same contract that's still open. I
19 believe the last conversation I had was it's
20 within, within a month that that --

21 TRUSTEE CLARKE: Okay, great.

22 ADMINISTRATOR PALLAS: -- that that site
23 work should be done. So I want to --

24 TRUSTEE CLARKE: So imminent.

25 ADMINISTRATOR PALLAS: I believe so, but let

1 me confirm all that and get --

2 TRUSTEE CLARKE: Yeah. No, it's just --
3 it's just something that -- I mean, it's a great
4 project. I'm not critical of anything about the
5 project, it just has seemed to linger in terms --

6 MAYOR HUBBARD: Yes.

7 TRUSTEE CLARKE: -- of its appearance,
8 that's all.

9 MAYOR HUBBARD: We've had multiple
10 conversations --

11 ADMINISTRATOR PALLAS: The Mayor has
12 reminded me, yes.

13 MAYOR HUBBARD: -- about that, getting the
14 old generator out and everything else, and getting
15 the building torn down. Suffolk County put a
16 monkey wrench into some of that --

17 TRUSTEE CLARKE: Yeah.

18 MAYOR HUBBARD: -- getting approvals for the
19 stuff and everything else.

20 TRUSTEE CLARKE: It's a big project.

21 MAYOR HUBBARD: But --

22 ADMINISTRATOR PALLAS: Now it's fully on the
23 contract, so we're done.

24 MAYOR HUBBARD: Right.

25 ADMINISTRATOR PALLAS: And I just want to --

1 I just want to point out, if I may, that from an
2 operations standpoint, the plant is, the new
3 plant is -- the new pump station is fully
4 operational. There's nothing left that's
5 functioning in the old plant.

6 TRUSTEE CLARKE: Okay, great.

7 ADMINISTRATOR PALLAS: And it's been that
8 way for a month, at least.

9 TRUSTEE CLARKE: Yeah. And the only other
10 thing I wanted to check on is everything at Fifth
11 Street, in terms of the restroom and plumbing and
12 the sewage, and everything that's going on there,
13 is it all remediated and 100% functioning for the
14 rest of the season?

15 ADMINISTRATOR PALLAS: As far as I know. We
16 did the -- we did clean out the line and we have
17 not had a reoccurrence since.

18 TRUSTEE CLARKE: Great.

19 ADMINISTRATOR PALLAS: You know, we still
20 are awaiting some -- return of the original
21 contractor for cosmetic work that he has to
22 finish, but we're going to hold that off until
23 after the close of the bathrooms. We have to --
24 we would have to close it for a week and we're not
25 going to do that now. So we'll wait until we

1 close after Labor Day and he'll come back and do
2 the rest of the painting that needs --
3 touch-upping that needs to be done.

4 TRUSTEE CLARKE: Great. Thank you very
5 much.

6 MAYOR HUBBARD: Okay. Anything else for the
7 Village Administrator?

8 (No Response)

9 MAYOR HUBBARD: Okay. Thank you. Okay.
10 The Village Treasurer, Robert Brandt.

11 TREASURER BRANDT: All right. I have no new
12 news to add to my report. So any questions on my
13 budget mods? Trustee Phillips.

14 TRUSTEE PHILLIPS: Yes. I think it's great
15 that we're starting to look at upgrading the
16 wireless network at McCann Campground. And in
17 looking at the numbers of their income over the
18 last couple of years, they increased. I guess my
19 next question is when was the last time that we
20 actually took a look at the electric, you know,
21 the pedestals and the water systems and all? When
22 were they upgraded last?

23 TREASURER BRANDT: I don't have a clue on
24 that, I would have to find out.

25 TRUSTEE PHILLIPS: I remember stuff being

1 done when I first got on the Board, which was
2 years ago. Either one of you.

3 ADMINISTRATOR PALLAS: Sure. I mean, I
4 don't -- I don't believe there's been any upgrades
5 of late. There's no -- we have no issues on the
6 water system that I'm aware of, the sewer system
7 that I'm aware of.

8 TRUSTEE PHILLIPS: Well, I just think that
9 the electric pedestals, I understand that there
10 was some problem with something. But the newer
11 RVs are much, much more modern than the old ones.
12 So have we actually done any upgrading to those
13 pedestals?

14 ADMINISTRATOR PALLAS: It's not the
15 pedestals that's the issue.

16 TRUSTEE PHILLIPS: Okay.

17 ADMINISTRATOR PALLAS: The pedestal and the
18 outlets are sized for the wire that comes into
19 them. We -- you know, we have started looking
20 into whether it's even possible to upgrade.

21 TRUSTEE PHILLIPS: Okay.

22 ADMINISTRATOR PALLAS: One of the -- one of
23 the problems that we've encountered there is that
24 people have the ability to get adapters. The
25 outlets there, I believe, are 30 amp outlets, and

1 a lot of the RVs have 50 amp services, and they --
2 which I found hard to understand why a
3 manufacturer would do it, but they -- the ability
4 to make an adapter from a 50 amp, it's just
5 different configuration on the plug. So they have
6 the ability to put in an adapter that allows them
7 to go from a 30 amp plug to a 50 amp plug. So
8 they're drawing more than the outlet is rated for,
9 and they usually get very close to the peak out of
10 the capacity of the outlets. They don't get high
11 enough to trip the breaker, but over time, things
12 will degrade when you run them at that high level.

13 So we started looking into it, but my guess
14 is that it would be a fairly major upgrade,
15 because my guess is the wire is sized -- more than
16 a guess, it's likely that the wire is sized for
17 the outlets, which means a complete revamping of
18 the entire system there, which would be rather
19 expensive. But, again, we just literally started
20 that process. Probably going to wait to do much
21 more investigation until after the season is over.
22 Difficult to do that investigation with all the
23 campers there.

24 TRUSTEE PHILLIPS: Well, that's what I'm
25 asking, is that after the season we can take a

1 look at the campground and see? You know, it's
2 been a long time since there's been any discussion
3 about it. I mean, the numbers are there, they're
4 increasing, it's being used. And we spend a lot
5 of -- you know, we keep a lot towards Mitchell
6 Park and the marina. It would be nice to kind of
7 take a look at the campground and see what could
8 maybe have some upgrades on some of the stuff down
9 there.

10 ADMINISTRATOR PALLAS: Sure.

11 MAYOR HUBBARD: Okay.

12 TREASURER BRANDT: Any other questions on my
13 report for me or for Paul?

14 TRUSTEE ROBINS: Robert, we spoke earlier
15 about the WiFi at the campground right now, and
16 you were going to ask for a -- us to approve a
17 budget mod to do that.

18 TREASURER BRANDT: Correct.

19 TRUSTEE ROBINS: You know --

20 TREASURER BRANDT: I mean, the system there
21 is --

22 TRUSTEE ROBINS: I'm in favor of moving that
23 along quickly. I think that it should be taken
24 care of immediately

25 TREASURER BRANDT: Yeah, we're trying --

1 we're pushing through. Hopefully, we can get it
2 done by the end of next week. That's what we were
3 told. We'll see if the equipment comes in in
4 time. But the system there is very antiquated and
5 it's starting to break down, so it makes sense to
6 just do an overhaul on them.

7 TRUSTEE CLARKE: Yeah.

8 TRUSTEE ROBINS: Great.

9 TRUSTEE CLARKE: No, it's important.

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

12 (No Response)

13 TREASURER BRANDT: Okay.

14 MAYOR HUBBARD: Thank you.

15 TREASURER BRANDT: Thank you.

16 MAYOR HUBBARD: The Village Clerk report,
17 Clerk Pirillo.

18 CLERK PIRILLO: Hello, everyone. Thank you.
19 Starting with my report, I kindly ask that we
20 please vote on the resolutions that we need in
21 order to get two of our -- two of our employees
22 paid, seasonal part-time employees. We have a
23 time certain that needs to be accomplished from
24 when the person is hired to when they get paid.
25 So if we could please vote on those two

1 resolutions, I would appreciate that, as my first
2 action item.

3 MAYOR HUBBARD: Okay, go ahead.

4 TRUSTEE CLARKE: The Carousel workers?

5 MAYOR HUBBARD: So you want the two that you
6 have written there under resolutions to vote on
7 for work session?

8 TRUSTEE PHILLIPS: Yeah.

9 CLERK PIRILLO: Correct. Thank you.

10 MAYOR HUBBARD: All right. *RESOLUTION*
11 *ratifying the hiring of Sandy Silie as a seasonal*
12 *part-time employee at the Village of Greenport*
13 *Carousel, at an hourly wage rate of \$15.00 per*
14 *hour effective June 26, 2022. So moved.*

15 TRUSTEE ROBINS: Second.

16 MAYOR HUBBARD: All in favor?

17 TRUSTEE CLARKE: Aye.

18 TRUSTEE PHILLIPS: Aye.

19 TRUSTEE ROBINS: Aye.

20 MAYOR HUBBARD: Aye.

21 Opposed?

22 (No Response)

23 MAYOR HUBBARD: Motion carried.

24 *RESOLUTION ratifying the hiring of Daniel*
25 *Rivas as a seasonal part-time employee at the*

1 *Village of Greenport Carousel, at an hourly wage*
2 *rate of \$15.00 per hour effective July 1st, 2022.*

3 So moved.

4 TRUSTEE PHILLIPS: Second.

5 MAYOR HUBBARD: All in favor?

6 TRUSTEE CLARKE: Aye.

7 TRUSTEE PHILLIPS: Aye.

8 TRUSTEE ROBINS: Aye.

9 MAYOR HUBBARD: Aye.

10 Opposed?

11 (No Response)

12 MAYOR HUBBARD: Motion carried.

13 CLERK PIRILLO: Thank you, Mayor and Board.

14 MAYOR HUBBARD: Okay.

15 CLERK PIRILLO: I have two additions, and
16 they are both public assembly permit applications.
17 One is an application submitted by Kate Nastasi
18 for Kerry Sullivan. That is for the use of a
19 portion of Mitchell Park for a wedding ceremony
20 only, and that is in 2023, in June.

21 The second is a public assembly permit
22 application submitted by Rebecca Santana Caraballo
23 on behalf of Iglesia Alfa y Omega for the use of a
24 portion of Fifth Street Beach and that is for a
25 mass baptism. This same group did the same thing

1 years ago prior to COVID. They are asking to do
2 it again on September 4th.

3 So those are the two to be added onto my
4 report.

5 TRUSTEE CLARKE: Is that Labor Day weekend?

6 CLERK PIRILLO: I don't believe so.

7 TRUSTEE CLARKE: You said September 4th?

8 CLERK PIRILLO: I did. I'll check.

9 TRUSTEE PHILLIPS: Sylvia, can I ask a
10 question?

11 CLERK PIRILLO: Sure.

12 TRUSTEE PHILLIPS: Down here, you have a
13 resolution ratifying the hiring of Marcellus
14 Benard Shedrick as a seasonal part-time, effective
15 July 13, 2022. Do you need to do that the same as
16 the other two?

17 CLERK PIRILLO: No.

18 TRUSTEE PHILLIPS: Oh, okay.

19 CLERK PIRILLO: Thank you. The time certain
20 hasn't expired for that.

21 TRUSTEE PHILLIPS: Okay.

22 CLERK PIRILLO: But thank you.

23 TRUSTEE PHILLIPS: I'm just checking.

24 CLERK PIRILLO: Thank you for checking.

25 2023, going back to --

1 TRUSTEE CLARKE: Ah, 2023.

2 CLERK PIRILLO: 2023.

3 TRUSTEE CLARKE: For the baptism.

4 CLERK PIRILLO: Yes, and I believe --

5 TRUSTEE CLARKE: Okay. I'm sorry. Then
6 you're right, this year it's the 4th, but next
7 year it's probably not.

8 CLERK PIRILLO: No, 2020 -- no, I'm sorry.
9 It's 2022, it's this year. 2023 was the wedding.

10 TRUSTEE CLARKE: Okay. 2022, September 4th,
11 is Labor Day weekend.

12 CLERK PIRILLO: So that is Labor Day
13 weekend, yes.

14 TRUSTEE CLARKE: How many people is it, 75?

15 CLERK PIRILLO: Sixty maximum.

16 TRUSTEE PHILLIPS: That's the baptism you're
17 talking about, right?

18 CLERK PIRILLO: Yes.

19 TRUSTEE PHILLIPS: Okay. And what time of
20 the day is it?

21 TRUSTEE CLARKE: But it's morning.

22 TRUSTEE PHILLIPS: Morning?

23 CLERK PIRILLO: It is morning. It is from
24 8 a.m., they're beginning at 8 a.m. They're
25 going -- they anticipate having the baptism at

1 about 10, and then they'll linger for a little bit
2 and use the park until approximately not later
3 than 3.

4 TRUSTEE PHILLIPS: Okay.

5 TRUSTEE CLARKE: Thank you.

6 CLERK PIRILLO: You're welcome. We received
7 notice from the Office of the State Comptroller
8 that \$7,830 is due to the Village for the month of
9 June for Justice Court fees.

10 Important announcements about employment.
11 We have two open employment positions for which I
12 have advertised. They are a Secretary/Clerk to
13 the Boards, and also an Account Clerk. We have
14 had minimal responses to our last few
15 advertisements. So I have also advertised through
16 my professional organization, such as Long Island
17 Village -- Village Clerks and Treasurers
18 Associations, New York State Government Finance
19 Officers Association, Suffolk County Village
20 Officers Association. I put it on Constant
21 Contact, and also contacted our Library, who is
22 posting these for us as well, in addition, of
23 course, to being in the paper and on our website.

24 TRUSTEE CLARKE: And the Village email.

25 CLERK PIRILLO: And on our website and our

1 Constant Contact, correct. Okay? So I'd like to
2 let everyone know again that we do have open
3 positions.

4 Okay. Some feel-good announcements, if I
5 may. The East End Seaport Museum is offering what
6 they are calling a Marine Discovery Program for
7 children ages 7 through 11. The program is from 3
8 to 5 p.m. every Tuesday through August. There is
9 a fee, it's \$35 for a two-hour session. There are
10 scholarships available. So if you have a child or
11 children that would like to attend, but you cannot
12 pay the fee, please contact the Seaport Museum and
13 they will help you through that.

14 The North Forker came out with their "Best
15 of the Best", if you will, and the "Best Kids
16 Activity" was the Carousel at Mitchell Park. And
17 we were up against some stiff competition for
18 that. So thank you to Paul and all our staff,
19 really doing a great job there. The "Best
20 Downtown", Greenport Village.

21 Thank you to Andy Harbin, he -- of Andy's.
22 He has made a generous donation to our Recreation
23 Center program for our children end-of-year
24 holiday program, so it literally is Christmas in
25 July.

1 And Dan's Papers and Schneps Media have
2 honored Mayor Hubbard as an honoree for their
3 Power List of the East End for 2022.

4 In addition to all those, I also created a
5 Constant Contact email today to let everyone know
6 the events that are happening throughout the
7 Village in the next couple of weeks. So I hope
8 that's helpful to everyone, because we do have a
9 lot of things happening, a lot of fun events for
10 such a small place.

11 TRUSTEE CLARKE: Busy.

12 CLERK PIRILLO: Are there any questions on
13 my report?

14 TRUSTEE PHILLIPS: Sylvia, I have two.

15 CLERK PIRILLO: Yes.

16 TRUSTEE PHILLIPS: And I think we -- I asked
17 this one before. We have this resolution asking
18 for the use for the Southold Democratic Club for
19 the use of Fifth Street Beach.

20 CLERK PIRILLO: Yes.

21 TRUSTEE PHILLIPS: This is not a fundraising
22 situation, this is just a picnic picnic, or --

23 CLERK PIRILLO: This is a thank you picnic,
24 this is not a fundraising situation. I have
25 spoken with the organizer and laid out the

1 parameters. So yes, there is no fundraiser.

2 TRUSTEE PHILLIPS: Okay. All right.

3 Because we've always as a Village have always been
4 neutral, you know, and I just -- I just don't
5 really want to see any political signs down at
6 Fifth Street Beach, to be honest with you, okay?

7 CLERK PIRILLO: I've spoken with the
8 organizer and let her know the parameters.

9 TRUSTEE PHILLIPS: Okay. The other thing I
10 would like to ask about, and this is a question
11 for both you and Joe, I reviewed our FOIL
12 procedure the other day, and I have a question as
13 far as if information is available on the website,
14 and we have it out in the open, I mean, we're very
15 transparent about minutes and whatever, and
16 someone FOILs for it, is it -- is it proper, or
17 are we -- or do we need to put it into the
18 procedure that this information is available on
19 the website and you can find it there?

20 CLERK PIRILLO: In my last conversation with
21 a representative of the Committee on Open
22 Government, I was told that it is absolutely
23 appropriate to let the person know that the
24 information is available on the website and that
25 you didn't need to go further.

1 TRUSTEE PHILLIPS: All right. But do we
2 need to perhaps put that in the procedure, Joe,
3 that -- you know, that this stuff is available on
4 the website, that, you know -- or there's a
5 listing of things available, or something that --

6 ATTORNEY PROKOP: The next time we amend it,
7 we could do that, yes. I mean, it's not required,
8 but the next time we review it for a change, we
9 could do that, yes.

10 TRUSTEE PHILLIPS: Well, maybe this is the
11 time to review it for a change, perhaps, because
12 I -- you know, we spend a lot of time providing
13 that information on the website for the Village
14 community and others to obtain. It's there, they
15 can get it at any time of the day.

