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

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Third Street Firehouse
September 15, 2022
7:00 P.M.

B E F O R E:

- GEORGE HUBBARD, JR. - MAYOR
- JACK MARTILOTTA - DEPUTY MAYOR
- PETER CLARKE - TRUSTEE
- JULIA ROBINS - TRUSTEE
- MARY BESS PHILLIPS - TRUSTEE (Absent)

- JOSEPH PROKOP - VILLAGE ATTORNEY
- SYLVIA PIRILLO - VILLAGE CLERK
- PAUL PALLAS - VILLAGE ADMINISTRATOR
- STEPHEN GAFFGA - VILLAGE DEPUTY TREASURER

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

2 MAYOR HUBBARD: Okay. I'll call the meeting
3 to order with the Pledge to the Flag.

4 (Pledge of Allegiance)

5 MAYOR HUBBARD: Thank you. Okay. First up,
6 we've got Chief Wayde Manwaring. Come right up to
7 the front table here and have a seat.

8 CLERK PIRILLO: And speak clearly into the
9 microphone, Chief.

10 MAYOR HUBBARD: Yeah, we're trying to get
11 back to the new normal.

12 CLERK PIRILLO: The old normal.

13 CHIEF MANWARING: Well, I hope you got my
14 reports. That's about all I got. We don't have
15 nothing, since our Wardens meeting is next week,
16 so nothing else. We're a week --

17 MAYOR HUBBARD: Okay.

18 CHIEF MANWARING: We're a week behind. So
19 anything, if anything's on the report, maybe I can
20 help with it, if anybody's --

21 TRUSTEE ROBINS: The only thing that came up
22 to me is the comments by David Nyce about the
23 situation with the Rescue Squad and how
24 overburdened everybody is, and the concern that,
25 you know, you're not going to be able to recruit

1 enough people, and eventually get -- we may have
2 to be going to either a paid or partially paid
3 Rescue Squad.

4 CHIEF MANWARING: Right. Well --

5 TRUSTEE ROBINS: It's kind of an alarming
6 situation, right?

7 CHIEF MANWARING: Hopefully not.

8 TRUSTEE ROBINS: Hopefully not.

9 CHIEF MANWARING: Hopefully not. But I
10 think, you know, we're pushing, you know, to get
11 more EMTs out. But, so as far as that -- and you
12 realize when a guy gets burned out, like, you
13 know, when you start burning out, you know, it's
14 best to let him --

15 CLERK PIRILLO: Wayde, I'm sorry. Chief,
16 you need to get closer to the microphone.

17 MAYOR HUBBARD: She can't hear you.

18 CHIEF MANWARING: Okay. It's best to let --
19 you know, once they've burned out, is we get them
20 counseling, if they need it. And if not, then
21 it's going to be -- you know, we have to kind of
22 replace them, you know? So when we get people to
23 come in and they find out how many hours they got
24 to put in, that's getting -- we do have six new
25 members that are going to be taking classes that

1 are upcoming next month and we'll see what
2 happens.

3 TRUSTEE ROBINS: Okay.

4 CHIEF MANWARING: You know, and hopefully we
5 can relieve some of the guys that are burned out.
6 It's always the same people that show up, you
7 know.

8 TRUSTEE ROBINS: Right. Well, I would think
9 that if there's anything that we could do to
10 help --

11 CHIEF MANWARING: As far as going paid, no,
12 I don't want to see it going paid either. You
13 know, I didn't --

14 TRUSTEE ROBINS: Yeah.

15 CHIEF MANWARING: I'm not in the volunteer
16 Fire Department to be paid for it, so.

17 TRUSTEE ROBINS: Understood. Okay. I
18 just -- you know, it kind of jumped out at me
19 as --

20 CHIEF MANWARING: Yeah.

21 TRUSTEE ROBINS: -- a concern, you know.
22 And, certainly, I hate seeing people get burned
23 out as well, and, you know, certain people are
24 showing up all the time, because that's the
25 situation. So --

1 CHIEF MANWARING: That's it.

2 TRUSTEE ROBINS: If there's anything we can
3 do to help, I -- you know, with recruitment and
4 whatever.

5 MAYOR HUBBARD: Okay. They do do
6 recruitment drives and everything else, it's
7 advertised, it's on the sign, it's out there.

8 TRUSTEE ROBINS: Right.

9 MAYOR HUBBARD: You know, it's just finding
10 the right people that want to actually volunteer
11 and go through the training and do it and help out
12 others. And we go through spells where we have
13 enough people, then we get a dry spell when -- it
14 goes back and forth over, you know, many years.

15 TRUSTEE ROBINS: Right, right.

16 MAYOR HUBBARD: So --

17 TRUSTEE ROBINS: I'm sure the calls are
18 always up during the summer season, and they're a
19 little bit less when --

20 MAYOR HUBBARD: Well, they are. And, you
21 know, Stony Brook, you know, Eastern Long Island
22 Hospital with the paramedics that are around, you
23 know, they have additional people here to try to
24 help with that throughout the whole North Fork,
25 not just Greenport, but throughout all of it.

1 They have people that are here that are able to
2 help out and respond. You know, so that, that has
3 helped, but still, you know -- I mean, last year
4 they did over 900 calls. They're averaging, you
5 know, 2 1/2 to almost three a day.

6 TRUSTEE ROBINS: No, I know.

7 MAYOR HUBBARD: And that's a lot of calls,
8 and, you know --

9 TRUSTEE ROBINS: No, absolutely.

10 CHIEF MANWARING: And timing-wise --

11 TRUSTEE ROBINS: And it's not just to go to
12 the call, but the follow-up and everything like
13 that, you know, it's a big commitment of time --

14 MAYOR HUBBARD: Uh-huh.

15 TRUSTEE ROBINS: -- and I understand that,
16 so --

17 CHIEF MANWARING: And the calls are a lot
18 longer, because our protocols are now we're
19 traveling to Riverhead more than what we normally
20 do. The -- I hate to say it, but the electronic
21 PCRs, it's like a lot more time, and people just
22 don't have the time for that no more. They want
23 to go do what you got to do and get back to work.