16 CLERK PIRILLO: We have had numerous -- it
17 hasn't been just one person in recent history.
18 We've had numerous people ask us for information,
19 and when I've directed them to the website,
20 they're very pleased to know that it's on the
21 website.

22 TRUSTEE PHILLIPS: Well, I'm not pointing
23 out anybody, I'm just pointing out a glitch.

24 CLERK PIRILLO: Yeah.

25 TRUSTEE PHILLIPS: A glitch, you know, it's

1 a glitch, because I think that we should make the
2 people aware of it within the procedure, that, you
3 know, when they go to file -- when they go to file
4 the application for the FOIL, it's my under --
5 they read -- they get a copy of that procedure
6 along with the FOIL request, correct?

7 CLERK PIRILLO: No.

8 TRUSTEE PHILLIPS: No? Okay. All right.

9 CLERK PIRILLO: No.

10 TRUSTEE PHILLIPS: But it is available on
11 the website?

12 CLERK PIRILLO: Yes, and it's available in
13 Village Hall as well, yeah. And I wouldn't call
14 that the procedure, I would say policy. There's
15 FOIL procedures probably on my end as FOIL Officer
16 and on my Deputy's end, and anyone that helps us.
17 So this would probably be in the policy.

18 We haven't included things that are standard
19 for Committee on Open Government in the policy
20 because they are standards, and we make sure, we
21 make sure to follow them. But we can, we can let
22 people know in a more direct way that it's
23 available on the website, so, please, find it on
24 the website.

25 TRUSTEE PHILLIPS: I think that would be a

1 great idea.

2 TRUSTEE CLARKE: I wanted to ask, after the
3 successful first joint Board meeting with the
4 Southold Town Board, in conclusion of the meeting,
5 several people expressed an interest in that being
6 a recurring or a calendarized meeting of some
7 sort. Have you, either of you, heard anything
8 from the Southold Town Clerk about a schedule for
9 that or a date for a next meeting?

10 CLERK PIRILLO: No, not yet. I believe the
11 Mayor was going to touch on this as part of his
12 report, so I don't want to steal his thunder,
13 quote-unquote.

14 TRUSTEE CLARKE: Okay. Then I can wait.

15 CLERK PIRILLO: They haven't calendarized
16 it. And that would come from actually not even
17 the Clerk, but believe from the Supervisor's
18 Office.

19 TRUSTEE CLARKE: Okay. Thank you.

20 CLERK PIRILLO: And I believe that it will
21 be -- we'll start doing that maybe quarterly or
22 twice a year.

23 TRUSTEE CLARKE: Okay.

24 CLERK PIRILLO: To be determined.

25 TRUSTEE CLARKE: I just want to make sure I

1 didn't miss a date.

2 CLERK PIRILLO: Thank you. Thank you for
3 asking.

4 TRUSTEE PHILLIPS: Since we brought up the
5 Town of Southold, Mr. Mayor, have you or any of
6 the -- or Paul or Sylvia heard anything more about
7 the percent, the 1% Peconic Bay Region's Community
8 Housing Act that Southold Town is working on and
9 that we've asked to be a participant in? I
10 understand that they're having a public hearing, I
11 think August something, and I can't remember.

12 AUDIENCE MEMBER: Second

13 TRUSTEE PHILLIPS: August 2nd, I think it
14 is, to put the actual vote for the -- for the half
15 percent on a referendum in November without a
16 complete plan put together. But I'm just
17 wondering, have we started discussing an IMA
18 between each other, or what?

19 CLERK PIRILLO: I'm sorry. I'm not
20 convinced that's going on the ballot in November.
21 I've --

22 TRUSTEE PHILLIPS: They're having a
23 public -- they're having a public hearing August 2nd.

24 CLERK PIRILLO: I know they're having a
25 public hearing August 2nd. Mr. Mayor, do you

1 think that's going on the ballot?

2 MAYOR HUBBARD: No. They've not spoken to
3 us at all about it, but they already missed the
4 deadline to have it on the ballot for November.

5 CLERK PIRILLO: Yeah. I don't --

6 MAYOR HUBBARD: So it's not going to be on
7 the ballot for November. They said that at our
8 joint meeting.

9 CLERK PIRILLO: I believe that Scott Russell
10 already said that it wasn't going to be --

11 RANDY WADE: I have new information.

12 TRUSTEE ROBINS: It was mentioned --

13 TRUSTEE PHILLIPS: It was at the Town Board
14 meeting.

15 CLERK PIRILLO: Excuse us, I'm sorry.

16 TRUSTEE ROBINS: It was mentioned at the
17 Town Board meeting the other day on Tuesday by
18 Scott Russell.

19 CLERK PIRILLO: That it would be a
20 referendum on the ballot?

21 MAYOR HUBBARD: What was mentioned?

22 TRUSTEE ROBINS: Considering it, considering
23 putting it on the agenda -- putting a referendum
24 on the ballot in advance of having a plan in
25 place.

1 TRUSTEE PHILLIPS: In place.

2 TRUSTEE ROBINS: In other words, that they
3 would put it -- vote on the referendum and then do
4 the plan and fill out the details afterwards.
5 That was from Scott Russell, Supervisor Russell.

6 CLERK PIRILLO: The time before that, when
7 he spoke --

8 TRUSTEE ROBINS: And that was at this past
9 Tuesday's meeting.

10 TRUSTEE PHILLIPS: The meeting.

11 CLERK PIRILLO: I understand.

12 TRUSTEE ROBINS: I happened to be there.

13 CLERK PIRILLO: I understand. The time
14 before that, when he spoke, he had specifically
15 told us that they had missed the deadline to get
16 the referendum on the ballot. So if that's true,
17 how can the other be true?

18 TRUSTEE PHILLIPS: Well, they had missed --
19 there was a change of date from someplace, because
20 my understanding is that they originally wanted --
21 put it on for a referendum, so they actually had a
22 plan together for the community to read.

23 CLERK PIRILLO: Right.

24 TRUSTEE PHILLIPS: Okay? They have now
25 taken a different stance, that apparently they've

1 been informed that they can get it on the November
2 ballot. They're having a public hearing on
3 August 2nd at 9 a.m., and my understanding is that
4 their Board apparently has become more comfortable
5 in getting it onto the -- to the ballot, the
6 referendum onto the ballot, as they have started
7 with Nelson, Pope & Voorhis to put the plan
8 together. So that's what I gleaned from the
9 meeting that was on Tuesday.

10 CLERK PIRILLO: I will check with Scott
11 Russell's Office tomorrow.

12 TRUSTEE PHILLIPS: Okay. All right.

13 MAYOR HUBBARD: Okay. Who did they appoint
14 to their committee from Greenport?

15 TRUSTEE PHILLIPS: They didn't get -- they
16 didn't appoint anybody from Greenport, but that's
17 why I'm asking.

18 MAYOR HUBBARD: That's State Law, they have
19 to do that.

20 TRUSTEE PHILLIPS: That's why I'm saying, is
21 they're having a public hearing on something, and
22 I'm asking if we've been contacted from them,
23 that's all.

24 MAYOR HUBBARD: Not at all, not one word
25 from anybody up there.

1 TRUSTEE PHILLIPS: That's why I'm asking.

2 Okay. That's why I'm asking about it.

3 MAYOR HUBBARD: As usual, but --

4 TRUSTEE PHILLIPS: Well, that's why I'm
5 asking about it, okay, because I listened to the
6 meeting on Tuesday.

7 MAYOR HUBBARD: Yeah. I'm working, I don't
8 have time for their Town Board meetings --

9 TRUSTEE PHILLIPS: No, no, no, I happened to
10 be --

11 MAYOR HUBBARD: -- three times a week, so I
12 just --

13 TRUSTEE PHILLIPS: No, no. I happened to be
14 listening to it while I was posting my own bills
15 the other day, so -- which my work is definitely
16 different than yours. I can sit and watch it,
17 okay? So -- but I do know, I thought I saw
18 something in the paper someplace, or it was
19 mentioned something somewhere, but --

20 MAYOR HUBBARD: I don't know if they noticed
21 the public hearing. They should notify everybody
22 about having a public hearing on that.

23 TRUSTEE PHILLIPS: I -- it's -- I haven't
24 checked their website to see if it's there,
25 George, I'm just --

1 MAYOR HUBBARD: I didn't see it in Suffolk
2 Times today, because I read the legals, so --

3 TRUSTEE PHILLIPS: No. As I said, I
4 haven't, you know --

5 MAYOR HUBBARD: Okay.

6 TRUSTEE PHILLIPS: Okay? I'm asking.

7 TRUSTEE ROBINS: He said it at the end of
8 the day on Tuesday, so maybe it's just a timeline
9 thing right now. I don't know when the Clerk
10 would be --

11 MAYOR HUBBARD: Okay. Well --

12 TRUSTEE ROBINS: -- Town Clerk would be
13 recording it.

14 MAYOR HUBBARD: Okay. Well, if you want to
15 research it and get some information from the Town
16 of what they're doing, let us know.

17 TRUSTEE ROBINS: I'll do that.

18 MAYOR HUBBARD: Okay.

19 RANDY WADE: Excuse me, could I speak?

20 MAYOR HUBBARD: No, not at this point. No,
21 please.

22 RANDY WADE: Okay.

23 TRUSTEE PHILLIPS: No. As I said, I sent
24 off an email a while -- you know, back on -- there
25 was an article that the consultant had been hired

1 by the Town of Southold, and I wondered if we had
2 been contacted yet, okay? Apparently, we haven't,
3 so --

4 MAYOR HUBBARD: No, we haven't.

5 TRUSTEE PHILLIPS: Okay.

6 MAYOR HUBBARD: There was no reason to
7 answer it, because I hadn't heard anything.

8 TRUSTEE PHILLIPS: Yeah. No, no, no.

9 MAYOR HUBBARD: I had already read the
10 Suffolk Times article, so I knew what was in there
11 and all, but --

12 TRUSTEE PHILLIPS: But, no, I just --

13 MAYOR HUBBARD: -- I've had no response from
14 them at all. They have not reached out to us at
15 all.

16 TRUSTEE PHILLIPS: Okay. All right, that's
17 fine, that's all. That's --

18 CLERK PIRILLO: I will check with the
19 Supervisor's Office in the morning.

20 MAYOR HUBBARD: Right. But, also, we did
21 talk about this and we voted a month ago to say
22 that we were in favor, or two months ago, that we
23 were in favor of it, and we wanted to do the IMA
24 with them.

25 TRUSTEE PHILLIPS: Right.

1 MAYOR HUBBARD: So we voiced our opinion and
2 we passed a resolution saying we wanted in. Now
3 it's up to them to appoint somebody. By law, they
4 have to appoint somebody from the Village to the
5 committee to go and to do this. So whether they
6 had to do that before or after the vote, I'm not a
7 lawyer, I can't answer that.

8 TRUSTEE PHILLIPS: I don't --

9 MAYOR HUBBARD: And I don't know the State
10 Law, so.

11 TRUSTEE PHILLIPS: I'm just bringing it up
12 for --

13 MAYOR HUBBARD: But we did our resolution
14 two months ago to say we wanted to opt in this.

15 TRUSTEE PHILLIPS: Right.

16 MAYOR HUBBARD: Which we opted out the first
17 time 22 years ago on the CPF money and we're still
18 getting screwed on that since. So we did opt in
19 on this by resolution.

20 TRUSTEE ROBINS: Okay.

21 ATTORNEY PROKOP: So I think that -- I think
22 that my recommendation would be that the Board
23 send some communication to the Town confirming,
24 you know, our original -- our original
25 communication, which is that we want to be

1 included and expect to have a representative on
2 the committee. You know, I think that my
3 recommend -- that's my recommendation, anyway. I
4 don't know what the Board --

5 MAYOR HUBBARD: Just send them another
6 letter?

7 ATTORNEY PROKOP: Send another, yeah, so we
8 go on record. And that record -- excuse me. That
9 letter, if they are having a public hearing, you
10 know, should become part of the record that --

11 MAYOR HUBBARD: Yeah, they should be
12 notifying us, because we are part of Southold
13 Town.

14 ATTORNEY PROKOP: Yeah, but that's not
15 what -- how they work, so --

16 MAYOR HUBBARD: Oh, believe me. Joe, you
17 were at the meeting when the Supervisor said --
18 "Oh, you know, we sent you a letter months ago."
19 "Well, we'll open it, now that we're having
20 another discussion."

21 ATTORNEY PROKOP: Yeah.

22 MAYOR HUBBARD: So they never even opened up
23 the letter that you had sent them.

24 ATTORNEY PROKOP: Right.

25 MAYOR HUBBARD: And the Supervisor said that

1 at a public meeting. And I thought that was very
2 disrespectful to the whole Village and everybody
3 that lives in the Village for the Supervisor to
4 say, "Well, now we'll open up your letter." I
5 thought that was totally wrong.

6 ATTORNEY PROKOP: Well, considering the
7 amount of work that went into the letter that was
8 sent on June 14th, 2021, including the review by
9 this Board, I think that that statement was more a
10 reflection on the Town than it was on the Village.
11 But, in any event, this -- if they are having a
12 public hearing, I think that a communication
13 should be sent along so it goes on the record at
14 the public hearing.

15 MAYOR HUBBARD: Yes. No, we definitely
16 should be involved in that, it's a very important
17 initiative, so okay.

18 TRUSTEE PHILLIPS: Okay.

19 MAYOR HUBBARD: All right. Anything other --
20 else for the Village Clerk?

21 (No Response)

22 CLERK PIRILLO: Thank you.

23 MAYOR HUBBARD: Okay. Thank you.

24 CLERK PIRILLO: Thank you.

25 MAYOR HUBBARD: All right. The Village

1 Attorney report.

2 ATTORNEY PROKOP: Okay. So I have a few
3 things that I wanted to go over with the Board.
4 And are there any questions on my report before I
5 go to the list of things that I have?

6 TRUSTEE PHILLIPS: I think Trustee Clarke
7 and I have something, that in reading, I'm not
8 sure that that has to be executive session
9 discussion with the legal issues that came out of
10 the -- a settlement for something.

11 MAYOR HUBBARD: So you're asking for an
12 executive session?

13 TRUSTEE PHILLIPS: I don't -- well, I don't
14 think we can discuss the --

15 MAYOR HUBBARD: Okay.

16 TRUSTEE PHILLIPS: I don't think we can
17 discuss the three -- 412 Third Street out in --
18 can we discuss it in public session?

19 ATTORNEY PROKOP: That's litigation, so it
20 probably shouldn't be --

21 TRUSTEE PHILLIPS: That's litigation, that's
22 what I thought.

23 ATTORNEY PROKOP: It should not be discussed.

24 TRUSTEE PHILLIPS: Right.

25 ATTORNEY PROKOP: It should be discussed in

1 executive session.

2 TRUSTEE PHILLIPS: Okay.

3 ATTORNEY PROKOP: It's pending litigation.

4 So that will be the option of the Board at the end
5 of the meeting, then, I guess, if that's what
6 you'd like to do.

7 So I have a few things that I wanted to
8 mention, was -- the first is that a few months
9 ago, a few months ago I mentioned to the Board and
10 provided some language as to a restructuring of
11 the fines on -- fines and penalties under our
12 Chapter 150. I wanted to make the Chapter 150
13 fines, fine schedule similar to the fine and
14 penalty schedule that's part of Chapter 103 of the
15 rental law, which is a more updated version and
16 true penalties.

17 The ones that are attached now to Chapter
18 150, considering the scope of the violations that
19 we're dealing with, are really not -- not really
20 penalties at all for some -- you know, for some of
21 these businesses and property owners.

22 So I would like you to, please, if you would
23 consider having a public hearing on a Local Law,
24 which would create -- which would amend the
25 penalty provision or enforcement provision of

1 Chapter 150 to be more similar to the penalties
2 that are in Chapter 103. So there are more --
3 what the -- what that would be is greater fines,
4 so there would be a first-time fine, a second-time
5 fine and a third-time fine that would be
6 increasing and much more substantial. They would
7 also allow the Village Attorney to proceed to
8 Civil Court with the authority of the Board --
9 Supreme Court with the authority of the Board, to
10 get an injunction or other relief that might be
11 necessary, similar to what we have in the rental
12 law.

13 MAYOR HUBBARD: All right. Is everybody
14 comfortable with that?

15 TRUSTEE CLARKE: Yes.

16 TRUSTEE MARTILOTTA: Yeah, I'm fine.

17 MAYOR HUBBARD: To review that? And then
18 that needs to be sent to the Planning Board, so
19 they can review it, because it's Chapter 150 --

20 ATTORNEY PROKOP: Yeah.

21 MAYOR HUBBARD: -- that was brought up.

22 So --

23 ATTORNEY PROKOP: Okay.

24 MAYOR HUBBARD: Put it all together so
25 everybody can approve it. Everybody just get back

1 to the Village Attorney right away that they're
2 comfortable with it, and then we'll send it to the
3 Planning Board and schedule a public hearing.

4 TRUSTEE PHILLIPS: Can I just ask a question
5 of the Village Attorney? Do you have set fees in
6 mind, or you want to follow --

7 ATTORNEY PROKOP: I think pretty much what's
8 in the --

9 TRUSTEE PHILLIPS: 103?

10 ATTORNEY PROKOP: What's in 103. So I think
11 it's -- the ballpark would be first fine of, you
12 know, 1,000 to 1500. You know, probably 1,000,
13 you know, and then a second fine of 2500, and
14 third fine of 3500. And then the fines would be
15 recurring daily. The fines would be recurring
16 daily, that's the other part of this. So that
17 every day that a violation is outstanding would be
18 an additional fine. That's the -- that's the
19 typical provision in these, in these violations.