24 TRUSTEE ROBINS: Yeah, understood. Just
25 like I said, if there was anything that would

1 help. You know, a lot of respect for you guys.

2 Thank you.

3 CHIEF MANWARING: There you go.

4 MAYOR HUBBARD: Okay. Anything else for the
5 Chief?

6 TRUSTEE MARTILOTTA: No.

7 TRUSTEE CLARKE: No, sir.

8 MAYOR HUBBARD: No? Okay. Thank you.

9 TRUSTEE MARTILOTTA: Appreciate it.

10 MAYOR HUBBARD: Okay. Next report is the
11 Village Administrator.

12 ADMINISTRATOR PALLAS: Thank you. Good
13 evening. I have, unfortunately, a significant
14 number of additional items. I'll start with the
15 discussion items first, the new ones.

16 I just wanted to update everyone on the
17 Consortium sidewalk project for the streets that
18 surround the playground and the firehouse here.
19 That is going to be ramping up I believe a week
20 from Monday. Once I get that confirmed, I'll send
21 a notice out to everybody, including the Fire
22 Department, so that they're aware of it. I just
23 want to give a heads-up for that.

24 The site work at the wastewater treatment
25 plant is progressing very well. We had a few

1 glitches with some water lines that were not
2 clearly shown on any maps anywhere. So we have a
3 couple of instances where water mains were hit and
4 flooded the site. But, fortunately, the wick had
5 been done, the wick that's draining the site had
6 been already completed. So most of that water
7 went right down into the wick and had no impact on
8 operation. So the wick is doing its job, so far,
9 so good. I just wanted to update that.

10 One other update item that wasn't on my
11 list, the -- we have installed a new switch for
12 the Carousel. It's a -- it's going to be
13 stationed right near the rings. It's a little
14 more automated than the old system. It actually
15 has a built-in timer that we can set to any time.
16 We've set it for three minutes on the timer. It
17 actually is in a better location. It also will
18 help with staffing, because we now don't need a
19 separate person for operations and the rings. So
20 it's a little -- a little easier to get staffing
21 at that point.

22 And we're still working through the kiosk
23 issue. I don't know if Mr. Gaffga is going to
24 mention that at all, but I'll preempt him if he
25 was, and I apologize to him. We -- I think the

1 system that we were looking at is not going to
2 work out. We were very close, but there was an
3 issue with some credit card fees, so we need to
4 revisit that. Fortunately, we're in the
5 off-season, so we have plenty of time before it
6 really becomes necessary. But I do believe we'll
7 be able to figure something out before next summer
8 season for that.

9 So that's -- those are the added -- the
10 added discussion items.

11 The microgrid project is -- the distribution
12 portion is nearly done. There are a few little
13 things that we're still working on. And, again, I
14 anticipate that to be done, that portion to be
15 done in the next two or three weeks. We've
16 actually started to look at some punch list items,
17 so that's -- that usually means we're getting
18 ready to ramp -- ramp down the project.

19 The batteries still are delayed due to
20 supply chain issues, the batteries for both here
21 and the wastewater treatment plant. But as I had
22 mentioned, the solar panels here are in operation.

23 The wastewater treatment plant, I don't
24 think they're in operation yet. There are still
25 some controls that need to be done. That -- the

1 system at the wastewater plant are significantly
2 more complicated, because there are certain pieces
3 of equipment that are basically must-run pieces of
4 equipment. So they're a little, a little more so
5 sophisticated in segregating those pieces for the
6 backup power, bits and pieces there.

7 Sandy Beach -- I'm sorry, ferry, ferry queue
8 projects, I don't recall if I -- if I had
9 mentioned this before, but I'll mention it again.
10 We did finally receive comments on the design, the
11 final design from New York State Department of
12 Transportation. There are enumerated probably
13 somewhere in the order of 80 or so comments. Most
14 of them very, very small, silly, simple comments
15 from them and we're working through that.

16 The only, the only piece -- there's two
17 pieces of it that I'm -- we can't, we can't seem
18 to get a handle on. One is the actual funding.
19 Depending on how you look at it, we either have
20 2 million or 5 million, so they said they'll get
21 back to me. Like, okay, so we're working through
22 that. Hopefully, it's the higher number.

23 The other piece is the lease agreement with
24 the MTA. That seems to be somewhat of a problem
25 for them. And I'm -- I for the life of me cannot

1 figure out why, because it really should only
2 matter if we go to construction. We have shown
3 them definitively that the MTA is willing to enter
4 into a lease agreement for the added property. So
5 I don't understand why that would delay getting
6 approval for the design. It's a design, it's not
7 a project. So we're working through that. I
8 actually have a call scheduled, it's not scheduled
9 yet, but tentatively scheduled next week to
10 discuss that directly with the DOT.

11 The issue is not with the MTA. The issue
12 is -- they're working with us very well on that,
13 actually, so I'm happy about that, but I just
14 wanted to bring everybody up to speed on that one.

15 TRUSTEE CLARKE: You mentioned at the outset
16 of your comments on the ferry queue project status
17 that they were comments on the final design.

18 ADMINISTRATOR PALLAS: Correct.

19 TRUSTEE CLARKE: Is it comment -- it's not
20 preliminary.

21 ADMINISTRATOR PALLAS: No. Preliminary
22 design was approved and that gave us the
23 authorization to move forward.

24 TRUSTEE CLARKE: And then they gave you a
25 very short turnaround for a final --

1 ADMINISTRATOR PALLAS: Correct.

2 TRUSTEE CLARKE: -- which has been
3 submitted.

4 ADMINISTRATOR PALLAS: Correct.

5 TRUSTEE CLARKE: Okay.

6 ADMINISTRATOR PALLAS: And these are the
7 comments on that.

8 TRUSTEE CLARKE: Okay.

9 ADMINISTRATOR PALLAS: And, you know, again,
10 because they're -- the comments are so extensive,
11 I have not sent that out. I have a set of prints,
12 if any of you want to come see it. These are all
13 construction drawings and not the site plan. I
14 did -- I believe I had mentioned last meeting that
15 I would put the site plan for the preliminary
16 design online. I had just -- and I apologize that
17 I have not done that. I will get that up within
18 the next week, so that it's visible to everybody.
19 And the detailed design matches that, so there's
20 no -- nothing changed, really, on that.

21 TRUSTEE CLARKE: Are there any -- you know,
22 this has been something that's been going on for
23 several terms for some of you, and for me, for my
24 whole term, but I'm the newest person to the table
25 on it. There were some ideas that had come up in

1 the preliminary design that were around additional
2 greenery, plantings, things of that nature. Is it
3 too late to get together and talk about those now?
4 That at the time we said, "It's preliminary,
5 let's" -- "let's just keep moving, and then some
6 of your ideas, bring them back to me at a later
7 time."

8 ADMINISTRATOR PALLAS: Correct.

9 TRUSTEE CLARKE: Is now a good time?

10 ADMINISTRATOR PALLAS: Yes and no. I mean,
11 certainly, bring them to me, I have not problem
12 with that. What it -- kind of a similar
13 situation. We've submitted it, submitted the
14 plan, it includes some of those plantings, so we
15 just wanted to get it into them. We can adjust
16 that when we get to the construction phase. But
17 it's probably not a bad idea to start talking
18 about it, thinking about it. Be aware that
19 there's not a lot of green space, but whatever is
20 there, it would be --

21 TRUSTEE CLARKE: No, no, I understand.

22 ADMINISTRATOR PALLAS: -- it would be nice.

23 TRUSTEE CLARKE: And then there -- I saw in
24 a BID subcommittee report, I don't know if you saw
25 this as well, there was some conversation about

1 wanting to do some sort of beautification in that
2 area. Have they brought that to your attention?

3 ADMINISTRATOR PALLAS: They -- yes, that
4 came up at a -- at a Gate meeting --

5 TRUSTEE CLARKE: At a Gate meeting --

6 ADMINISTRATOR PALLAS: -- a while ago.

7 TRUSTEE CLARKE: This came to me through
8 Dave Abatelli's subcommittee.

9 ADMINISTRATOR PALLAS: Right. That's
10 probably the Gate -- that's probably the Gate
11 committee. I attend that.

12 TRUSTEE ROBINS: I guess SOBO.

13 TRUSTEE CLARKE: SOBO.

14 TRUSTEE ROBINS: Yeah, probably.

15 ADMINISTRATOR PALLAS: I know it came up in
16 our --

17 TRUSTEE ROBINS: The sidewalk
18 beautification.

19 TRUSTEE CLARKE: Yeah. I don't get notes
20 on --

21 ADMINISTRATOR PALLAS: Rich Vandenburg had
22 requested that. I told him, you know, that when
23 we get to that point, again, similarly, he's more
24 than welcome to stop by and take a look at the
25 drawings. He has not had the opportunity to do

1 that as of yet.

2 TRUSTEE CLARKE: Okay.

3 ADMINISTRATOR PALLAS: So -- but I think
4 he's -- he was the one that actually brought up
5 the fact that I hadn't put the print online. So
6 once I get that online, I'm sure he'll start that
7 dialogue.

8 TRUSTEE CLARKE: And to your comment on the
9 lease agreement, you know, and all the
10 communications you've shared with us, they seem
11 unduly concerned and talk a lot about that, and
12 their fear that it's not going to be in place or
13 something's going to throw this.

14 ADMINISTRATOR PALLAS: Yeah.

15 TRUSTEE CLARKE: And I don't understand it,
16 but it's a consistent comment.

17 ADMINISTRATOR PALLAS: Yeah. We're --
18 it's -- this whole process is moving at a glacial
19 pace, I mean, it really -- it really is, and this
20 is the only major hangup, you know. I don't
21 consider it a real hangup, it's just a matter of
22 timing. You know, I commented to them about some
23 different alternatives, and for whatever reason,
24 they turned that into an issue, as opposed to, you
25 know, an alternative. So I -- again, that's why

1 it was suggested that I have -- we have a meeting
2 with them, you know, Zoom meeting or in-person
3 meeting, rather than just through emails, so
4 they're -- we should really get exactly what it is
5 they want. You know, I'm careful to not disparage
6 them too much, but --

7 TRUSTEE CLARKE: Well, yes, it's very
8 important, you know, especially if they want to
9 watch our meetings.

10 ADMINISTRATOR PALLAS: Exactly. So it's
11 a -- it's been a struggle.

12 TRUSTEE CLARKE: We want to support them.
13 We're grateful and thankful for the support for
14 this project and would love to see it come to
15 fruition.