20 But the amount, the amount to be discussed
21 by the Board at a public hearing, I'll suggest
22 amounts. And it's not necessary -- 103 is
23 basically -- has to do with violations that are
24 business related or income related, so the fines
25 are a little bit higher. We could make them, make

1 the fines a little lower for the 150. But they
2 should be -- still be great enough so that they're
3 significant to a business, and not just, you know,
4 viewed as a cost of operation, you know, for some
5 of these major properties.

6 TRUSTEE ROBINS: So you'll write up your
7 proposal for this, then, and we'll discuss it
8 first, and then we'll schedule a public hearing
9 and that's --

10 ATTORNEY PROKOP: Then I'll forward it to
11 Planning Board.

12 TRUSTEE ROBINS: Planning Board, okay.

13 ATTORNEY PROKOP: Yeah. And then we'll have
14 the public hearing after Planning Board signs off
15 on it.

16 MAYOR HUBBARD: Okay. So put something in
17 writing to everybody. We can all review it and
18 get back comments right away to the Village
19 Attorney.

20 ATTORNEY PROKOP: Okay. Thank you.

21 So going -- since I mentioned Chapter 103,
22 which is our rental law, I wanted to go over that
23 for a few minutes and see if you had any questions.

24 There were statements made in the public
25 portion of the last meeting that we had that our

1 rental law is invalid and unenforceable, etcetera.
2 And I wanted -- it's generally my practice not to
3 respond to public, you know, to -- unless you ask
4 me to, or get in a -- you know, a back-and-forth
5 with somebody. And, in addition, I wanted to
6 check the status of the litigation, because that
7 Chapter 103 has been in litigation, and I wanted
8 to bring you up to date on that.

9 So, actually, Chapter 103 was adopted in
10 2018 and became part of our code at that time, and
11 we had a rental law. From that point forward,
12 there was a -- if you read it, one of the things
13 that's interesting about our law is it's really
14 a pared -- sort of a pared-down version of what we
15 started off with. We streamlined it, so it has
16 just a few point that are -- you know, that were
17 important to the Village at the time.

18 After the law was adopted, the Village was
19 sued by several property owners, one of which is
20 called Jellyfish, so the case became known as the
21 "Jellyfish Case". And it's being handled by
22 Devitt Spellman. It's Jellyfish versus the
23 Village of Greenport. It's been handled by Devitt
24 Spellman.

25 The Supreme Court of the State of New York,

1 Judge Reilly in Riverhead ruled -- issued judgment
2 in favor of the Village, and it's for -- after a
3 few years of reviewing the case, and determined
4 that the law was valid, and including the
5 central -- you know, the central important
6 portions of the law.

7 So the status legally of our code, Chapter
8 103, is that the court has determined that the law
9 is valid and enforceable. And, in fact, many
10 times I've appeared in the Southold Court on
11 tickets that have been written by either the prior
12 Code Enforcement Officer or the current one, and,
13 you know, the law was upheld by that court,
14 enforced and upheld by that court.

15 There's two central provisions of these laws
16 that I wanted -- I'll mention to you, also, I'm
17 sorry, as a background that many of these laws
18 have been challenged and the courts are sort of,
19 you know, in different -- have gone in different
20 directions.

21 Previously, there's an important decision
22 that was just made, which I'll lead up to,
23 involving the Town of Babylon. I wanted to
24 mention to you that a couple of things that are
25 important in these cases when they're reviewed by

1 the court is, number one, the inspection
2 provision.

3 So our law has a provision which requires an
4 inspection, but it gives the homeowner an
5 alternative, where if you prefer -- if the
6 homeowner prefers, the homeowner can have an
7 architect or a licensed professional provide the
8 Village with a letter certifying that everything
9 in the apartment is to code, basically. So we
10 have that, we have that alternative in our law.

11 And the other, the other thing about the law
12 is how we -- some of these laws that were
13 challenged is how you handle short-term versus
14 long-term. And in our code, the way that we
15 handle this is sort of different and unique in
16 that we allowed -- we do have a definition for
17 short-term rentals and we allowed it in some types
18 of properties, because we -- where the owner is
19 present, because we viewed it that was a way to
20 maintain the aesthetics, which we felt was
21 important at the time.

22 To give you a back -- continue with a
23 background, as an example, another village's law
24 was struck down, or stricken, several months ago,
25 because the court determined that they did not

1 follow proper procedures in adopting the law. In
2 our case, the court determined that we did follow
3 proper procedures.

4 Now the -- our case now, we -- as I said,
5 Judge Reilly ruled for us and upheld our law.
6 Jellyfish appealed that determination, and, as I
7 said, the matter continues in litigation. It's
8 currently before the Appellate Division in
9 Brooklyn, and that court will -- the Appeals Court
10 now will rule on its determination of the validity
11 of the law, hopefully, upholding Judge Reilly and
12 ruling for the Village.

13 However, that court, the Appellate Division
14 just ruled a few months ago in a Town of Babylon
15 case on one of these -- one of the critical pieces
16 of our law, which is this inspection requirement.
17 So the courts, the courts had viewed very
18 carefully this inspection requirement, but the
19 Appellate Division said in the Babylon case,
20 upholding that law, that the important thing is
21 that you give the homeowner an alternative, as we
22 did in our law. So as long as you have that
23 alternative, that an architect can provide a
24 letter, the law will be upheld, according to that
25 court. So because of that, I'm hopeful that, as I

1 said, our law will be upheld.

2 And there was another comment. Does anybody
3 have a question about the 103, because I want
4 to -- I'm going to go into another tangent on
5 this. What I just said about 103, is there any --
6 okay.

7 MAYOR HUBBARD: Actually, I'm comfortable
8 with the law, and, actually, it's been used as a
9 model for a lot of other municipalities. When we
10 first did this, at the East End Supervisors and
11 Mayors meeting, people asked me about that, "How
12 is this working for you?" And the provisions we
13 put in there, either being owner-occupied, or
14 having a full-time tenant in one half of a
15 two-family house, everybody really enjoyed using
16 that, and it's been used by people on the south
17 side and over here, doing a very similar law to
18 that, so.

19 (Thunder Sounded)

20 ATTORNEY PROKOP: Well, somebody agrees with
21 us, right?

22 MAYOR HUBBARD: Yeah.

23 (Laughter)

24 MAYOR HUBBARD: They're hollering at me.

25 ATTORNEY PROKOP: So, anyway, there was

1 another -- there was another statement made, which
2 was a cause for concern for me, and forced me to
3 do some background, update myself in some
4 background, which I appreciate, and that's that
5 all the other municipalities, the East End
6 municipalities have changed their rental laws
7 recently, and we haven't done that so ours is
8 invalid.

9 So what -- actually, that -- there have been
10 several updates or new laws that have been
11 adopted, and in a couple of the -- a couple of the
12 East End villages, but what they have to do is a
13 registry. So there's not rental laws that have
14 been adopted recently, but there are rental
15 registry laws, which formalize a registry process
16 where rentals in the village -- rental in the
17 villages have to be registered on a registry
18 that's maintained by the village.

19 Our law already had a registry requirement.
20 We have a registration requirement, and a registry
21 is required to be maintained by the Village, and
22 we actually have that in Village Hall. You know,
23 there is a regis -- a list that's maintained by --
24 of all the rental properties that are registered
25 with the Village. But it's important that you

1 know the significance of that.

2 So in about a year -- approximately nine
3 months ago, New York State changed Section 7-108
4 of the General Obligations Law, and Section 7-108
5 of the General Obligations Law of the State of New
6 York had provided that landlords could not require
7 more than one month's security. It has to do with
8 the number of months security that can be charged,
9 and also the number of months of rent up front
10 that can be charged by landlords, 7-108. That
11 provision has been -- had been changed, and it has
12 to do with allowing -- allowing landlords to, and
13 Julia probably knows as much of this as I'm going
14 to describe, because brokers are familiar with
15 this, but the -- it allows landlords some
16 variation of what I just said, provided the local
17 municipality has the unit listed on a registry.
18 Provided the Village has a registry and the unit
19 is listed on that registry, then the landlord has
20 some leeway as to the security and the rent, the
21 rent that could be demanded up front.

22 So we -- what other villages have done is
23 they've created -- some other villages have
24 created a rental registry law as a separate law in
25 their code. We -- our rental law already had a

1 registry provision. I'm looking now to confirm
2 that that meets the requirement of this 7-108, but
3 we do -- I think for the time being, you know, we
4 do we have -- we do have this registration
5 requirement, so it probably does, but I'll
6 continue to take a look at that. So that was this
7 new change in the -- some of the other laws that
8 have been taking place, but, as I said, we had
9 that provision anyway. Does anybody have a
10 question about that?

11 MAYOR HUBBARD: Yeah. I could just say I
12 know on the south side there was a big concern
13 with summer rentals, because they said you
14 couldn't collect more than 45 days worth of rent
15 ahead of time, and people would go and say, "I'm
16 renting for the whole summer for \$80,000, I'll pay
17 you 20 grand," they get in and then they don't
18 leave, and then you can't evict them and you can't
19 collect the money. That's why they were really
20 opposed to that provision of the law stating that,
21 because when you do a summer rental for three
22 months, the landlord would typically collect the
23 money for the three months in advance, so it's
24 paid for and they don't have to worry about the
25 other problems.

1 So that's where a lot of the South Shore
2 communities are going and getting involved in
3 that, because they fought it, but, you know, it
4 got hung up. And they just -- they felt it was
5 unfair, and if I was a landlord that was doing
6 that, I would feel unfair about that, too. They
7 pay for half of the summer, stay for the whole
8 summer and never pay you and then walk out, and
9 you can't do anything about it, because of a State
10 Law that might work in big municipalities, it
11 doesn't work in coastal communities with us out
12 here.

13 So that's all. Just some background that I
14 had from the meetings that I've been involved in.

15 ATTORNEY PROKOP: No, that's right, that's
16 what it -- that's exactly what it's all about.

17 TRUSTEE ROBINS: Interesting, though. Last
18 year, you know, during the pandemic, a lot of that
19 was going on with rentals. This year, at least
20 over on this side, the demand for summer rentals
21 has softened considerably, a lot of places aren't
22 renting this year, so it's kind of a changing
23 climate a little bit right now.

24 MAYOR HUBBARD: Okay.

25 TRUSTEE ROBINS: But when that law was put

1 into place, that was definitely the situation
2 going on.

3 ATTORNEY PROKOP: So that's the status of
4 the rental law. I have asked Devitt Spellman to
5 provide the Village with copies of the briefs that
6 were submitted, the legal arguments that were
7 submitted to the Appellate Division. I will go
8 through them and see if there's anything else that
9 I need to tell you about. But it's -- that's
10 where that -- that's at.

11 So I just wanted to -- but in another minute
12 or two, please, if I could just continue and talk
13 about the parking law.

14 So other comments were made about the
15 parking law with regard to other munic -- the laws
16 that exist in other municipalities. So what I did
17 was I went back through the Planning Board
18 comments and I actually got the park -- I actually
19 got the parking laws of all of the East End
20 villages, everything from 112 east, and -- except
21 I didn't do Dering Harbor, and looked over their
22 rental -- excuse me, their parking codes and to
23 see if there was anything that they have that we
24 didn't have that was missing that would be helpful
25 to us.

1 So a couple of things that I found that --
2 first off, as a group, and it's about six
3 villages, as a group, the parking -- the park --
4 there's nothing similar in anybody's parking law,
5 they're all over the place. The Village of
6 East Hampton actually doesn't have a list at all
7 like we do. You know, there was a -- there was a
8 comment by the Planning Board that we don't have
9 enough uses listed in our code. Some of the --
10 some of the villages don't have any uses listed in
11 the code, it just -- they just go by square
12 footage and employee. Others have about the same
13 number of uses that we have, but they just list
14 different, different uses.

15 So one of the things -- I made some
16 recommenda -- I tweaked the law that we had done
17 that we were discussing and made a couple of
18 changes in it to reflect what the Planning Board
19 comments were, and they were as follows:

20 There were a few uses that I think should be
21 added to our list of uses. The list of uses are
22 contained in 150-16, where particular uses have,
23 you know, specific requirements. So there's a few
24 uses that I know that we have in the Village that
25 probably would be helpful if we added them on, and

1 I have those added in this new version.

2 The other thing is there's a -- there was a
3 question raised about 150-12 has a requirement for
4 parking which is based on square footage, and
5 150-16 has a requirement for parking which is
6 based on the number of employees and things like
7 that, specific to uses. So -- and there's no --
8 there's no correlation. In the code itself,
9 although logically you would know what to do, and
10 our Management and staff has been doing this for
11 30 years without a problem, I did add a -- I do
12 recommend adding a sentence saying that if there's
13 a specific use in 20 -- in 150-16, then you should
14 use the requirement that's listed by the use. If
15 there's no specific use, then you should use the
16 requirement either for a similar use, if there is
17 one, or go back to 150-12 and use that use.

18 So I think that those were the main, the
19 main changes, not that they're that significant,
20 which I was going to recommend on this last
21 version of the parking law that we had, and I
22 provided that to Management. We are discussing it
23 and we're looking at it. When we are finished
24 with it, we'll circulate it to the Board again.
25 And that was the parking require -- the parking law.

1 I wanted -- in addition to the other things
2 that are happening, I -- through working with
3 other Fire Marshals and Code Enforcement people,
4 I'm aware -- you heard the Village Clerk mention
5 about an association the Village Clerks have.
6 There's a similar association that Fire Marshals
7 have and Code -- Fire Marshal/Code Enforcement
8 Officers have. And I had a recommendation, which
9 I've discussed with Management, about hiring,
10 trying to hire now a part-time Fire Marshal and
11 one or two part-time Code Enforcement people. I
12 have a recommendation that we list them on that
13 website or, you know, other similar places to try
14 to bring somebody in. It's already allocated for
15 in the budget that was approved. And so
16 Management agreeing with me, I'm hopeful that we
17 can get that done and bring somebody in to take
18 care of the work that needs to be done with that.

19 TRUSTEE ROBINS: I thought we had a fire --
20 somebody that was doing inspections for us a while
21 ago.

22 ATTORNEY PROKOP: We did a while ago, yeah.

23 TRUSTEE ROBINS: He's gone? I mean, he's --

24 ATTORNEY PROKOP: We just need to fill a
25 need right now.

1 TRUSTEE ROBINS: Okay.

2 ATTORNEY PROKOP: And I think that that's
3 what I -- that's all I had, unless you have
4 questions for me.

5 TRUSTEE PHILLIPS: I have a question going
6 back to the rental registry. On our application,
7 and this isn't actually in the code, is the
8 application itself, it's completed. I think I had
9 asked if it was possible that those who have the
10 two-family units that have the long-term tenant
11 downstairs and are short-terming upstairs, if they
12 could designate that they would short-term the
13 unit; is that possible?

14 ATTORNEY PROKOP: Yes, because they're going
15 to designate that they're in the house, yes.

16 TRUSTEE PHILLIPS: So that would be
17 something that would be -- it's not really a code
18 change.

19 ATTORNEY PROKOP: I'm sorry, excuse me.

20 ADMINISTRATOR PALLAS: I'm not -- when you
21 say short-term, do you mean with the minimum, the
22 minimum two week?

23 TRUSTEE PHILLIPS: No, no, in the two-family
24 houses.

25 ADMINISTRATOR PALLAS: Yeah. The code as

1 it's written now, correct me if I'm wrong, if you
2 have a two-family and are renting one unit, you
3 can't -- you can't -- in order to do short-term
4 rental, you have to be owner-occupied, you can't
5 rent part-time.

6 TRUSTEE PHILLIPS: Well, that's why I'm
7 asking, because it -- okay. We need to make that
8 clear that they have to be owner-occupied,
9 correct?

10 ADMINISTRATOR PALLAS: No, it's --

11 MAYOR HUBBARD: It's owner-occupied or a
12 full-time lease to the other half of the building.

13 ATTORNEY PROKOP: Yeah.

14 MAYOR HUBBARD: If it's a two-family house,
15 you have somebody that's living there permanently
16 in one apartment, you can do short-term rental
17 with the other one. Well, that's how -- I mean,
18 that's how the law -- that's how we did the law.

19 TRUSTEE MARTILOTTA: Yep.

20 ATTORNEY PROKOP: I think that's correct, yes.

21 ADMINISTRATOR PALLAS: Okay, my
22 misunderstanding. It's my misunderstanding.

23 MAYOR HUBBARD: Yes. If you're renting full
24 time to somebody upstairs, the downstairs you can
25 do what you want.

1 ADMINISTRATOR PALLAS: Right.

2 MAYOR HUBBARD: Either owner-occupied or a
3 full-time person leasing the place.

4 ADMINISTRATOR PALLAS: That's my
5 misunderstanding, I apologize.

6 MAYOR HUBBARD: Okay.

7 ATTORNEY PROKOP: So I think the question is
8 that can we -- can we specify in the registry
9 which type of rental is -- and I think that that's
10 correct. And I think that that would be helpful
11 so we're not going back and forth, you know, so
12 for terms of enforcement, we know what we're
13 dealing with.

14 MAYOR HUBBARD: Okay. Well, let's get
15 together and review the application to see where
16 it is there. If there's -- if we're missing
17 something on it, let's take out that loophole.
18 You know, if you're permanently renting the
19 upstairs to somebody and they're there year-round,
20 then you're allowed to do what you want with the
21 downstairs. If -- you can't have a two-family
22 house that are both Airbnbs. Two short-term
23 rentals, you can't do that. Either owner-occupied
24 or you have to go by the two-week minimum.