16 ADMINISTRATOR PALLAS: It's not even State
17 money, it's Federal money, which makes it even
18 more --

19 TRUSTEE CLARKE: We're grateful to them as
20 well.

21 ADMINISTRATOR PALLAS: -- more confusing to
22 me, but yes, yes. But I will --

23 TRUSTEE CLARKE: Full, full of gratitude.

24 ADMINISTRATOR PALLAS: Right, right.

25 (Laughter)

1 MAYOR HUBBARD: Okay. Just all the property
2 down there is already under a lease agreement.

3 TRUSTEE CLARKE: Yes, sir.

4 MAYOR HUBBARD: And we've already got that.
5 So we're -- somebody's going to spend \$5 million
6 to improve property that they already have a lease
7 on, which really should be a no-brainer on their
8 part, because they're getting a \$5 million upgrade
9 at no expense to them on property they already
10 lease to us --

11 ADMINISTRATOR PALLAS: Right.

12 MAYOR HUBBARD: -- or North Ferry.

13 ADMINISTRATOR PALLAS: Right.

14 MAYOR HUBBARD: It's a combination between
15 the two that lease the property down there, but
16 we're just spending -- a lot of money is going to
17 be spent improving what they have.

18 TRUSTEE CLARKE: Yes, sir.

19 MAYOR HUBBARD: So that's -- that's the
20 frustrating part about it, because, you know, we
21 need to redo the lease on this or that, or
22 whatever. We already lease the whole section of
23 it, and we're charged the maintenance on it. So
24 we're taking care of the maintenance on it with
25 grant money that's going to go and improve it,

1 so --

2 ADMINISTRATOR PALLAS: The road block that
3 we -- not roadblock. The speed bump that we hit,
4 there's a small section that's not leased right up
5 against the tracks that's going to be part of the
6 queue area. So it is -- you know, at first, they
7 said no big deal. But then they realized, they,
8 the MTA realized, because of changes to the Public
9 Authorities Law, the way we did the old lease was
10 easy. Now it actually needs to go to Albany,
11 because they have to do -- they have to do a
12 justification for using the land that had -- may
13 have some value. Obviously, it's a --

14 MAYOR HUBBARD: Is that the three-and-a-half
15 feet on the outside of the loop where it goes
16 around on the south side of the loop?

17 ADMINISTRATOR PALLAS: No. It's beyond --
18 it's right next to the tracks, because we're
19 moving all the way over. That actually isn't part
20 of the lease. Where we park cars now in the dirt,
21 that's actually not in the lease.

22 TRUSTEE ROBINS: That's not, that's --

23 ADMINISTRATOR PALLAS: So it's -- yes,
24 it's about -- I'll show you. I can show you the
25 map, but it's --

1 MAYOR HUBBARD: Okay.

2 ADMINISTRATOR PALLAS: -- a small sliver,
3 but still needs to be incorporated.

4 MAYOR HUBBARD: Well, keystone Property
5 Management keep sending us letters saying we need
6 to go fill in the potholes and everything else and
7 you're saying that's not part of our lease.

8 ADMINISTRATOR PALLAS: I'm aware.

9 MAYOR HUBBARD: Okay.

10 ADMINISTRATOR PALLAS: When that crossed my
11 attention, that exact thought went through my
12 head. So we haven't heard them in a while.

13 TRUSTEE MARTILOTTA: Is this on the north
14 side or the south side?

15 ADMINISTRATOR PALLAS: The south side of the
16 tracks.

17 TRUSTEE ROBINS: South side.

18 ADMINISTRATOR PALLAS: It's just the -- it's
19 the area, again, it's about three or four feet
20 wide, that runs the length of the property --

21 TRUSTEE MARTILOTTA: Okay.

22 ADMINISTRATOR PALLAS: -- next to the
23 tracks.

24 TRUSTEE MARTILOTTA: I think I know where
25 you're talking about. That's great.

1 ADMINISTRATOR PALLAS: So I will keep
2 everybody posted.

3 MAYOR HUBBARD: You said south side of the
4 tracks. North side of the tracks.

5 ADMINISTRATOR PALLAS: I'm sorry, north
6 side, you're right, that makes sense.

7 MAYOR HUBBARD: Right, because --

8 TRUSTEE MARTILOTTA: Yeah. Oh, I'm sorry.

9 MAYOR HUBBARD: That's what -- that was
10 Jack's -- I'm like, well, wait a minute,
11 because --

12 TRUSTEE MARTILOTTA: I know where it is now.
13 I know where it is.

14 MAYOR HUBBARD: That's over in the Hampton
15 Jitney parking lot. It's on the north side --

16 TRUSTEE MARTILOTTA: It's on the north side.

17 MAYOR HUBBARD: -- right along the --

18 ADMINISTRATOR PALLAS: My apologies. It
19 was, yeah, north side.

20 MAYOR HUBBARD: No. I just want to make
21 sure that we're clear.

22 TRUSTEE MARTILOTTA: Yeah. It makes a lot
23 more sense now.

24 MAYOR HUBBARD: Okay.

25 TRUSTEE MARTILOTTA: At least when I park

1 the car I'll be looking.

2 ADMINISTRATOR PALLAS: Right, right. The
3 Sandy Beach and Safe Harbor sewer expansion, I did
4 get a preliminary report from the engineer, as I
5 think I sent an email regarding that. I honestly
6 just haven't had time to go thoroughly through it
7 and do an assessment of where we are funding-wise
8 with that. I have let the Sandy Beach folks know
9 and the Safe Harbor folks know that that's where
10 we're at with it. As soon as I go through that, I
11 will provide a written update to you all about
12 where we are with the funding on that, what -- you
13 know, what ideas we might have to get more funding
14 at that point. So that's where we are with that.

15 Okay. Resolutions, my -- additional
16 resolution. The first one is actually good news.
17 Sterling Street and Sterling Avenue, I was able to
18 get quotes from our contractors for both paving
19 and curbing that's required for Sterling Street
20 and Sterling Avenue. There will be a resolution
21 next month to start the process to get the
22 contract with them.

23 Both the concrete and the paving contractor
24 have committed to do this project this year before
25 it gets too cold. So we're going to ramp this up

1 relatively quickly on this.

2 So they're all being done under either
3 County -- concrete is under County contract. The
4 paving is under Town contract. So there will be a
5 resolution for that, will be attached quotes for
6 that, and we have the funding for it.

7 TRUSTEE ROBINS: When you say Town contract,
8 what do you mean?

9 ADMINISTRATOR PALLAS: Town of Southold.

10 TRUSTEE ROBINS: Town of Southold?

11 ADMINISTRATOR PALLAS: Yeah.

12 TRUSTEE ROBINS: Okay.

13 TRUSTEE CLARKE: It's both of the roads?

14 MAYOR HUBBARD: Yes.

15 ADMINISTRATOR PALLAS: Yes, both.

16 MAYOR HUBBARD: From Main going down and
17 coming back up to Carpenter.

18 TRUSTEE CLARKE: Okay, great.

19 TRUSTEE ROBINS: Coming from Main Street and
20 then turning back.

21 MAYOR HUBBARD: Main Street down to the
22 bend, and then coming up to Carpenter Street,
23 matching up there.

24 ADMINISTRATOR PALLAS: So that's --

25 TRUSTEE MARTILOTTA: That's awesome.

1 ADMINISTRATOR PALLAS: Yeah, so it's good.
2 Pump -- the sewer pump station maintenance
3 contracts, we received quotes on that. We're
4 vetting. It's a different -- it's a different
5 vendor, was the apparent low bidder on that. So
6 we're vetting references on that to make sure
7 that -- I know the contractor, but I was unaware
8 they did this kind of work. So we'll hopefully
9 get a good report from their references, and can
10 ramp that up significantly less than our old
11 contractor. But, again, I do know the contractor,
12 I know he's reputable, but I just didn't know he
13 did that kind of work, so we're double-checking on
14 that.

15 Next resolution, we need to have a
16 resolution that authorizes me to be the second
17 signer of -- signatory for checks that get
18 written. Right now, we only have one from the
19 Treasurer, so we need to add a second one in case
20 he's not available to sign checks. And, you know,
21 it's likely never to be used, but just as a
22 just-in-case. So I have a resolution on for that
23 for next week as well.

24 The last -- no, sorry. The other added
25 resolution that's on my list, we're sending

1 William Shulz to a refresher renewal class for
2 cross connection control testing. We have -- a
3 significant number of our P.C. valves are cross
4 connection systems that need to be inspected
5 annually, and need to have a licensed person. So
6 we're scheduling him to get the training, so he
7 can do it inhouse. He's only authorized to do
8 Village facilities, it's not a class that he can
9 use for anything other than that. Just so the
10 Board is aware of that.

11 And the last resolution I have is attendance
12 at the New York Association of Public Power Fall
13 meeting. I'm not sure if I remember the dates.
14 It's mid October is when it is. It's our Fall
15 meeting for that.

16 And that's all I have, unless anybody has
17 any other questions.

18 MAYOR HUBBARD: No questions for Paul?

19 (No Response)

20 MAYOR HUBBARD: All right. Thank you.

21 Okay. Village Treasurer, Stephen Gaffga.

22 DEPUTY TREASURER GAFFGA: Good evening,
23 everybody. I just want to start off with -- in
24 addition to my normal work session, I will be
25 asking the Board to vote on a resolution for next

1 week authorizing the scheduling of a public
2 hearing for the October meeting on the Consortium
3 funds, to get some input from the public on
4 different ideas for the Consortium and the CDBG
5 funds. And I would ask the Board and anybody that
6 has any ideas to please send them to me and, you
7 know, we'll go over them.

8 The second thing that I want to go over, in
9 addition to my work session, is Robert and I have
10 begun doing some research on a bank to possibly
11 put some investment funds in. It's a municipal
12 pool called NYCLASS. They offer a better interest
13 rate than typical savings banks that we're doing
14 business with right now that our money's in. So
15 we're doing a little more research. I'd like to
16 reach out to some places that use NYCLASS just to
17 see what they think, you know, how -- you know,
18 get a few more facts and ideas. Then I would like
19 to -- if everything checks out, I'd like to
20 present it to the Board next month to go forward.

21 TRUSTEE ROBINS: So that would be a new
22 precedent, we've never done that before, correct,
23 Steve?

24 DEPUTY TREASURER GAFFGA: Well, we typically
25 appoint the banks that we can use during the org

1 meeting.

2 MAYOR HUBBARD: Uh-huh.

3 DEPUTY TREASURER GAFFGA: So I would be --
4 obviously, we would have to -- the Board would
5 have to approve us to be able to use the bank
6 first, and then we could go forward to put some
7 money in.

8 It works just like any of the other banks
9 that we use right now. Most of it will be done
10 online. And it's just a better interest rate, so
11 it could be better for -- to put some of our money
12 that's just sitting around that's not really
13 earning enough interest, because some of our
14 banks, it's like .05%. So that's not really --
15 you know, it's not really doing a lot for us. So
16 I just want to look into it a little bit more
17 before I present it to you guys, but we are
18 looking into it.

19 And in part of my normal work session, we
20 have two budget amendments. One is the funding
21 for the Village phone system. As most of you
22 know, it's pretty antiquated, so we're going to be
23 going forward with funding and replacing that.

24 In conjunction with that, we also have a
25 budget amendment funding for the new network

1 switches for the server. We need that in order to
2 have new phones. If there's any other technical
3 aspects, Paul could answer any of those questions,
4 but -- and that's really all I have.

5 MAYOR HUBBARD: Okay. Have we contacted the
6 Fire Department? Because there was discussion
7 about that, upgrading their phone system here
8 along with that.