25 TRUSTEE PHILLIPS: Correct.

1 MAYOR HUBBARD: That's what the law was.
2 And I know Chatty always hollered at me, "It
3 should have just been owner-occupied," but we did
4 put it in there to make sure that some rentals
5 would still be available for somebody who wanted
6 to live here year-round.

7 TRUSTEE PHILLIPS: So I just think it's time
8 to look.

9 MAYOR HUBBARD: So that's -- I mean
10 that's --

11 TRUSTEE PHILLIPS: Okay.

12 MAYOR HUBBARD: -- what we had passed when
13 we did it, so --

14 TRUSTEE PHILLIPS: No, no, no. That's why
15 I'm asking the question on the application,
16 because that's a process.

17 MAYOR HUBBARD: So we'll have to look at the
18 application and see what it is. Okay, that's
19 fine. We'll review that this week --

20 TRUSTEE PHILLIPS: Okay, great.

21 MAYOR HUBBARD: -- and let you know before
22 next week.

23 TRUSTEE PHILLIPS: Okay, great.

24 TRUSTEE ROBINS: Yeah. I mean, given the
25 impact that short-term rentals have had on the

1 year-round housing stock in the Village, I think
2 that, you know, a discussion of this even beyond
3 the two-week minimum is something that we should
4 consider as well. You know, maybe we want to
5 revise that to a 30-day minimum instead, you know.
6 Clearly, whatever we've done has not been able to
7 control the rise of Airbnbs and the loss of the
8 year-round rental stock in the Village. I mean,
9 we've lost a significant amount of the rentals
10 that people, year-round people need. And, you
11 know, we have to -- so I think, you know, a
12 discussion about all of this is very important
13 right now, okay, and maybe we will consider, you
14 know, changing that.

15 MAYOR HUBBARD: So you want to change it
16 from a two-week minimum to a 30-day minimum?

17 TRUSTEE ROBINS: I'm going to -- I think we
18 should discuss it, okay?

19 MAYOR HUBBARD: Okay. Let's --

20 TRUSTEE ROBINS: And I'll do a little
21 research on that. You know, I think that was
22 always the case in Riverhead. That's what they
23 originally had, Joe. Are you familiar with their
24 law?

25 ATTORNEY PROKOP: Yes.

1 TRUSTEE ROBINS: A 30-day minimum.

2 MAYOR HUBBARD: Okay.

3 TRUSTEE ROBINS: I'm just, you know, trying
4 to come up with ways that we can maybe get some
5 more year-round rental stock back here in the
6 Village, which is desperately needed.

7 TRUSTEE MARTILOTTA: Was it successful in
8 Riverhead? The two weeks is --

9 TRUSTEE ROBINS: It's been in effect for
10 what? Since we -- when did we pass our law, 2013?

11 TRUSTEE MARTILOTTA: No. I'm saying it's
12 been in effect, but has it had --

13 TRUSTEE ROBINS: I believe they have --
14 still have a significantly higher number of
15 rentals in Riverhead than we have in Greenport.

16 TRUSTEE MARTILOTTA: Well, it's a lot
17 bigger.

18 TRUSTEE ROBINS: No, I get that, but I would
19 have to speak to the Building Inspector out
20 there --

21 TRUSTEE MARTILOTTA: Okay.

22 TRUSTEE ROBINS: -- and get all the
23 information.

24 TRUSTEE MARTILOTTA: I'm just curious.

25 TRUSTEE ROBINS: I don't have direct

1 information right now.

2 ATTORNEY PROKOP: You know, like I said, our
3 103 is in litigation, so probably -- these are all
4 good ideas, but I think that probably we should
5 leave it alone for the time being.

6 TRUSTEE PHILLIPS: Well, we can deal with
7 the application.

8 ATTORNEY PROKOP: We could deal with the
9 application.

10 So I want -- just in closing, there's
11 another question. Just in closing, I just wanted
12 to mention one other thing, that I had said before
13 at other meetings that I had -- as part of my
14 work, I had met -- internally sort of self -- made
15 a list myself of things that I know need to be
16 addressed in Chapter 150, you know, and short-term
17 or long-term. I see in -- I see in other reports
18 there's lists now of sections that should be
19 addressed. As a -- suggestions about sections
20 being addressed. And whenever, if ever -- excuse
21 me, whenever you want to have that discussion, I
22 have input for that for the Board.

23 MAYOR HUBBARD: Okay. Will you just send an
24 email around highlighting the chapters that you
25 want to discuss?

1 ATTORNEY PROKOP: Yes.

2 MAYOR HUBBARD: And send it around to
3 everybody for comments. And everybody please get
4 back to the Village Attorney within a week or so
5 and just highlight the key points that you want to
6 do. You know, let's pick two or three topics. If
7 you got six topics, let's pick a couple and let's
8 get to work right away on them.

9 ATTORNEY PROKOP: Okay.

10 MAYOR HUBBARD: That would be helpful.

11 ATTORNEY PROKOP: You know, many of these,
12 we're not -- you know, we're a separate Board, so
13 you're not -- you may or may not be aware of this,
14 but many of these -- many of the -- many of the
15 way -- the way -- excuse me, I'm sorry. Many of
16 the applications of Chapter 150 come from
17 interpretations given by the Zoning Board, so
18 that's, you know, something else that we have to
19 factor -- you know, factor in. So when you read
20 150, several of the sections are applied by the
21 Village in certain ways, because there's a
22 corresponding interpretation of the Zoning Board.
23 So that's just another thing that we have to be
24 aware of in this.

25 MAYOR HUBBARD: Okay. Let's get started on

1 it and get it going right away.

2 ATTORNEY PROKOP: I'll send that around.

3 MAYOR HUBBARD: Okay.

4 TRUSTEE PHILLIPS: Joe, is that an email
5 that you sent out, or is it -- you sent out
6 something about 150 a year ago, maybe was it, or
7 something?

8 ATTORNEY PROKOP: It might have been.

9 TRUSTEE PHILLIPS: Okay. So you're talking
10 about the same document?

11 ATTORNEY PROKOP: It may. I'll have to go
12 back and check.

13 TRUSTEE PHILLIPS: Okay.

14 ATTORNEY PROKOP: But I did sit --

15 TRUSTEE PHILLIPS: No, I do, I --

16 ATTORNEY PROKOP: It might have been, you
17 know, like a football weekend or something, I sat
18 and for an afternoon looked at 150.

19 TRUSTEE PHILLIPS: No, I remember -- I think
20 I remember reading it, so that's okay.

21 ATTORNEY PROKOP: Okay.

22 MAYOR HUBBARD: Okay. Anything else for the
23 Village Attorney?

24 TRUSTEE PHILLIPS: The LWRP, you and Paul
25 are working on it?

1 ATTORNEY PROKOP: Yes. So I have -- yes, we
2 are working on it. I've been through a lot of the
3 first part of it and done editing, and now working
4 on the waterfront, the owners and uses that are
5 identified in the waterfront area and how
6 they've -- how they've changed.

7 MAYOR HUBBARD: Okay. I believe they're
8 planning on having something for us at the August
9 meeting.

10 ADMINISTRATOR PALLAS: Going to try.

11 MAYOR HUBBARD: Hoping. Some kind of update
12 for the August meeting. Even if you're not
13 complete, at least something to update everybody
14 where you are and how far you're with -- you're
15 through it. That's what we talked about two
16 months ago.

17 ADMINISTRATOR PALLAS: Yes.

18 MAYOR HUBBARD: So okay. Any additional
19 help, if you need Trustees, you know, to come in
20 to give you a hand with it, give them a call and
21 say, "You got a couple of hours on Tuesday, come
22 on in." You can get involved and help out doing
23 that. You know, that would be helpful for
24 Management to go and have somebody, another set of
25 eyes looking at it to discuss things with.

1 ADMINISTRATOR PALLAS: Sure.

2 MAYOR HUBBARD: So, you know, reach out to
3 them and have them come in and meet with you and
4 try to assist with that.

5 TRUSTEE PHILLIPS: Any time, Paul, Joe.

6 ATTORNEY PROKOP: Thank you.

7 TRUSTEE PHILLIPS: I even have a Zoom
8 account.

9 MAYOR HUBBARD: Okay. That's the Village
10 Attorney report.

11 Board Discussion: A public hearing
12 regarding the Wetlands Permit Application
13 submitted by Costello Marine on behalf of
14 Nathaniel and Emily Ewing for the property located
15 at 230 Fourth Street.

16 We had the public hearing, we talked about
17 it. I think it was pretty much straightforward,
18 just redoing the return on the end, taking cement
19 out and putting wood back in and all. Any --

20 TRUSTEE PHILLIPS: I just forgot. I don't
21 remember, and I should. Is there any dredging
22 involved in what they're doing?

23 MAYOR HUBBARD: Was there -- I don't believe
24 so. I think it was just --

25 TRUSTEE PHILLIPS: I just --

1 MAYOR HUBBARD: It was a cement return that
2 was crumbling and they were putting wood back in.

3 TRUSTEE PHILLIPS: That's what I thought it
4 was.

5 MAYOR HUBBARD: I mean, I have the whole
6 application here, but I just --

7 TRUSTEE PHILLIPS: I can't remember what --
8 I get confused with those properties down there as
9 to who's dredging and who's not.

10 MAYOR HUBBARD: Okay. No dredging.

11 ADMINISTRATOR PALLAS: (Shook Head No)

12 TRUSTEE PHILLIPS: No dredging.

13 MAYOR HUBBARD: It's just a matter of
14 replacing a cement return. I don't know the exact
15 dimensions, I don't remember.

16 TRUSTEE PHILLIPS: Yeah. No, I didn't have
17 a problem with the application, it's just the
18 dredging --

19 MAYOR HUBBARD: Okay.

20 TRUSTEE PHILLIPS: -- topic came up and I
21 just wanted to double-check.

22 MAYOR HUBBARD: All right. So is everybody
23 comfortable with putting that on a vote to approve
24 the wetlands permit application?

25 TRUSTEE PHILLIPS: Yeah, that's fine.

1 MAYOR HUBBARD: Okay, we'll put that on.

2 Okay. All right.

3 Reminders: The public hearing regarding the
4 Wetlands Permit Application submitted by Cole
5 Environmental Services on behalf of Paula Casey
6 for the property located at 20 Beach Street (aka
7 Sandy Beach) remains open.

8 TRUSTEE PHILLIPS: You were looking for some
9 information.

10 MAYOR HUBBARD: Well, there was still --
11 there was still just -- go ahead, Paul.

12 ADMINISTRATOR PALLAS: Yeah. The CAC had
13 requested some additional information. We have
14 not received that as of yet, so we have no
15 comments yet. We certainly will. But once we --
16 until we receive that information, we can't tell
17 you what our comments are going to be.

18 TRUSTEE PHILLIPS: So let me ask a question.
19 Wetlands permits, the public hearing can stay open
20 for -- until they provide you the information?

21 ADMINISTRATOR PALLAS: That's a -- that's
22 Joe question. I believe so. I don't --

23 TRUSTEE PHILLIPS: Well, I understand.

24 ADMINISTRATOR PALLAS: I believe so.

25 TRUSTEE PHILLIPS: Okay. I just --

1 ADMINISTRATOR PALLAS: I think time limits
2 apply. He's not here, but time limits, after it's
3 closed --

4 TRUSTEE PHILLIPS: It was after it's closed.

5 ADMINISTRATOR PALLAS: -- I believe is
6 that -- if even that is needed. But I don't
7 think -- as long as you continue to keep the
8 hearing open, I don't think there's any time limit
9 to that --

10 TRUSTEE PHILLIPS: Okay.

11 ADMINISTRATOR PALLAS: -- that I'm aware of.
12 We can ask the Village Attorney.

13 TRUSTEE PHILLIPS: So are we --

14 MAYOR HUBBARD: Wasn't it if you close, you
15 have 60 days to act on it?

16 ADMINISTRATOR PALLAS: I think so.

17 MAYOR HUBBARD: If you don't act on it, then
18 it actually becomes law, it's approved.

19 ADMINISTRATOR PALLAS: It depends on the
20 type of --

21 MAYOR HUBBARD: Right, but --

22 ADMINISTRATOR PALLAS: But yes, I think
23 that's correct.

24 TRUSTEE PHILLIPS: Okay. But, in the
25 meantime, they --

1 MAYOR HUBBARD: Okay. It's still open.
2 We're still just -- we're waiting for more
3 information, so it's really kind of just -- it's
4 tabled and we're waiting for information.

5 TRUSTEE PHILLIPS: Okay, but, you know, we
6 can't wait forever. That's my question, so --

7 MAYOR HUBBARD: Well, we can vote to close
8 it and deny it and have them reapply --

9 TRUSTEE PHILLIPS: Okay.

10 MAYOR HUBBARD: -- if it came to that.

11 ADMINISTRATOR PALLAS: Yeah, we -- I mean,
12 our -- the Village Clerk and I actually had a
13 conversation about this earlier today when we were
14 reviewing different pieces here. The -- our
15 intent is to contact them in the next few days to
16 see where they are with it. We can certainly
17 advise you prior to next week when -- with some
18 expected time frame of that information.

19 TRUSTEE PHILLIPS: I think that would be
20 helpful, because I -- sometimes wetlands permits
21 can linger on forever, and I think it's -- you
22 know, if they're really that -- if they're really
23 that intent on doing their dock work, then they
24 need to keep moving forward, so that's --

25 ADMINISTRATOR PALLAS: We will, we will do that.

1 ATTORNEY PROKOP: You could, if there's
2 not -- if there's no response to requests that
3 were made, you could deem it -- you could vote to
4 deem it withdrawn as an alternative to denying, or
5 you -- you know, or you could deny it. But,
6 typically, I think you would vote to deem it
7 withdrawn.

8 MAYOR HUBBARD: Okay. Well, we'll give it
9 another month to see if they get the information
10 into us. If they don't, then we'll -- we could
11 take action and have them reapply, and, you know,
12 okay.

13 TRUSTEE MARTILOTTA: How long has it been
14 open?

15 MAYOR HUBBARD: How long has this one been
16 open? No, this public hearing.

17 ADMINISTRATOR PALLAS: For this wetlands
18 permit?

19 MAYOR HUBBARD: Yes.

20 TRUSTEE PHILLIPS: We just had it this past
21 month.

22 ADMINISTRATOR PALLAS: Just last month it
23 was open, just a month.

24 MAYOR HUBBARD: Okay. It was just -- no.
25 Trustee Martilotta asked how long it has been

1 open.

2 ADMINISTRATOR PALLAS: I was reminded to --
3 just if I may, Mr. Mayor. The applicant, we did
4 have a conversation with the applicant. Unrelated
5 to the information with the engineer, they are --
6 they had difficult -- having difficulty getting a
7 contractor, which may be part of the reason that
8 the delay. The information that we requested of
9 the engineer likely would come from a contractor,
10 as opposed to the engineer themselves, so --

11 MAYOR HUBBARD: Yeah, if they could to what
12 they're asking him to do. If he can't do it,
13 then --

14 ADMINISTRATOR PALLAS: It has to do with
15 material, where they're going to get material
16 from. So they may need that.

17 MAYOR HUBBARD: Okay.

18 ADMINISTRATOR PALLAS: Just a piece of
19 information, nothing more.

20 MAYOR HUBBARD: Okay, that's fine. All
21 right. So we'll just leave that one open and
22 we'll discuss it again next month. Hopefully,
23 they'll get information to us.

24 Okay. The public hearing regarding the
25 proposed local law amending Section 150-12(C) and

1 amending Sections 150-12(A), 150-16(A) and (1) and
2 150-16(G) to amend the parking regulations of the
3 Greenport Village Code remains open.

4 Discussion on that. I know people had asked
5 to have a discussion on this, so the floor is
6 open.

7 TRUSTEE PHILLIPS: Okay. Well, I had asked
8 to -- actually, it was more than the discussion on
9 parking. It was a discussion about Chapter 150
10 and dealing with the Waterfront Commercial and the
11 uses within. Is that what you -- you want to
12 start that discussion?

13 MAYOR HUBBARD: Yeah.

14 TRUSTEE PHILLIPS: Okay, all right. Where's
15 my notes? Sorry, I'm just a little disorganized
16 today for some reason. Oh, there it is. Too
17 organized for my own good.

18 During the discussion last month, there was
19 the discussion of a proposed moratorium for the
20 Waterfront Commercial and Commercial Retail Zones
21 within the Business District properties, there
22 were two questions asked: What is the goal of
23 this action? And input is needed, not just
24 suggestions.

25 Many times over the past year-and-a-half, my

1 individual discussions with Peter, Trustee Clarke,
2 and Tricia Hammes have been what-ifs, what
3 changes, what uses, what infrastructure issues are
4 raised with projects before a Village Board, along
5 with our statutory boards, Planning, Zoning and
6 Historic Commissions.

7 The attached PDF is the goal and input that
8 Peter, Tricia and I have created as suggested
9 changes to the current Waterfront Commercial and
10 Commercial Retail Zones in the Business District.
11 In reviewing this document, I strongly believe
12 that reasoning behind it moving forward with a
13 moratorium has provided the vision and actions
14 required. And I'm requesting that we discuss the
15 document.

16 You all had the document ahead of time.
17 Peter and I took the stance of setting goals, the
18 reason for the moratorium, some suggestions within
19 the different categories, as our Village Attorney
20 was mentioning that he has some as well. These
21 were thoughts on our part putting forth for a
22 discussion.

23 I strongly believe that our Waterfront
24 Commercial properties need to be truly -- those
25 who actually have access to the waterfront should

1 truly be -- the working waterfront should be not
2 with hotel, motels, restaurants, or whatever in
3 it. I think we need to protect what we have left.

4 I believe that we have glitches or we have
5 issues for the Planning Board at times when it
6 comes to properties that have water views, such as
7 those that are on Front Street and lower East Main
8 Street. I think perhaps we should take a look at
9 that and create two separate zones, one that's
10 actually Waterfront Commercial that has access to
11 the water, and one that is actually -- I call it
12 water view, it could be another term -- of those
13 who actually have the view of the water. We
14 discussed possibly those particular buildings
15 being able to go up a third story, and setting a
16 maximum height for 35 feet. I think -- yeah,
17 Peter.

18 A lot of this document is, Mayor, you wanted
19 suggestions and you wanted thoughts, so we put it
20 together on paper for everybody to discuss. But I
21 still feel strongly that we need to -- we need to
22 create a pause for us as the governing body of the
23 Village of Greenport and the policy-makers for the
24 code to have the time to clearly put this out,
25 clearly discuss it.

1 I believe the community is looking for it.
2 I know plenty of the residents in the area are
3 concerned that we're going to lose our uniqueness,
4 because we need to protect our working waterfront.

5 That's pretty much -- I mean, we put a lot
6 into it, we put a lot of reasons as to why, a lot
7 of things to discuss. I ideally would like to
8 have another meeting that we just discuss this
9 among ourselves and start really punching some
10 meat into changing the code. But in order for us
11 to do that and to be fair to applicants, we really
12 need to put a time lag of, okay, from this point
13 to this point, we're just going to put a hold on
14 things until we can actually get the code moving
15 forward.

16 So that's pretty much all I have to say.
17 Peter?

18 TRUSTEE CLARKE: Well, the suggestion was to
19 go forward with enacting the moratorium for what
20 would be now effectively four months, until the
21 end of the year, defining that the applications
22 that have had a public hearing or have a scheduled
23 public hearing would continue to move through, but
24 all other applications would be stayed until the
25 end of the calendar year.

1 And then the specific code changes are all
2 detailed here in terms of the reclassification of
3 zoning, to have two zones for Waterfront
4 Commercial to differentiate, so that the accessory
5 apartments could be legitimized in the water view
6 zones of the Village. We've all discussed that.

7 Then it goes forward into the specificities
8 of revising the conditional permitted and
9 nonpermitted uses within both the CR and the
10 Waterfront Commercial to strengthen and guide the
11 long-term plan of the Village to achieve the goal
12 of a more vibrant mixed-use district, focusing on
13 encouraging year-round business, year-round
14 employment, and services and goods that focus more
15 on Village and regional residents than just
16 visitors. And those goals would be achieved with
17 the reclassification, if you will, of which types
18 of businesses are conditional permitted and
19 nonpermitted within both WC, WV, which is a
20 made-up term for the second --

21 TRUSTEE PHILLIPS: Zone.

22 TRUSTEE CLARKE: -- zone of Waterfront
23 Commercial, and -- excuse me -- CR. And they're
24 all for conversation in terms of the specificities
25 of each one.

1 There is a focus on eliminating the
2 development specifically of hotels and restaurants
3 in WC altogether, so that that is a nonpermitted
4 use, not -- and changing it from conditional to
5 nonpermitted.

6 Trustee Robins is also independently, in her
7 report and documents that were forwarded, came to
8 roughly the same suggestions, more or less, with a
9 few tweaks, and also asked for the same term of
10 moratorium in order for us to get these five or
11 six chunks of code handled all at once with all
12 the public hearings, all the input, rather than
13 doing it one by one or in succession.

14 The -- envisioned for the moratorium was
15 that it would be too heavy of a pull for this
16 organization to try and do them in a short period
17 of time without being able to stop and focus on
18 it, and as well that doing it sequentially or one
19 after the other would be so many public hearings
20 and so many months between scheduling the hearing
21 and then ratifying with a resolution, that it
22 would stretch out -- our estimate was over 12
23 months. So that this would be a way to take a
24 quantum leap, to use an old term, in our code
25 development governing our Business and Waterfront

1 Commercial Districts.

2 TRUSTEE PHILLIPS: I think that from one of
3 my views is that we have the LWRP. And as I have
4 mentioned before, in comparing the current LWRP
5 that we have and the document that Paul and Joe
6 are working on updating is pretty much generally
7 the same, they made a couple of tweaks.

8 We know that we're looking for some
9 opportunity to create some type of rentals. We
10 can't control what they're going to be. That
11 would be something that could be talked down the
12 road, but we -- the artist lofts are being used as
13 apartments, so we should make them legal. You
14 know, we should make them legally -- suggestion of
15 making them legal. Taking away the artist lofts
16 code out of the -- Artist District out of the code
17 and moving forward, giving property owners, if
18 they choose to put a third floor on, or to update
19 their second floor for residential use, there's an
20 opportunity.

21 I think that whether -- part of this was a
22 discussion. It's been a discussion that I have
23 had for a long time, for the last two years, to be
24 honest with you, with a lot of people. And,
25 Mayor, you asked, you asked for input, so we did

1 the homework.

2 MAYOR HUBBARD: Uh-huh

3 TRUSTEE PHILLIPS: Okay? I hope that
4 this -- you know, this is something that I don't
5 think we can all do in one night. I think we need
6 to take a look at the document and have a
7 discussion among ourselves just on this end,
8 Trustee Robins' suggestions.

9 I think that the community is asking for it.
10 I don't want to lose the uniqueness of Greenport.
11 And I have talked to several people who are
12 visitors and family who have come out recently and
13 were a little concerned that we were losing our
14 identity a little bit as being a community that is
15 a mixed-use community. A lot of them felt that
16 the business community was overriding the
17 residential community, and I think that we need to
18 just take a really strong look to see where we
19 want to be.

20 So that's really all I have to say. I've
21 put it all with the words here. And I just hope
22 that we can come to an agreement where we can
23 either start to have an extra meeting to just
24 discuss this, get the thoughts out, get things
25 moving. I feel it's important. I've said it more

1 times than -- and it's not just for me. I mean,
2 I'm in the industry, but -- of the waterfront,
3 working waterfront, but I have watched other
4 communities on the East Coast battle this conflict
5 that we have going on currently between tourism,
6 year-round residents, and what types of businesses
7 need to be in the community.

8 I've seen the Town of Fairhaven completely
9 keep all retail and all, you know, all -- it was
10 all geared for marinas, and shipyards, and houses
11 and residents to New Bedford, that has become a
12 business of tourism and windmills, so -- and
13 that's -- it's disheartening to see that. And I
14 don't want us to lose our uniqueness. We have
15 always been different, we have always stood our
16 ground, and I think now we need to stand our
17 ground to protect our Waterfront Commercial
18 properties. That's how I feel.

19 MAYOR HUBBARD: Okay.

20 TRUSTEE ROBINS: I also wrote something,
21 because you requested my reasons, so I'd like to
22 share them with everybody as well.

23 I think this Board realizes that the current
24 Zoning Code does not adequately address the recent
25 development in the Downtown Business District.

1 The Zoning Code conditions have changed
2 drastically in the last few years. In order for
3 us to address code changes with a sense of
4 urgency, I propose the Village call for a
5 moratorium through December 31st, 2022 on plan
6 reviews in the commercial zones in -- of the
7 Village of Greenport. In order to achieve this,
8 the Board should appoint a special Task Force,
9 charged with making recommendations for amendments
10 to the code that address the following goals:

11 Goal 1: Preserve the working waterfront.
12 Divide the Waterfront Commercial District into two
13 districts, as suggested by Trustee Phillips, the
14 Waterfront, Waterfront View and Waterfront
15 Commercial.

16 And Amend the Permitted and Conditional Uses
17 in those zones, specifically to eliminate motels,
18 hotels, conference centers, and eating and
19 drinking establishments as a conditional use.

20 And to reiterate that we prohibit
21 condominiums.

22 Goal 2: Ensure Greenport has a diversity of
23 mixed use businesses with an emphasis on
24 year-round employment. Permitted uses in the
25 Village code should be used to promote such

1 businesses.

2 Permitted uses -- permitted use with
3 incentives should incentivize year-round
4 businesses.

5 Goal 3: Zoning should allow for year-round
6 affordable housing above retail in Commercial
7 Retail, Waterfront Commercial, and the newly
8 created Waterfront Districts.

9 Accessory apartments as a permitted use
10 should be changed.

11 And should we -- and we should eliminate the
12 artist -- the artist dwelling and gallery/studio,
13 and change that to a regular accessory apartment
14 use.

15 And Goal No 4: Protect the Village from
16 rampant overdevelopment and accompanying ripple
17 effects that produce cumulative traffic and
18 parking problems. And in order to do that, the
19 Planning Board would have the option to provide a
20 payment -- to deal with the current changes to
21 150-12 and 150-16. I'm not going to go into the
22 specifics of that, because Joe is going to be
23 submitting something to us.

24 So, again, I would suggest that a Task Force
25 would meet monthly or more frequently at their

1 discretion and develop recommendations with the
2 Village Attorney. I think several of the Trustees
3 have suggested that maybe we need an extra meeting
4 to deal with it, you know.

5 And although this is a very productive
6 beginning to the conversation, I really think that
7 when we incorporate it into our regular work
8 session, sometimes we don't give it the attention
9 that we need to really have our thought process --
10 thought processes clear. You know, we get into
11 the later part of the meeting, and I think we
12 need, you know, a fresh perspective, if you will,
13 to look at this.

14 So, anyhow, those are my suggestions.
15 Again, I, you know, realize -- you know, second
16 Mary Bess and Peter's request for a moratorium
17 just through the end of this year, see where --
18 see where it gets us, but I think there's an
19 urgency here that we need to deal with. There's a
20 lot coming our way right now, and I don't think
21 that we're prepared to deal with it without having
22 somewhat of a pause to reevaluate how we're going
23 to deal with all these changes. Thank you.

24 MAYOR HUBBARD: Okay, thank you. I mean,
25 the eye is -- the idea of splitting up the

1 Waterfront Commercial to two zones, I think that's
2 not a bad idea. It's something that would
3 definitely -- you would separate the retail side
4 of it, which is all facing Front Street and Main
5 Street, and the other side going to the back. I
6 think that's -- you know, that's a good idea. I
7 think we should move forward with that, and try to
8 see how the Village Attorney and the Village
9 Administrator can work on designing that and
10 coming up with a way to do that, and then make the
11 code match to what we want to see on each half of
12 that. I think that's a very worthwhile goal, and
13 it's a big change for places down there, but I
14 think it's something that would actually
15 accomplish what we're trying to do.

16 With the artist loft, we've talked about
17 doing away with them and all that other stuff,
18 those buildings, that you can't see the water from
19 those buildings.

20 We do have concerns about other places that
21 wanted to put on a second story and to add on the
22 smaller one-story buildings that were denied
23 applications because of fire issues and egress and
24 everything else. So we're going to have to -- the
25 Village Attorney is going to have to look at that,

1 because we denied other people for the right to do
2 that, but now we're going to change that. We need
3 to make sure we're going in the right direction
4 with it.

5 You know, those buildings that are right on
6 Front Street, and they went through the process
7 and it was -- it was denied. So we need to, you
8 know, reevaluate if we're going to go and change
9 that zone. So they'll now be in the water view,
10 instead of Waterfront Commercial, then we might be
11 allowing them to do that, and the apartments that
12 are already there might not have egress to get out
13 of their apartments. So I'm just bringing up --

14 TRUSTEE CLARKE: Is that a historical --
15 these are applications that were made throughout
16 the years before now?

17 MAYOR HUBBARD: They were made about six or
18 seven years ago.

19 TRUSTEE CLARKE: Okay. And it's due to the
20 fact that creating an apartment there would not
21 provide the necessary safety?

22 MAYOR HUBBARD: Because they come out the
23 side windows, the apartments that are there now.
24 There'd be no way to get out if the building put a
25 second story up.

1 TRUSTEE PHILLIPS: I think that with a
2 restaurant that wanted to go up a second story.

3 MAYOR HUBBARD: Yes.

4 TRUSTEE PHILLIPS: Yeah. No, I -- no, I'm
5 aware of that one.

6 MAYOR HUBBARD: Okay. I mean --

7 TRUSTEE CLARKE: I understand.

8 MAYOR HUBBARD: You know, Industry Standard,
9 I mean, there's no -- it's no, you know, denying
10 Industry Standard and Anker, right there, they
11 wanted to put a second story up.

12 TRUSTEE CLARKE: Right.

13 MAYOR HUBBARD: The people at Burton's Book
14 Store would not be able to get out of their
15 apartments now, because their escape route is
16 through windows that are on that side of the
17 building.

18 TRUSTEE CLARKE: Yes.

19 MAYOR HUBBARD: So if they go build up right
20 next to it -- so we just need to know if we're
21 going to go and change this, those are things that
22 had happened in the past --

23 TRUSTEE CLARKE: Right.

24 MAYOR HUBBARD: -- and we need to address
25 that. We always talk about if you do this, you're

1 going to cause that.

2 TRUSTEE PHILLIPS: Right.

3 MAYOR HUBBARD: But these are applications
4 that were denied for a safety issue. If we're
5 going to approve it and allow it now, then we need
6 to address those issues before we go and create a
7 bigger problem with something else.

8 TRUSTEE PHILLIPS: Well, that's --

9 MAYOR HUBBARD: That what -- I'm not
10 shooting it down --

11 TRUSTEE PHILLIPS: No, no, no.

12 MAYOR HUBBARD: -- I'm just bringing it up
13 as past history.

14 TRUSTEE PHILLIPS: No, no, no, I'm not --
15 I'm not taking an issue. What I'm taking at is
16 it's actually a validation of why we need to do
17 the moratorium, so that we actually have the
18 opportunity and the time to get that information,
19 to get it clear for us to discuss it.

20 I think that, you know, there's been
21 suggestions of the comprehensive plan, wait until
22 the LWRPs is done. I personally don't think we
23 have the time for that. I think we as the Board
24 need to get our feet to the ground and get moving
25 on it, or we're going to lose our uniqueness, and

1 that, you know, I've -- I've always -- and I know
2 you do the same thing. We're Greenport, we're the
3 Village of Greenport, and we don't go to the norm.
4 We do what -- we're strong willed and we do what's
5 best for the Village of Greenport, and that's
6 where I'm at the moment, so.

7 MAYOR HUBBARD: Okay. The only thing I'll
8 say about the moratorium, from people that I've
9 spoken to, investors, other people that are
10 interested in Greenport, there's been --
11 Greenport's a hot place right now and people are
12 very interested in it. To say everything is put
13 on hold, investors, people that want to invest in
14 our area are going to look elsewhere. They've
15 told me that. If you're going put a moratorium on
16 for six months, whatever, on anything, and then
17 they start the process up after that, it's another
18 six months or a year to go through the process of
19 doing it. And I've had people told me that, "If I
20 knew this beforehand or moving forward, if I know
21 it's going to be year-and-a-half before I could do
22 anything," or even get you an application through
23 the Boards, they're going to look elsewhere.

24 So I'm just -- that's just my opinion. It's
25 just, to me, the moratorium says Greenport's shut

1 down for business right now. We don't want
2 anybody investing or coming in here until we
3 figure out what we need to do as a Board, instead
4 of us just doing our job and getting the job done.
5 That's just my opinion, so I'm just --

6 TRUSTEE PHILLIPS: Then, Mayor, in all
7 honesty, to come backwards from that, from that --
8 from how you feel about it, then, in all honesty,
9 we need to get to work and start having more
10 meetings to get this stuff out. We can't just do
11 it on two meetings -- on one work session. I
12 think that if we're really committed on doing
13 it -- and I understand with the investment,
14 believe me. I have property investment here, too,
15 and I've heard people tell me the same exact
16 thing. But, if we're really committed on getting
17 it, then we need to put our feet to the ground and
18 we need to take some time out of the next couple
19 of months and move this forward, so we can get the
20 public hearings going.

21 You know, changing the zone is only one part
22 of it, but I think that -- and that to me is
23 important. To me, right now, that's important,
24 but it's important in that we get the uses and we
25 get things out into the open. So, you know,

1 that's -- you know, that's my feeling, is if we
2 feel this way, then we need to just put our boots
3 to the ground and get it done.

4 TRUSTEE ROBINS: And part of the suggestion
5 is that we want control over what type of
6 investors we want here, too. You know, I mean, we
7 should have the control over that, not, you know
8 well, you know, anybody who wants to come here,
9 that's fine. We want to put the conditions, and,
10 you know --

11 MAYOR HUBBARD: I don't think that's the --

12 TRUSTEE ROBINS: I think that's a good
13 thing.

14 MAYOR HUBBARD: That's not the obligation of
15 the Village to say, "If you want a restaurant, you
16 can't have it, you could only have a clothing
17 store." That's not what our job is.

18 TRUSTEE ROBINS: I disagree. I mean, I
19 think our --

20 MAYOR HUBBARD: Okay. Well, but you're the
21 real estate agent, so you would know. But I
22 just -- I don't see how we legally can say we
23 don't want that business here, we want something
24 else. I don't see legally how we could do that.

25 TRUSTEE ROBINS: In our code, I mean, I

1 think that there are permitted uses and not
2 permitted uses, yes? I mean, that's what we're
3 talking about here.