9 ADMINISTRATOR PALLAS: The -- we can't
10 include that right now, because they need -- this
11 system is all computer based, IP internet based.
12 They need hard lines. So there was no -- there's
13 no simple way to do that in the near term, and our
14 phone system is failing.

15 MAYOR HUBBARD: That's fine.

16 ADMINISTRATOR PALLAS: But, yeah, we did --
17 we did have an extensive discussion with our I.T.
18 folks. We wanted to do this, get past this, and
19 then we can start talking about how to do the Fire
20 Department, so yes.

21 MAYOR HUBBARD: That would be fine. Keep
22 them as two separate issues. I just wanted to
23 make sure that we didn't have stuff hanging
24 between the two different groups. Okay, that's
25 fine.

1 Okay. Anything else for Stephen?

2 TRUSTEE MARTILOTTA: No, sir.

3 MAYOR HUBBARD: Thank you.

4 DEPUTY TREASURER GAFFGA: Thank you.

5 MAYOR HUBBARD: Okay. The Village Clerk.

6 CLERK PIRILLO: Good evening, everyone.

7 TRUSTEE CLARKE: Hello, good evening.

8 CLERK PIRILLO: Hi. The only add-on

9 resolution I have this month is for the parade for
10 Halloween. It is that time of year, so we'll need
11 to have a street closure resolution. Right now,
12 the parade is planned for the 29th, with a rain
13 date of the 30th. We're specifically adding a
14 rain date. We didn't have one last time or the
15 time before, and it was a little bit of an issue.

16 TRUSTEE CLARKE: Yeah.

17 CLERK PIRILLO: So the BID has specifically
18 added a rain date, which we think is a good idea.

19 TRUSTEE CLARKE: This is the BID-sponsored
20 children's parade?

21 CLERK PIRILLO: This is -- the parade is
22 actually the Village parade. But the BID
23 sponsored, the part sponsored by the BID is the
24 scavenger hunt.

25 TRUSTEE CLARKE: Got it, okay.

1 CLERK PIRILLO: Okay? And the Village --

2 TRUSTEE CLARKE: So it's a combination.

3 CLERK PIRILLO: It is a combination.

4 TRUSTEE CLARKE: And what date is it?

5 CLERK PIRILLO: It's the 29th.

6 TRUSTEE CLARKE: That's Saturday.

7 CLERK PIRILLO: Correct, with a rain date of
8 the 30th --

9 TRUSTEE CLARKE: Okay.

10 CLERK PIRILLO: -- because Halloween is
11 actually on the Monday.

12 TRUSTEE CLARKE: Yep.

13 TRUSTEE ROBINS: A couple of BID relating
14 questions on that, Sylvia. Will they be having
15 some sort of entertainment again at the -- by the
16 Carousel after the parade? Remember last year
17 they had a magician, I think?

18 CLERK PIRILLO: I don't know, that's
19 the BID.

20 TRUSTEE ROBINS: That's the BID, okay.

21 CLERK PIRILLO: Yeah.

22 TRUSTEE ROBINS: And how about the Carousel
23 rides? We were talking about it at the meeting
24 the other day. Will there be any -- like an hour
25 of free Carousel rides?

1 CLERK PIRILLO: As always.

2 TRUSTEE ROBINS: And that's on us, right?

3 CLERK PIRILLO: That's on us.

4 TRUSTEE ROBINS: Okay.

5 CLERK PIRILLO: As always.

6 TRUSTEE ROBINS: Okay.

7 CLERK PIRILLO: Absolutely. And that will
8 be predicated upon the timing, if there is
9 entertainment as well --

10 TRUSTEE ROBINS: Sure.

11 CLERK PIRILLO: -- in conjunction with the
12 planned ending of the parade.

13 TRUSTEE ROBINS: Right.

14 CLERK PIRILLO: Okay?

15 TRUSTEE CLARKE: What's the time of that?

16 CLERK PIRILLO: I believe 11 o'clock the
17 parade starts.

18 TRUSTEE CLARKE: Eleven, okay. Thank you.

19 CLERK PIRILLO: In terms of additional
20 resolutions, I'm sure Attorney Prokop will touch
21 on this in further detail, but we are working on
22 parking regulations, okay? We have -- we closed
23 that hearing last month. We don't think we'll be
24 ready -- we definitely will not be a ready for
25 this month. So it is likely that we'll schedule a

1 public hearing in October for November. And our
2 November meeting, of course, is a little bit
3 protracted because of Thanksgiving, so that's on
4 the 28th, okay?

5 Employment: We have various positions open
6 here in the Village. One is for Wastewater
7 Treatment Plant Helper, for which we're accepting
8 applications until the 20th of September. The
9 other is Maintenance Mechanic II, that's over at
10 the light plant, for which we're accepting
11 applications until the 29th of September, and also
12 for Meter Reader. And for that, we're accepting
13 applications until the 6th of October, okay?

14 Paul and I met today with members of the
15 Rotary, and they have -- they would like to
16 install what's called a peace pole. And this is a
17 very popular item at this time amongst various
18 organizations and municipalities.

19 We went to see the pole. We went to check
20 where it would be installed. That would be by the
21 gazebo. It is approximately 7 feet tall in raw
22 form, because about two feet of that will be in
23 the ground. And it's a very innocuous thing, it's
24 very of nice. It has the Rotary -- it's white
25 with black lettering. It has the Rotary logo on

1 the primary side, with 14 or so different
2 languages just promoting peace and unity.