4 MAYOR HUBBARD: Yes, there are permitted
5 uses. We also have a Zoning Board and a Planning
6 Board that would go move forward with something if
7 it is permitted. If it's not, they'd get a
8 variance to go ahead and move it forward.

9 We can't as a Village Board just say we want
10 no more restaurants, bars or taverns, and just say
11 they're outlawed in Greenport. I don't think
12 legally we could do that.

13 TRUSTEE ROBINS: I don't think -- I don't
14 think -- I think we're talking about guidelines,
15 not, you know, prohibitions.

16 MAYOR HUBBARD: Well, you said we could tell
17 what kind of investors we want. How do we tell
18 what kind of investors we want in Greenport? I'm
19 just -- I'm curious, I don't know what that means.

20 TRUSTEE CLARKE: I think it's more about
21 encouraging or discouraging. You're right, that,
22 you know, the word "moratorium" is not a positive
23 word to a developer or an investor, I understand
24 that. At the same time, creating a use that is
25 conditional or not permitted is within our

1 jurisdiction, and those will form a guideline for
2 the Boards to handle the investment that is coming
3 at them.

4 I don't want to eliminate development in
5 Greenport's Business District, and I don't want to
6 discourage growth in our community, especially in
7 our Business District, but I would like to guide
8 that development into a slightly different
9 direction than the market forces have planned for
10 it now with the current guidelines that we have.

11 Now the parking code would -- as everyone
12 made abundantly clear, the people who want to
13 invest have no problem paying the fees. So it
14 wouldn't eliminate that development, it would just
15 provide us with, in my opinion, much needed funds
16 for additional investment that the Village
17 government could make in the Village. So this
18 goes a step further and says, well, not only do we
19 want to require fees in order to develop more
20 intense businesses within our community, but we'd
21 like to encourage types of businesses and focus on
22 those that can take the character as it is now and
23 allow it to develop in keeping with that
24 character, rather than having the character
25 continue to shift at the speed with which it has

1 shifted over the past five or ten years.

2 TRUSTEE PHILLIPS: I think that --

3 TRUSTEE CLARKE: All of this is in the
4 details. If it's offensive to say not permitted
5 on one or two of these terms, it could be turned
6 to conditional. Yes, you would then need to have
7 a variance in order to proceed. It would require
8 a few more hoops to jump through, if you will, if
9 you wanted to, if you were determined to open that
10 type of business.

11 But it would also -- it can also be
12 structured in a way where things that are really
13 beneficial to our community could be exempt.
14 Developing the auditorium could be something that
15 we would all get behind and make sure that that
16 was not affected by what decisions were made.
17 If someone appeared that had a great multi-use
18 idea for the Arcade, we would probably go out of
19 our way to try and accommodate what that is.

20 So the goal is not to just forbid
21 everything, but to try and guide that energy into
22 a direction that can keep us more at a steadier
23 state, where maybe 45 restaurants is enough for
24 the size of our community, and we want to turn the
25 volume or heat down on that, so that we don't have

1 a situation where, when the season is over,
2 everything closes, and it's relatively empty, and
3 for people who live here year-round, there's not
4 much to do other than what the Village provides in
5 terms of our Business District.

6 So I don't mean to be so wordy and lengthy
7 in trying to describe myself, but the devil is in
8 the details on this. And I'm very sensitive to
9 your feedback as Mayor, and what you hear, and
10 what you're concerned about. I'm very interested
11 in what everyone who has a stake in this has to
12 say. You're interested in what residents and
13 business owners and property owners would have to
14 say at the public hearings that go along with
15 this.

16 If I could think that there would be a way
17 to achieve this quickly and avoid a moratorium, I
18 could get on board with that, but that would
19 require some herculean efforts that I'm not sure
20 we have the ability to do. And if we don't, then
21 the trickle of this property at 2.5 million, and
22 that property at 3 million, and this one at
23 4 million are just going to keep rolling in,
24 unless, of course, our entire national economy
25 changes in the short term. So --

1 TRUSTEE PHILLIPS: I think -- I just want to
2 add one thing. And our previous members of this
3 Board years ago, and I remember living through it,
4 the word "condominiums" caused such a stir within
5 this Village, that they eliminated them out of the
6 Waterfront Commercial District. So I think that
7 that's where we're at.

8 Our zoning, our Zoning Code came after the
9 LWRP had been created, and a lot of those
10 properties, if you take a look at it, they -- they
11 created the code to follow what was already in
12 existence. I think we're at a point now where
13 this community is at that stage again to say,
14 "Well, no, we don't want that in the Waterfront
15 Commercial District, maybe we want it in the
16 Commercial Retail," okay?

17 There's a lot of discussion to go on here,
18 and there's a lot -- it's not just our opinion,
19 it's the residents' opinion as well at the public
20 meetings. And I for one, however we phrase it and
21 however we do it, I just feel that we need to move
22 forward now and just start getting it underway,
23 okay? So --

24 TRUSTEE ROBINS: It's funny, George --

25 MAYOR HUBBARD: Okay.

1 TRUSTEE ROBINS: -- you had mentioned, you
2 know, that communities trying to control
3 businesses and stuff like that. It brought me
4 back to the Town I grew up in in Jersey. Leonia,
5 New Jersey still does not allow restaurants to
6 serve alcohol, you know? It was that way forever.
7 It wasn't a State Law by any means.

8 MAYOR HUBBARD: Okay.

9 TRUSTEE ROBINS: It's just the municipality
10 itself, you know, said no serving alcohol in
11 restaurants.

12 MAYOR HUBBARD: No, that's fine.

13 TRUSTEE ROBINS: So the restaurant industry
14 never really took out -- took off all that much,
15 you know, the legalities.

16 MAYOR HUBBARD: I mean, I've traveled down
17 south and they've been dry counties. We were
18 down -- doing racing down in Virginia. And they
19 said, "No, you can't buy that in this County."
20 You can go 10 miles down the road, you're in
21 another county, you can do that.

22 You know, we've been hearing for a long
23 time, you know, we need year-round jobs, we need
24 more employment, we need places for people to work
25 and all. Now -- and I'm not promoting motels or

1 anything else, but there's a motel that wants to
2 build that's before the Planning Board now,
3 they're going to employ 25 to 30 people
4 year-round, and they're building it because to
5 them and the people in that industry say there's a
6 need for it. They can't -- the rooms that they
7 have are all full, and they're going to hire 25,
8 30 local people, you know, and it's permitted in
9 our code of what we have. The building is
10 actually smaller than what's there now when
11 everything is trimmed away, and it's before the
12 Planning Board, the Planning Board is going to go
13 and do that.

14 So I'm just saying let them go through the
15 process of what they're doing and where they're
16 at. But we're looking for more year-round jobs in
17 the Village, and a place that's going to hire 25
18 people, to me, I think that's not a bad thing.
19 It's a change from what's there, yes, and change
20 is difficult, but there used to be big buildings
21 all along there that burned down. I was at the
22 fires down on lower Main Street when they all
23 burned down. They went back in as single-story
24 buildings, not three-story buildings that used to
25 be there.

1 You know, things happen, cause and effect,
2 things happen, things change, but we're looking
3 for year-round employment in the Village for
4 people that need jobs, this is a way to do that.
5 I don't know. I just -- the moratorium thing to
6 myself, I think that puts a bad sign on the
7 Village.

8 If the Trustees feel that by having another
9 meeting, and they'll come to a meeting prepared to
10 talk about just specifics on this, directly on
11 code issues for three hours, we can do that. But
12 you need to come in with a binder full of stuff of
13 what you actually want to do, and saying we need
14 to discuss -- saying we want to discuss doesn't
15 give us facts of what you want to do. We need to
16 have facts of what you want to do, so we're not
17 just spending three hours here talking about
18 issues and other things. If we're going to talk
19 about Chapter 150, then I want a three-hour
20 discussion on Chapter 150 with specifics of what
21 you want to do.

22 TRUSTEE PHILLIPS: Well, that's what we
23 started, so you have the documents started.

24 MAYOR HUBBARD: Do all the Trustees agree
25 with that, to come with specifics of what you want

1 to do, instead of just throwing ideas out there?

2 TRUSTEE PHILLIPS: I'm fine with it. Yeah,
3 no, I'm --

4 MAYOR HUBBARD: All right. I got yours.
5 Everybody else ready for that?

6 TRUSTEE MARTILOTTA: Sure.

7 TRUSTEE ROBINS: Yes.

8 TRUSTEE CLARKE: Yes, sir.

9 TRUSTEE MARTILOTTA: Can I --

10 MAYOR HUBBARD: Okay. The exact -- yeah, go
11 ahead, say what you want. I'm going to pick a
12 date.

13 TRUSTEE MARTILOTTA: I'm sorry.

14 MAYOR HUBBARD: I'm going to pick a date and
15 we're going to pick a date, and you're going to
16 all come here prepared to do some work.

17 TRUSTEE MARTILOTTA: My -- I'm not -- like I
18 like -- I've told you, I like the idea, I think
19 it's a neat idea, provide Waterfront Commercial
20 with water view, and I think -- you know, I get --
21 I get the thought process behind it. I'll be
22 honest with you, I really don't get the thought
23 process behind the moratorium, like just from a
24 logistical administrative standpoint. All right?
25 We want to hear everybody's input, we want to have

1 these discussions, we got to notice this, we got
2 to do -- Trustee Phillips, I don't know. I've
3 read your whole thing, the 20, 20 changes, 25
4 changes, something like that to the code, right,
5 somewhere in that range?

6 TRUSTEE PHILLIPS: Yeah, but --

7 TRUSTEE MARTILOTTA: So -- well, not that
8 it's bad. I'm not saying it's bad, you know, what
9 I mean? A lot of thought went into it and that's
10 awesome. But a moratorium through December 31st,
11 so -- it's not August, so it's July now. So that
12 means the next --

13 MAYOR HUBBARD: It's a three-month
14 moratorium.

15 TRUSTEE MARTILOTTA: You know what I mean?
16 Like by the time we even pass the moratorium, like
17 we have painted ourselves into a box of how much
18 we've been able to accomplish in essentially 90
19 days, more or less, somewhere in that range?

20 MAYOR HUBBARD: Yeah.

21 TRUSTEE MARTILOTTA: A hundred and twenty
22 days, maybe. Like I just look back at the things
23 we've been working on over the last couple of
24 years, the parking code, noise code, a couple of
25 others. You know, my concern is we're starting

1 off with let's just say 20, and we get input from
2 the public, and we make "X" changes. And, you
3 know, Section A, we have four more things, Section B.

4 I'm always concerned when we try and pass
5 these large things at any given time. If we
6 bundle it all together into some giant New Deal
7 type of thing, it makes it harder for us to pass
8 it, because there's so many more pieces to it.
9 That means that there's so many more people who
10 have an investment in one piece or another. To
11 me, it just -- in my experience here on the Board,
12 and I've been on the Board with you all, it
13 doesn't go well.

14 I mean, I really think, if this is like
15 super important, and we all -- you all seem to
16 agree it is, you know, I think that we should pull
17 out one, two things, three things, hammer it out,
18 pass it, two, three more things, hammer it out,
19 pass it. Because if we try and put 120-day
20 moratorium up to do all this, get all the public
21 input, make all the changes, give it back to Joe,
22 get it back to us, review it, etcetera,
23 logistically, it just doesn't seem feasible.

24 Like that's just my two cents and I could be
25 wrong. But I would really, really hate for us to

1 put a moratorium, have these extra meetings the
2 Mayor is talking about, and then at the end of 120
3 days and not have anything, that's bad, like that
4 is bad. I would just -- you know, you guys vote
5 how you're going to vote. The moratorium to me
6 is -- my goodness, I think it has -- I think it
7 has a lot of really possible negative downsides, I
8 really do.

9 TRUSTEE PHILLIPS: So if the word
10 "moratorium" gets us to have more meetings to get
11 this working, then it's accomplished its goal.

12 TRUSTEE MARTILOTTA: We don't need a
13 moratorium --

14 TRUSTEE PHILLIPS: No, you don't, that's
15 what I'm saying. If the moratorium has created
16 the mood or the effort to have more meetings to
17 get this out and get it going, I'm fine with that,
18 as long as we get it going.

19 TRUSTEE CLARKE: You could -- you could
20 take -- you could take the number of changes that
21 are suggested and you could try and calendarize
22 something and keep us on some sort of schedule.

23 TRUSTEE MARTILOTTA: Okay.

24 TRUSTEE CLARKE: Your thoughts are accurate,
25 there has been difficulty in creating a lot of

1 change or accomplishment and getting everyone on
2 board, getting the public on board, digesting the
3 feedback and then turning it into something
4 tangible. I think what you're seeing and hearing
5 now is the desire to put the time and work
6 into it.

7 TRUSTEE MARTILOTTA: Sure.

8 TRUSTEE CLARKE: And the desire to not look
9 to the past as the definition of how we'll
10 continue into the future. I think it's asking for
11 us to change our status quo, if you will.

12 ATTORNEY PROKOP: Can I get on -- can I give
13 you a few -- some input?

14 TRUSTEE CLARKE: Of course.

15 MAYOR HUBBARD: Sure.

16 ATTORNEY PROKOP: I had to -- I had to move
17 away from this draft, I may have to move a little
18 further away.

19 (Laughter)

20 ATTORNEY PROKOP: It's a combination of the
21 North Pole and Antarctica sitting there.

22 (Laughter)

23 ATTORNEY PROKOP: So there's a couple of --
24 you know, just as part of your discussion, I just
25 wanted to let you know the legal framework of what

1 some of the Trustees are talking about, which is
2 that a moratorium --

3 TRUSTEE PHILLIPS: Randy.

4 MAYOR HUBBARD: Randy, please, don't touch
5 that.

6 TRUSTEE PHILLIPS: Randy, don't touch that.
7 Randy. Randy.

8 ADMINISTRATOR PALLAS: Randy, don't touch
9 it, please.

10 MAYOR HUBBARD: Go ahead, Joe.

11 ATTORNEY PROKOP: Thanks. A moratorium is
12 adopted by Local -- is set by a Local Law, the
13 adoption of a Local Law. Often, what
14 municipalities do is they adopt a resolution to be
15 in place in the meantime until the Local Law is
16 adopted.

17 There -- you know, there's a question as to
18 whether or not the resolution would be
19 enforceable, but it would be at least a -- if this
20 is what the Board decides -- if the Board decides
21 to take a step towards a moratorium, you could
22 adopt a resolution to be in place in the meantime,
23 until a Local Law is considered and adopted.
24 A moratorium, to be effective, has to be done by
25 Local Law. And then, you know, there's a time

1 period for the law that has to be noticed and a
2 public hearing on the Local Law, and then adopted.

3 The New York State Department of State has a
4 web -- has a website that's helpful for local
5 municipalities. One of the topics that they have
6 is land use moratoriums -- moratoria. I just
7 wanted to mention the criteria that they have for
8 a success -- for an enforceable moratorium, it
9 must have a reasonable time frame, the moratorium,
10 it must have a valid public purpose, and the
11 moratorium must address a situation or a burden,
12 which is on the -- on a general public, not
13 specific to a particular use or particular owner.

14 The adoption of a moratorium by Local Law
15 must strictly adhere to the procedure for adopting
16 a Local Law. If that's what you decide to do as a
17 Board, I'll make sure that that takes place. And
18 then the moratorium has to have a time certain
19 that it will last for, you know, whatever,
20 whatever that time is that you set.

21 So those criteria, I think that -- except
22 for -- I think that you more or less cover those
23 criteria, except for some of the discussion that I
24 heard, which is of a concern, but we'll deal with
25 that in the Local Law.

1 One of the things that I wanted to mention
2 to you is that if you use this, you have to
3 leave -- a moratorium to consider and adopt land
4 use, land use regulations, has to have -- would
5 have to have enough time to actually adopt the
6 land use regulations. So we can't have a meeting
7 if it -- if it's a December 31st termination of
8 the land -- of the moratorium, you can't then have
9 a decision on -- at the December meeting as to
10 which land use changes you're going to make,
11 because you then would have to adopt the land use
12 changes.

13 And that's all I wanted to say, was to give
14 you that framework.

15 MAYOR HUBBARD: Okay, thank you. Okay.
16 Seeing as everybody wants to have another
17 meeting -- see, I just -- I don't like having
18 meetings just to have a meeting and sit there and
19 not talk. We've been asking for information to
20 Village Management and myself for the past seven
21 months, I have not been getting it. I've been
22 getting, "Well, we should talk about this, we
23 should talk about that." I need concrete plans of
24 what's in your mind of what you're thinking and
25 what you want to do.

1 We will have a meeting on August 4th here to
2 talk about the code. That's what everybody wants,
3 so we'll have that meeting, but come prepared to
4 talk about what you actually want. To say, "I
5 don't want to see this, I don't want to see that,"
6 what do you actually want to do? I need
7 specifics, I need paperwork, I need stuff that you
8 want to do, so we can conclude this, not just
9 saying we want to do something. We need to talk
10 about it.

11 You know, I just -- I've been asking for
12 months and months. Everything we go, Village --
13 Joe sends stuff out, Paul sends stuff out, and we
14 get very little response. Joe sends stuff out
15 on -- enough said.

16 Come on the 4th. We'll notice a special
17 meeting. We're going to have a special meeting on
18 that. Let's see how productive it is. Plan on
19 spending three or four hours here. You need time
20 to consume it, digest it, do whatever it is that
21 you need. Come prepared to talk for four hours on
22 specifics of what you want to change and why and
23 we'll come up with something from there. So
24 August 4th at 7 o'clock right here.

25 TRUSTEE PHILLIPS: Thank you.

1 MAYOR HUBBARD: Any other discussion on
2 Chapter 150?

3 (No Response)

4 MAYOR HUBBARD: Okay. Under Mayor and Board
5 of Trustees Reports, I'm going to go first.

6 The Town meeting we had on 6/14, the whole
7 Board attended, we spoke with the Town about it.
8 I'm requesting that we send a letter to the Town
9 Board explaining our feelings on it again, with
10 some specifics on there.

11 At that meeting, it was mentioned numerous
12 times that CPF should not subsidize sewer
13 ratepayers, sewer ratepayers should pay it
14 themselves. My feeling is that Village homebuyers
15 in Greenport should not subsidize the CPF money to
16 be sent in Southold, Cutchogue and Mattituck. I'm
17 using the same terms from the Supervisor and Board
18 Members. They said they can't support us. We
19 should not be -- have to support them, to
20 subsidize them on purchasing those properties.

21 I'm going to ask them to give us a direct
22 answer yes or no if they're going to consider this
23 or not. It's been going on for three years,
24 they've never given us an answer. They say,
25 "We'll come back and we'll talk about it," we'll

1 do this, we'll do that.

2 In this letter, I'm going to work with the
3 Village Attorney and the Village Administrator to
4 write the letter, saying, "This is what you said
5 to us, we're responding back to what you said.
6 Open up the letter that was sent to you over a
7 year ago and read what was in our response," which
8 the Supervisor said, "We haven't read it yet, but
9 we will now." And just give us an answer, just
10 say yes or no. Say, "No, you're never going to
11 see CPF money in Greenport."

12 They also talked about using it for
13 development rights, one Councilman brought that
14 up. Well, we have a big parcel on the waterfront
15 in Greenport. Let's get together and talk about
16 using the money for the development rights on the
17 piece of property that everybody seems to be so
18 concerned about. Let's buy out the development
19 rights, then, if they want to do that. They said
20 that's the way they'll use the money, so, okay, do
21 it, show us the money.

22 As of -- in the past 22 years, Village
23 homebuyers have paid in more than \$1.2 million to
24 the Town in CPF money. They have not spent any
25 money back in Greenport Village in 22 years,

1 that's a fact. And now we're asking them to go
2 and do another half percent on to do it for
3 affordable housing. Our track record is not very
4 good with them collecting money for us.

5 So we can push what we want, tell them they
6 have to do this, they have to do that. They're
7 having a public hearing. They haven't even told
8 us they're having a public hearing on the same
9 topic, we know nothing about it. So I don't hold
10 a lot of faith in that process.

11 So that's where I feel with that. So I want
12 to just give them a yes or no, yes or no. I want
13 to take it off the table. I've been up there four
14 times at meetings with the Village Administrator,
15 with different engineers, attorneys, everything
16 else. We've been going through this for three
17 years, enough is enough. Just tell us no, and let
18 them come public and say CPF money is not going to
19 be spent in Greenport. Just be honest with us.
20 That's what they're saying, that's what they're
21 doing, so just be honest and let everybody know.
22 So when somebody's going to go and buy a piece of
23 property in Greenport, no, your 2% money is going
24 to save what's left somewhere else, because
25 there's no property to buy in Greenport. So I

1 just -- I want a straight answer on that from them
2 and then we could just end this.

3 TRUSTEE PHILLIPS: Mr. Mayor, can I just put
4 out a point?

5 MAYOR HUBBARD: Yes.

6 TRUSTEE PHILLIPS: Because I've -- you and I
7 over the years have been upset with the lack of
8 CPF money coming back to the Village of Greenport.
9 But it's my understanding, is that the biggest
10 part of the problem in the Town of Southold is
11 that they can't even give us any of the CPF money
12 until they change their code, and that's been the
13 biggest problem of why we get no straight answer
14 out of them. The fact that they can't -- they
15 have it -- the water quality money that we were
16 asking for for -- from the Town, they haven't even
17 set up a process how to deal with that money. We
18 need to ask them to get on board and to get moving
19 forward, so that we have the availability of those
20 funds.

21 I understand where you're coming from and I
22 agree with it, but part of it is they have to
23 change their code in order to accommodate us, and
24 that's -- that's what's been the key word all the
25 time. The water quality, the letter went, but

1 they didn't come back to us to say, "Well, we
2 don't have the mechanism to even, even acknowledge
3 or even to work towards what you're asking." So
4 that's what they -- that's part of what they
5 need -- we need to say to them is, you know,
6 "We're sending you the money. Get it together so
7 that you can start giving us something."

8 I agree with buying development rights for
9 waterfront. That's been a discussion among the
10 commercial fishing industry for the last three
11 years now, and through Farm Bureau and through the
12 other ones, as how can we protect the working
13 waterfront. Perhaps we could be able to, you
14 know, use the CPF money for develop -- for buying
15 the development rights.

16 I agree with you, but I think we also need
17 to say to them, you know, "Get your act together,
18 get your code going, so that we have the
19 availability," because we're entitled to it. Our
20 residents are paying into it, we're entitled to
21 that money.

22 MAYOR HUBBARD: No doubt about it. And
23 three years ago, when we had the first meeting up
24 there first requesting it, they could have done it
25 at that point. There is no intention of this

1 moving forward at all.

2 TRUSTEE PHILLIPS: No, I'm --

3 MAYOR HUBBARD: I've been told that from
4 people up in Town Hall.

5 TRUSTEE PHILLIPS: No, so have I, to be
6 honest with you.

7 MAYOR HUBBARD: Right. So we've been told
8 that there's no intention of this moving forward.
9 Just tell us no, you're not going to give any
10 money to Greenport from the CPF money that the
11 Village homebuyers have been paying into for
12 22 years. Just be honest, that's all.

13 TRUSTEE PHILLIPS: No, I know.

14 MAYOR HUBBARD: At the meeting we had there,
15 the Deputy Supervisor brought it up, we should
16 start this committee. Heard nothing. I'm not
17 picking on her, I'm not picking -- it's just the
18 whole -- the culture is not working. And I wish I
19 was on the Board 22 years ago, because I never
20 would have signed off for the rights to have it go
21 to the Town and kept it here, and have home rule,
22 then you have control, but we can't change that
23 now.

24 TRUSTEE PHILLIPS: No, yeah.

25 MAYOR HUBBARD: But we can change it moving

1 forward with the other half percent, if they do
2 it, so.

3 Okay. So I probably already pissed off the
4 Town. But to do the Fireboat lease and everything
5 else, we need an IMA with the Town, with the Coast
6 Guard and all. So Joe is working on that. That's
7 part of my list, that's something we need to do.
8 That's something that's going to be for the
9 betterment of the whole Town. It's a good thing
10 having that boat available to everybody around
11 here through Mutual Aid Agreements with the Fire
12 Department and everything else, is a very good
13 thing. So, hopefully, that will move forward with
14 the rest of the Board.

15 The East End Supervisors and Mayors meeting,
16 it rotates around. This year, I've just -- I
17 shouldn't this year. This month, on the 27th,
18 next week, it's going to be hosted by Greenport.
19 It's going to be done at -- we're having it at the
20 upstairs of the Legion Hall, being catered by
21 Port Restaurant.

22 I met with some people yesterday, the
23 Supervisor of Riverhead and all, trying to get a
24 good turnout to get some stuff accomplished. And
25 I haven't been to -- COVID, meetings ended for a

1 year-and-a-half, so we're starting to get back
2 together to have meetings again. And we were up
3 June of 2020 and COVID hit, and we cancelled our
4 meeting because of COVID, so now they're getting
5 back into the rotation. So just if you see it on
6 the abstract and all, that's what it is, and Port
7 is catering it upstairs at the Legion Hall.

8 TRUSTEE CLARKE: That's wonderful.

9 MAYOR HUBBARD: So it would be good to have
10 everybody come out here.

11 Yesterday, I was at an affair at Giorgio's.
12 I was named to the PowerList of people from the
13 East End, which was a very nice honor to me. It
14 also was a very nice honor to the Village. We
15 did -- I did a lot of networking with people. The
16 Village was talked about very nicely in my speech,
17 also, with the announcements that went on with the
18 whole affair. A lot of people really care about
19 Greenport, they want to come back out to
20 Greenport. I did mention in my speech that, you
21 know, it's a diverse community, everybody is
22 welcome here. Come out, join us, see the
23 Carousel, just the work that the Rotary is doing,
24 that the Skate Park Committee is doing, fixing up
25 the Skate Park and everything else.

1 So it was a very fun event. I've never gone
2 down the red carpet before, which was okay.
3 Playing music for it, "Go dance down the red
4 carpet." I'm like, okay, this is different. It
5 was mostly -- a lot of it was all South Shore and
6 up west people. Yvette Aguiar from Riverhead and
7 myself were the only ones on the North Fork,
8 everything else was south side. But a lot of big
9 heavy-hitters there and everything else.

10 Gracious for them for nominating me and
11 getting the award, but, also, I was able to
12 highlight Greenport, and a lot of speaking and
13 talking and internetting with other people about
14 stuff that's going on here. I met a new doctor
15 that's working out of Greenport now. Sunset
16 Health had opened up here. The gentleman that
17 bought -- just renovated The Shoals, they're doing
18 actually a radio talk show, I'm doing from The
19 Shoals on Tuesday to promote Greenport more, a
20 half an hour of radio talk show there.

21 So just we're really promoting Greenport a
22 lot, getting the name out there. And everybody
23 really enjoys coming out here, and I said, "Keep
24 on coming."

25 So kind of on the moratorium, I didn't want

1 to say no, and I just said let everybody come out
2 here, but let's see what we can do to try to get
3 these things straightened out and move everything
4 positive in a good light.

5 And a very good turnout. And, actually, the
6 speaker commented, "Well, this is the Mayor of
7 Southold, because the Mayor of Greenport already
8 talked," and the gentleman that did The Shoals and
9 all. So it's just Greenport was mentioned a lot
10 throughout the evening. It was a good, good
11 event, and I appreciated being there.

12 Ad that's all I've got. We'll open up to
13 the public. Oh, no. Excuse me, no, we're not.
14 I'm backwards now, because I went first instead of
15 last. Trustee Clarke.

16 TRUSTEE CLARKE: I have just a few updates.
17 I apologize for not sending them out in writing.
18 But the first thing I wanted to report was the
19 honor that I had in representing you, Mr. Mayor,
20 and the Board of Trustees at the AME Church's
21 Juneteenth commemoration, it was their first one.
22 It was a privilege to be able to attend, and
23 something I will not forget. It was a wonderful
24 event. I believe that it will become a larger
25 event in upcoming years.

1 I'm so very proud of the African-American
2 heritage in Greenport and the diversity of our
3 Village, and the history that that community and
4 the richness that that community has provided our
5 Village. And I can't thank you enough for the
6 opportunity to allow me to speak on your behalf.

7 MAYOR HUBBARD: Well, thank you for going
8 for me.

9 TRUSTEE CLARKE: Dances in the Park started
10 with a bang on July 4th. I don't remember in my
11 short time doing this whether we've ever had a
12 dance on July 4th before. It was very well
13 attended. It was a different crowd than -- we had
14 a lot of visitors, more visitors than usual, and
15 it was a great evening.

16 I'm going to say that I couldn't be prouder
17 of the park and the people that are working there,
18 the attention to detail. Our hired sound manager
19 did an incredible job. The park was clean,
20 everything just went so well, and it did again the
21 following week. Unfortunately, we were rained out
22 this week, but the following week, with Gene
23 Casey, I think we were dancing until 10, and,
24 again, a very nice crowd.

25 And just closing it down and cleaning it up,

1 everyone was so respectful. There's very little
2 litter. Even the -- Lieutenant Latham from the
3 Police Department came on Monday. I've never seen
4 a Lieutenant come to a Monday night dances before.
5 We had three police officers, we had two police
6 officers and the Lieutenant in attendance
7 monitoring, you know, downtown and the park. It
8 was a really great experience. I'm looking
9 forward to the rest of them. I have to say that
10 for the team at the Marina and for the team that
11 manages the park, they're doing a great job.

12 From my liaison work with the Friends of
13 Mitchell Park, the Story Walk was installed. I
14 don't -- haven't received any feedback on it from
15 anyone particularly, but I did take a chance to
16 walk through and look at it. I did see children,
17 you know, participating in it. I recommended that
18 we try to get some word out on it, and a little
19 bit of maybe public relations on the Friends of
20 Mitchell Park, and they asked for my help. So
21 we've reached out to the Suffolk Times and asked
22 them to do an interview about the Story Walk, so
23 that we can perhaps get the word out to families
24 on the East End that there's another activity for
25 families and children in Mitchell Park besides the

1 Carousel.

2 They have asked the Board and Administration
3 to consider leaving the story up until whenever
4 the Field of Honor goes back up. Does that go
5 back up for Labor Day?

6 MAYOR HUBBARD: Labor Day.

7 TRUSTEE PHILLIPS: Labor Day, yeah.

8 TRUSTEE CLARKE: Okay. So whatever that is,
9 they've requested that it be extended into August,
10 provided that that doesn't interfere with other
11 events. So I'm reporting that for the first time
12 to the Clerk tonight, and as well as to you,
13 Mr. Mayor, and the other Trustees. So if you have
14 any thoughts on that yay or nay, please, provide
15 them to the Clerk, so that we can give them
16 feedback at an appropriate time.

17 I think it went up a little later than they
18 had hoped, and so they want to see if it gained
19 some traction and would like to keep it up during
20 the summer season. So if there's any reason that
21 it shouldn't, please make ourself known. And if
22 you think it should, make yourself known as well.

23 The only other thing I learned from that
24 meeting is that through the East End Seaport
25 Museum, the Amistad has made an outreach to the

1 Seaport Museum to return to Greenport for
2 sail-aways and I think community outreach to
3 children, as they've done in the past. I think
4 they've been here before.

5 In looking for funding for it, the Museum
6 reached out to the Friends of Mitchell Park. So
7 they are looking for more firm information, dates,
8 and trying to coordinate. But I don't know
9 whether the East End Seaport Museum will be the
10 organizer, and then will be coming to the Village
11 looking for support, as well as Friends of
12 Mitchell Park. But I wanted everyone here to hear
13 it from me, because I heard it and it seemed like
14 an exciting idea. So anything we could do to
15 support it would be appreciated.

16 I did go back and look at the last time they
17 came. It took them a while as an organization to
18 get all their information organized in a row for
19 us to approve what they did. So, hopefully, that
20 will come together and they'll be able to come
21 back and educate our local kids on the history of
22 that story and that vessel.

23 And that's all I have for this evening.

24 MAYOR HUBBARD: Okay. Thank you. Trustee
25 Martilotta.

1 TRUSTEE MARTILOTTA: Sure. Just briefly,
2 first, I apologize for being late. Finger Lakes
3 are a long way away, so I do apologize, but we got
4 here eventually.

5 I guess we spoke to -- I was going to speak
6 to your stuff, but we're good with your proposal.

7 So I've been on the road a lot, so a lot of
8 this is coming like secondhand from my kids and my
9 wife. They did like the Story Walk, my girls
10 especially, they did. And they had a great time
11 at Dances in the Park a couple of weeks ago, loved
12 that. And the band is back. I forget what it's
13 called, but the local band where everybody comes.

14 CLERK PIRILLO: Greenport Band.

15 TRUSTEE MARTILOTTA: Greenport Band. So my
16 wife said it's fantastic that it's back. Thank
17 you.

18 The striping looks great on Wiggins. Thank
19 you very much. Hopefully, it's going to cut down
20 on potential violence in the morning.

21 (Laughter)

22 TRUSTEE MARTILOTTA: Getting a little dicey
23 over there. But, also, I wanted to make sure I
24 said thank you for -- to the Electric Department.
25 I can't imagine how stressed out the system must

1 be getting after our fifth day at 90 degrees, or
2 something like that.

3 And the same for -- the kids really -- Fifth
4 Street Beach has just been in great shape. My
5 children basically live there now. So I do
6 appreciate that all.

7 Other than that, that's all I have, Mr. Mayor.

8 MAYOR HUBBARD: Okay. Thank you. Trustee
9 Phillips.

10 TRUSTEE PHILLIPS: The only thing I really
11 have, because we've discussed most of mine
12 already, part of the Southold Town Transportation
13 Commission, we had a representative from Suffolk
14 County, who is part of the North Fork Traffic and
15 Transportation Task Force, do a presentation. And
16 this week, I believe, or starting next week, on
17 Moores Lane, there's going to be automatic traffic
18 recorders for nine days in a row.

19 Part of the Task Force's mission statement
20 is to data -- they're collecting data on the
21 volume of traffic on the North Fork. So they're
22 starting with counting -- they have eight
23 different areas that they're going to be doing
24 throughout the North Fork, Moores Lane is one of
25 them. Just so that when you see the travel

1 counters going along, everybody will know what
2 they're for.

3 Hopefully, from my mind, we'll be able to
4 gather how much traffic goes down Moores Lane, and
5 maybe we can get some money out of it from the
6 State, we can try with the data. But, anyway,
7 it's an ongoing process. It's looking at the
8 volume of traffic on the North Fork first, and
9 then it's going to go on to other issues. But
10 it's interesting. It has -- it has most of every
11 representative somewhere from the North Fork.

12 So that's pretty much -- pretty much mine
13 was -- has been discussed, so.

14 MAYOR HUBBARD: Okay. Thank you. Trustee
15 Robins.

16 TRUSTEE ROBINS: We had a Carousel meeting.
17 We were talking about the -- some work that needs
18 to be taken care of on the horses, painting and
19 things like that. The two sleighs on the
20 Carousel, some of the upholstery is coming out and
21 they need some work on that as well. Dave
22 Abatelli had a meeting with Rich Albanese to go
23 over maintenance on the Carousel. He said
24 everything is going very well, they're taking good
25 care of it.