3 TRUSTEE CLARKE: Will it be housed within
4 the gazebo or outside?

5 CLERK PIRILLO: It is right outside the
6 gazebo.

7 TRUSTEE CLARKE: On the western edge?

8 CLERK PIRILLO: Paul?

9 ADMINISTRATOR PALLAS: Yeah, yes.

10 (Laughter)

11 CLERK PIRILLO: It's actually just -- it's
12 actually just west of the dedication monument
13 that's there, just on -- just to the west of that.

14 TRUSTEE CLARKE: Okay, great.

15 ADMINISTRATOR PALLAS: It's a small open
16 spot that they have there.

17 TRUSTEE ROBINS: Yeah, you can see what they
18 look like. I Googled them. I think I sent you
19 guys --

20 TRUSTEE CLARKE: Yeah, you sent -- thank
21 you, I saw that.

22 TRUSTEE ROBINS: It's a very nice thing.

23 ADMINISTRATOR PALLAS: Some of the ones you
24 see online are multi -- very colorful.

25 TRUSTEE ROBINS: Right.

1 ADMINISTRATOR PALLAS: This is just black
2 and white.

3 TRUSTEE ROBINS: Just black and white, yeah.

4 ADMINISTRATOR PALLAS: It's a simple, you
5 know, understated, I thought well done.

6 TRUSTEE ROBINS: Very nice.

7 CLERK PIRILLO: I wanted to call to our
8 attention that the Holy Trinity Church is
9 undertaking an excellent project called the Garth
10 Project, and I'm sure you'll probably touch on
11 this more. And we will popularize this also on
12 the Village website. But they are in full swing
13 on what will be a community garden, serenity,
14 religious or not, contemplative, outdoor space.
15 And the way it looks thus far is really amazing.
16 So I just wanted to thank them for doing that for
17 the community. And you can literally see their
18 progress as days go by.

19 TRUSTEE ROBINS: I walked past it today and
20 it's going to be amazing.

21 CLERK PIRILLO: It is, it is. Paul and I
22 met with Jim Ryan and Geoff Lynch of the Peconic
23 Jitney the other day. They suggested an immediate
24 impromptu meeting. We have reiterated that the
25 spots where the Jitney could go are few and far

1 between. There are two of them. They have
2 decided on using one of the two. We don't know
3 which one yet. They will be coming back to us
4 theoretically for the October work session with a
5 plan that outlines monies to be spent to remediate
6 either a portion of the Visitors Dock or to use
7 the Railroad Dock.

8 They will also -- when they come with the
9 monies to be spent, they will also come to us with
10 a plan for how that money is to be divided, how
11 much they feel the Village should pay and how much
12 they feel they should pay. This is all in
13 preparation, obviously, for next season.

14 TRUSTEE CLARKE: That's great.

15 CLERK PIRILLO: Okay? So they should be
16 coming to us, again, by the next work session.

17 We were approached by a filming company to
18 shoot what's called B-roll, which is basically
19 background, background work to a show that is
20 being done in the Hamptons, and also with scenes
21 here in the Village. There is absolutely nothing
22 required of us for this. There are no street
23 closures, there's no parking, there is no garbage,
24 there are no trucks, there are no food trucks.

25 They'd like to film on the 17th, upcoming

1 this Saturday. And then they had said the 19th,
2 but switched that today to either the 20th or the
3 21st, and that they would let us know as soon as
4 possible, that being tomorrow, which of those days
5 they would film. It's really immaterial to us.
6 One is a Tuesday, one is a Wednesday, which
7 probably, honestly, works out better for the
8 Business District than a Monday, okay? So unless
9 there are any objections, we'd like to tell them
10 that it's okay to film.

11 MAYOR HUBBARD: That's fine. Anybody have a
12 problem with that?

13 TRUSTEE ROBINS: No.

14 TRUSTEE CLARKE: No, sir.

15 MAYOR HUBBARD: No.

16 CLERK PIRILLO: Thank you. Lastly, I asked,
17 please, that we please vote on a resolution this
18 evening, and that is because it's time-sensitive.
19 It's for the school to approve the Homecoming
20 Parade, and that is because the date of that
21 parade was moved up by a week. So they would like
22 us -- I suggested that it -- that it be voted on
23 this this evening, so that the parents can be
24 notified and the kids, and that they can properly
25 advertise it. So with your permission, Mr. Mayor,

1 may we please vote on that this evening?

2 MAYOR HUBBARD: Okay. What is the date now?

3 CLERK PIRILLO: The date now is the 23rd, sir.

4 MAYOR HUBBARD: 23rd of September?

5 CLERK PIRILLO: Yes, right.

6 MAYOR HUBBARD: Okay. I'll offer a

7 *Resolution to approve the Homecoming Parade on the*
8 *23rd of September, 2022.*

9 TRUSTEE ROBINS: Second.

10 MAYOR HUBBARD: All in favor?

11 TRUSTEE CLARKE: Aye.

12 TRUSTEE MARTILOTTA: Aye.

13 TRUSTEE ROBINS: Aye.

14 MAYOR HUBBARD: Aye.

15 Opposed?

16 (No Response)

17 MAYOR HUBBARD: Motion carried.

18 CLERK PIRILLO: Thank you. That concludes
19 my report, unless there are any questions or
20 comments.

21 MAYOR HUBBARD: Any questions?

22 TRUSTEE MARTILOTTA: No.

23 CLERK PIRILLO: Thank you.

24 MAYOR HUBBARD: All right. Thank you.

25 Okay. The Village Attorney report.

1 ATTORNEY PROKOP: Hi, good evening. I have
2 a -- I have a few Code Enforce -- Code Enforcement
3 matters that are pending in court that I need to
4 go over in executive session. I promise that each
5 of them will be very -- and the total will be very
6 brief, but it's necessary to do that, if I could
7 have that favor, please.