1 The -- you know, discussed briefly the
2 decision to fund a ticketing kiosk, which, you
3 know, I think they think that's a great idea.

4 We actually did a visit to the Carousel.
5 There were only two extra -- two people that came
6 to that meeting, besides myself. But we went over
7 there and decided we'll do that again this coming
8 month, you know, just to kind of get a better feel
9 for what's going on there.

10 There was some work that needed to finished
11 up on what was known as the inner scenic panel
12 paintings that were installed. And I guess it got
13 lost in the COVID time out, so we need to get a
14 painter in there to finish up some of the trim
15 work in there.

16 One of the members talked about some of the
17 older wooden horses at the Carousel actually
18 having quite a value in terms of being an antique.
19 And she suggested possibly the Village may want to
20 replace them with, you know, some newer horses,
21 and she thought they might be valuable. You might
22 want to consider selling them or auctioning them
23 off, or something like that. But, anyhow, so that
24 was what the Carousel Committee was doing.

25 And then there was a BID meeting the other

1 day, I won't go into too many details.
2 Apparently, they would like to have four or five
3 planters rebuilt -- rather, not rebuilt, some new
4 planters. Dave Abatelli apparently spoke with the
5 school, because the last time the school shop, I
6 think, built the --

7 MAYOR HUBBARD: Yes, they did, Mr. Davies
8 did all that.

9 TRUSTEE ROBINS: Yeah. He said that they
10 aren't willing to do it this time around. I'm not
11 sure what the reason was for that. I was going to
12 actually call him over at the school.

13 MAYOR HUBBARD: They're doing construction
14 on the school and the shop is being taken apart
15 and rebuilt.

16 TRUSTEE ROBINS: Is that what it is? Okay,
17 okay. So, anyhow, maybe they were going to reach
18 out to the Boy Scouts to see if maybe they want --
19 maybe they would like to make that as part of an
20 Eagle project, or something like that. I think we
21 shared the expense on the materials for that the
22 last time when they built them at the school.

23 MAYOR HUBBARD: Yeah.

24 TRUSTEE ROBINS: They also -- yeah.

25 MAYOR HUBBARD: We helped out with material,

1 yeah.

2 TRUSTEE ROBINS: Yeah.

3 TRUSTEE PHILLIPS: Yes.

4 MAYOR HUBBARD: We split the material and
5 they did the manpower.

6 TRUSTEE ROBINS: Right.

7 MAYOR HUBBARD: Person power, excuse me.

8 TRUSTEE ROBINS: Right.

9 MAYOR HUBBARD: It's not all boys.

10 TRUSTEE ROBINS: So it's basically trying to
11 get -- you know, find the labor source to take
12 care of that right now.

13 TRUSTEE MARTILOTTA: When do they need
14 them by?

15 TRUSTEE ROBINS: Excuse me?

16 TRUSTEE MARTILOTTA: When are they looking
17 to get them? Is this like an immediate thing?

18 TRUSTEE ROBINS: No, not immediate. You
19 know, it's just -- it's something that needs to
20 get taken care of. I mean, you know --

21 TRUSTEE MARTILOTTA: The shop will be back
22 together.

23 TRUSTEE ROBINS: Well, maybe. I mean, you
24 know, there were four new ones and then there's
25 some repairs and things like that that need to be

1 done.

2 MAYOR HUBBARD: Repairs, our Road Crew has
3 taken care of repairs in the past.

4 TRUSTEE ROBINS: Yeah.

5 MAYOR HUBBARD: I mean, during COVID,
6 getting them moved around so much from one spot to
7 another with the parklets and all, they took a lot
8 of beating picking them up with a forklift to move
9 them from here to there and everything else.

10 TRUSTEE ROBINS: Yeah. No, they took a
11 beating.

12 MAYOR HUBBARD: And ones that were broken,
13 they have taken them back to the Highway Barn and
14 they've repaired ones that are there. Building
15 new ones, no, but --

16 TRUSTEE ROBINS: Right, right.

17 MAYOR HUBBARD: -- repairs on stuff that we
18 have, we can take care of.

19 TRUSTEE ROBINS: So, yeah. So they're
20 talking about, you know, how they want to deal
21 with their holiday lighting again next year. They
22 mentioned they might be taking a meeting with Paul
23 about holiday lights. I don't know. You know, I
24 mean, they had -- they looked into putting them up
25 year-round, but that probably won't work, because

1 they need to do -- they would need WiFi
2 connections from individual businesses to do that.
3 So, anyhow, they'll probably be -- the contractor
4 says they'll probably be up a little bit less this
5 year in terms of duration. This year they went
6 through March. Now they're talking about taking
7 them down some time in early February.

8 They talked about having a booth at the New
9 York Travel Shows, and do that again when we get
10 back -- pretty much back to normal.

11 They talked a little bit about the Halloween
12 Parade. Mary Bess, I guess they'll coordinate
13 with you about some of the planning on doing that.

14 TRUSTEE PHILLIPS: I reached -- I spoke
15 to --

16 TRUSTEE ROBINS: Nancy?

17 TRUSTEE PHILLIPS: Nancy.

18 TRUSTEE ROBINS: Nancy, of course.

19 TRUSTEE PHILLIPS: I talked to her the other
20 day, that it was time to think, and she and I both
21 agreed that it's got to wait another week or two
22 until --

23 TRUSTEE ROBINS: Yeah. No, just that, you
24 know, it was brought up as a topic.

25 They're working on redoing their website, so

1 they might not have enough funds to do it. They
2 were talking about maybe, possibly getting a grant
3 to help with that.

4 On the Maritime Festival, the visit of the
5 Amistad, that actually came up at the meeting. So
6 the BID, I think, is going to donate \$1,000 to
7 that visit. The Amistad will not be doing sails,
8 it will only be, you know, visits to the ship at
9 the -- at dockside, and it will be here for six
10 days.

11 So that's it. I think -- oh, yeah. I mean,
12 apparently, the ParkMobile people have reached out
13 to Rich Vandenburg again about the -- that app,
14 which kind of -- I had somebody ready to come here
15 and make a presentation to the Board and it never
16 happened. So see if they want to revisit that at
17 some point.

18 So that's it for me.

19 MAYOR HUBBARD: Okay. Thank you. Okay.
20 Public to address the Board.

21 MR. SALADINO: John Saladino, Sixth Street.
22 I'm here to speak at the public hearing. Can I
23 talk to the public hearing?

24 MAYOR HUBBARD: Sure.

25 MR. SALADINO: For parking? Since, since it

1 was brought up in two Trustees' work report.

2 I'm asking the Board again to -- first thing
3 I'm going to ask you guys is not to cojoin this
4 parking public hearing with some of the work
5 session reports we heard tonight about moratorium,
6 code changes and stuff. Like Trustee Martilotta
7 said, maybe we just focus on what's in front of us
8 right this minute, and then -- and then move on
9 past that.

10 You have an open public hearing, you have a
11 Local Law that's being discussed for the last
12 seven months, eight months. Now it's suggested
13 that we cojoin it with numerous code changes and a
14 moratorium. I would urge you not to do that.
15 Vote this up, vote it down, get it off your plate.

16 The other thing is, I mean, we have to --
17 and look, please don't take offense to this when I
18 say this. We have to stop pandering to like local
19 merchants association, and overly officious
20 neighbors that, you know, the merchants
21 association is worried about perhaps the unborn
22 down the road that might lose value on their
23 building, or someone might not want to come here,
24 being overly officious, worrying about where a
25 paragraph is, or a period is, or spelling of a

1 word. We saw what happened with the noise code,
2 it just got nitpicked to death. This doesn't seem
3 that hard.

4 As a matter of fact, from listening to two
5 Trustees' work session reports, everything they
6 suggested about 150-12 and 150-16 seems to be in
7 the -- in the current suggestion to change the
8 code about off-street parking.

9 I mean, I just don't see why it's -- again,
10 to use Trustee -- you got to fish or cut bait. I
11 mean, you can't, you can't just let this linger
12 forever. Bring it up on August 4th at a four-hour
13 meeting, and then bring it down the road again for
14 another.

15 Just the easy way to be -- the easiest thing
16 for you guys to do, the easiest thing, two
17 sentences, 150-12(C) is abolished, 150-16(1),
18 second paragraph is abolished, and that's it,
19 that's the end of it. And then, if you -- if
20 you -- it goes to the Planning Board, they can
21 either sell parking or not sell it. It might go
22 to Zoning and it might not.

23 I don't know. It just doesn't seem that
24 hard, it just doesn't seem that hard. And to kick
25 it around for an additional two months or three

1 months just seems like the last seven, eight
2 months was wasted. And we know it's just going to
3 fall by the wayside. Every time you have one of
4 these public hearings, every time you get a new
5 letter from somebody that wants to change a
6 sentence or a punctuation mark, it's got to go to
7 the Attorney, the Attorney's got to draft it, he's
8 got to send it to the Board, and it dies on the
9 vine. Just do the right thing.

10 Just -- again, just -- I would like to see
11 it pass, but I would like to get past this
12 process. Vote it up, close the public hearing,
13 vote on it. I would like to see you vote on it
14 next week, but I don't think that's going to
15 happen. But vote on it and vote it up or vote it
16 down. I personally think it will pass.

17 From listening to two work session reports,
18 everything in their report, the two Trustees'
19 reports seem like they were in favor of the code
20 change about parking. Abolish 150-12 and change
21 the wording to 150-16. It just -- and then you
22 three guys, one of yous got to vote yes and we
23 have it.

24 So we're just -- again, we just can't let it
25 live forever. It shouldn't take on a life of its

1 own. You know, and if it's wrong, if you make the
2 wrong decision and it doesn't work out for you in
3 the future, you change it, you change it. They --
4 they amended the U.S. Constitution 27 times. How
5 tough could this be if you get the parking rule
6 wrong?

7 I mean, I'm sure I'm going to have something
8 to say about the moratorium. I personally don't
9 understand it, to be honest with you, getting off
10 the -- out of the other public hearing thing. You
11 have a -- you have a default moratorium in place
12 right this second, it's called the Planning Board.
13 It takes a month to get in front of the Planning
14 Board, it takes another month for them to discuss
15 it. They can hold the public hearing open for
16 another month and now you're in December.

17 I don't understand. I mean, I don't
18 understand the idea of a moratorium. If you want
19 to limit development, all site plans, all
20 conditional uses have to go in front of the
21 Planning Board. And it's not a one-week process,
22 it's a minimum of a three-month process. So if
23 you're talking about a three-month moratorium, it
24 seems like, and we haven't heard this in a long
25 time, an elaborate solution to a nonexistent

1 problem.

2 So with that, I don't really care about that
3 right now, I care about the parking thing. So if
4 you -- if you would just consider, if you would
5 consider closing the public hearing and vote on it
6 and just -- and just get it done.

7 Thanks. Thanks for listening.

8 MAYOR HUBBARD: Thank you.

9 TRUSTEE CLARKE: Thank you.

10 MAYOR HUBBARD: Anybody else wish to address
11 the Board?

12 ANNE MURRAY: Hi. My name is Anne Murray
13 and I just came to introduce myself. I'm
14 currently working with the North Fork
15 Environmental Council as their Land Use
16 Coordinator. So if you have any issues that you'd
17 like to talk to us about, feel free to contact me.
18 I will give my information to Mr. Pallas, who I've
19 spoken to already over the phone.

20 And on the moratorium issue, I'm just going
21 to say one thing, which is that you should look at
22 the New York State web page that your Attorney was
23 talking about, there's a very good piece on
24 moratoriums. And in my mind, it's a way to step
25 back and just take a break. And sometimes when

1 there's a lot of development going on, people
2 don't have the time to do that. But you need to
3 take a bird's-eye view of this town and what you
4 want it to be in the future. And think about five
5 years from now, 10 years from now, especially with
6 climate change. Thank you.

7 MAYOR HUBBARD: Thank you.

8 TRUSTEE CLARKE: Thank you.

9 RANDY WADE: Randy Wade, Sixth Street. I
10 was so impressed with all the legal stuff, the
11 work, the thinking, the research, the fact that
12 you're looking to increase the fines, so that it
13 won't be just the cost of doing business, and for
14 violations in home construction or commercial
15 construction. I thought that was really
16 wonderful. There's so much good work you're all
17 doing, I really appreciate it.

18 There was talk about the KOA camp, and this
19 is going to seem like a very odd -- I just
20 remember decades ago somebody saying that they
21 knew teachers who would rent their house for the
22 summer, and then they would move into a camper for
23 the summer. And I was really shocked when I
24 looked at the McCann's trailer park and saw that
25 there were these completely huge, hugely

1 expensive, shiny, hundreds of thousands of dollars
2 worth of trailers that were like movable homes,
3 and that was not my understanding of how -- like I
4 always thought of that as being the park for
5 working people, the park for, you know -- that
6 you're kind of given an opportunity, and I wish we
7 could go back to that.

8 And when you were talking about the 30 amp
9 versus now, of course, these big things with like
10 50 amp electric, I think that might be one way to
11 keep them small. I think a size limit would be
12 appropriate. And try to make it available for if
13 Greenporters feel like going there for the summer,
14 or people who used to live in Greenport, or
15 whatever. I'm not saying even give preference,
16 but by doing, you know, the size or something, I
17 think it would open it up.

18 Then, oh, the affordable housing. The
19 Village -- in the minutes or the agenda package,
20 it did say that, of course, the Village would
21 have -- a liaison is required. And verbally,
22 Scott Russell did say, and, of course, this has to
23 cover the Village. And they were all very vague
24 about it on Tuesday. So I actually had to -- at
25 the meeting, the work session in the morning when

1 they talked about it, so I had to go up and ask.
2 And yes, it was a relief that they are moving
3 forward with the -- on the ballot in November, but
4 that's just to start accruing the half a percent
5 on transfers, the half a percent transfer tax.

6 They have a consultant hired, and the
7 schedule the consultant proposed would actually
8 require quite a bit of work to be done, and even a
9 public hearing to be held to present their ideas
10 before the November ballot. But no money would be
11 spent until this plan gets done, and, most likely,
12 it would not be before the November ballot. So it
13 would just be a process that's started. So I'm
14 sure there's plenty of time for the -- like they
15 didn't even talk about who would be on the
16 oversight, whatever it's called, commission,
17 committee, so I'm sure there'll be time for you to
18 get involved.

19 Love the idea of a moratorium, because I
20 agree with what Anne said about stepping back. I
21 agree with John, and yes, just pass the parking
22 thing, just get that going. And if it turns out
23 that it needs to be fussed with a little later,
24 you know, deal with revising it. But it has been
25 talked about too long, and it's something

1 important. I know it's important to all of you,
2 really, so -- and it could make a difference. So
3 I do hope you put it up for a vote next week,
4 close the public hearing.

5 And then a moratorium, actually, I believe
6 Southold Town may be considering one, and you may
7 want to consider six months. It's a little more
8 reasonable than three months.

9 And I'm -- I think -- I'm really glad you're
10 willing to work another day. I'm sorry I'll be
11 out of town. I bet it will be a fascinating
12 conversation. And happy to volunteer, as a
13 Masters in Urban Planning, Urban Planner, to
14 assist in any way I can.

15 And then, finally, I did -- I think I put in
16 a FOIL, and I don't -- I just wanted to get ask if
17 it got -- I want to see the AutoTURN for the
18 transportation ferry project, for how the largest
19 vehicles would be making that turn from Wiggins,
20 if that's okay. Could I just get a copy of that?
21 AutoTURN is a software program they use in
22 AutoCAD, and so the consultant would have had to
23 do that as part of the design process.

24 CLERK PIRILLO: And similar to last time,
25 when you had a FOIL, I did respond to you.

1 RANDY WADE: Did you go to that email and I
2 lost it in May?

3 CLERK PIRILLO: I actually responded. You
4 asked me a question --

5 RANDY WADE: Okay.

6 CLERK PIRILLO: -- if you could FOIL
7 something --

8 RANDY WADE: Okay.

9 CLERK PIRILLO: -- and I responded yes in
10 regards to your FOIL, you know, and you didn't
11 respond back.

12 RANDY WADE: I didn't see that. Thank you
13 so much.

14 CLERK PIRILLO: I didn't know exactly what
15 you were asking for, so I asked you to --

16 RANDY WADE: I'll come and fill it out on
17 paper, sure. Thanks.

18 CLERK PIRILLO: You're welcome.

19 RANDY WADE: All right. Thank you again.

20 MAYOR HUBBARD: Okay. Thank you.

21 RANDY WADE: A lot of great work. Thank you.

22 MAYOR HUBBARD: Okay. Anybody else wish to
23 address the Board?

24 (No Response)

25 MAYOR HUBBARD: All right. I'll offer a

1 motion to adjourn the meeting at 9:54.

2 TRUSTEE ROBINS: Second.

3 MAYOR HUBBARD: All in favor?

4 TRUSTEE CLARKE: Aye.

5 TRUSTEE MARTILOTTA: Aye.

6 TRUSTEE PHILLIPS: Aye.

7 TRUSTEE ROBINS: Aye.

8 MAYOR HUBBARD: Aye.

9 Opposed?

10 (No Response)

11 MAYOR HUBBARD: Motion carried. Thank you all.

12 (The Meeting was Adjourned at 9:54 p.m.)

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