8 The only part of my report that I have to
9 discuss, unless you have questions about other
10 things, is the proposed Local Law for the Zoning
11 Code.

12 I prepared a -- I prepared a Local Law which
13 had as its purpose to change the zoning from --
14 certain properties in the Waterfront Commercial
15 District to the Commercial Retail District.
16 Working with the Village, the Village provided
17 comments to the Local Law, and then provided an
18 updated -- a list of properties to be included.
19 The properties that were intended to be included
20 are properties that -- excuse me -- are in the
21 Waterfront Commercial District, but are not
22 waterfront. They may or may not have water
23 access. It's not believed that they have water
24 access physically, but they -- they're intended to
25 be properties that are not waterfront.

1 And there's -- if there's any questions or
2 comments about the law or any of those individual
3 properties, please let me know, and I'll either
4 respond, or Management will respond, or we'll make
5 adjustments if necessary.

6 The other idea that I had when I was doing
7 this, which I discussed with the Mayor and
8 Management, and I think it's worth -- I'll present
9 it to the Board, is the possibility as an
10 alternative to this to doing what I would call an
11 Overlay District. And the suggestion would be
12 that instead of changing the zoning of these
13 properties from WC to Commercial Retail, to create
14 this thing called an Overlay District, which would
15 be called the WC -- WC Residential Waterfront
16 Commercial Overlay District.

17 So, basically, I know it's complex, but it
18 says it all there. So it's a residential overlay
19 of the Waterfront Commercial District. And what
20 that would do is, at least the idea, it's subject
21 to discussion, would be to allow accessory
22 apartments in this area, this area of the
23 Waterfront Commercial District that we've --
24 you've identified you would like a change, to
25 propose as a change in that district to allow

1 accessory apartments or residential use, which is
2 now prohibited. So it would change the -- change
3 the nature and the uses in that district in that
4 manner.

5 So everything else in that district would
6 remain as it is, Waterfront Commercial. The
7 Waterfront Commercial uses and conditional uses,
8 which is something else that we should discuss,
9 but there would be the overlay of a residential
10 use, so that a residential use would be introduced
11 in that area.

12 The proposal also is to remove this language
13 that -- this troubling language that we've had in
14 the subsection of one -- Section 150, which has
15 always -- which has resulted in a Zoning Board
16 interpretation, and limit -- perceived limitation
17 on the ability of developing residential units in
18 a commercial area, and would eliminate -- I'm
19 sorry. Both Local Laws, the proposal is -- I
20 apologize. In both Local Laws, the proposal is to
21 take out that section of 150. I think it's
22 150-18 -- 150-9(18). We have --

23 ADMINISTRATOR PALLAS: On 5 and 6.

24 ATTORNEY PROKOP: I'm sorry, I apologize.

25 I'm sure Mr. --

1 TRUSTEE CLARKE: On Page 5.

2 ATTORNEY PROKOP: Yeah, there are -- but
3 it's 150-9(18), I'm sorry, I apologize, which has
4 given us trouble in the past.

5 So in the first Local Law, where we -- where
6 the proposal is to convert to Commercial Retail,
7 in the Commercial Retail District, there's a
8 limitation on residential. So the proposal would
9 be in that, if we do that version, to take out
10 that limitation and --

11 TRUSTEE CLARKE: Say that first sentence
12 again. In the Commercial Retail, there's a
13 limitation. What specific limitation are you
14 referring to?

15 ATTORNEY PROKOP: It's the limitation of
16 Section 150-9(18), which is that -- it's a
17 limitation on the number of units you can create.

18 TRUSTEE ROBINS: It's limited to two,
19 right --

20 ATTORNEY PROKOP: Yeah.

21 TRUSTEE ROBINS: -- currently? Yes.

22 ATTORNEY PROKOP: Basically, it's limit
23 to two.

24 TRUSTEE ROBINS: So you're saying that this
25 would allow unlimited?

1 ATTORNEY PROKOP: So it's subject to height
2 and, you know, area requirements, yeah.

3 TRUSTEE ROBINS: Square footage and
4 whatever.

5 ATTORNEY PROKOP: Square footage and things
6 like that. But the idea is to take that out. So
7 that would -- if we go the first route to
8 Commercial Retail, the problem that that creates
9 is that it -- Commercial Retail is deemed to have
10 this limitation on residential, and then -- so the
11 proposal is to take away that limitation in that
12 area, in that area of the --

13 TRUSTEE CLARKE: And the limitation is
14 written in 18 in what way? It's -- I'm sorry.

15 ATTORNEY PROKOP: Basically, you can't have
16 more than two units, two residential units above a
17 commercial unit in that district.

18 TRUSTEE ROBINS: Now it's my understanding
19 that we were going to --

20 ATTORNEY PROKOP: Is that, Paul, correct?

21 ADMINISTRATOR PALLAS: It's a little --

22 TRUSTEE CLARKE: I don't see that, but --

23 ADMINISTRATOR PALLAS: If I may.

24 TRUSTEE CLARKE: -- if you could help me.

25 ADMINISTRATOR PALLAS: Yeah. The limitation

1 is -- actually, as the Village Attorney commented,
2 it's actually based on an interpretation that the
3 Article 7, which is one -- that's why the numbers
4 got confusing, because it's 150-18, which is
5 the -- which is Article 7, which is the
6 multi-family. The interpretation was made that
7 that applies to the CR, which then limits it to
8 two without a use variance. So that's -- it's the
9 tie-in to the multi-family section of the code,
10 and the language that --

11 TRUSTEE CLARKE: 150-17?

12 ADMINISTRATOR PALLAS: Eighteen, I believe.

13 TRUSTEE ROBINS: Eighteen.

14 TRUSTEE CLARKE: Eighteen.

15 ADMINISTRATOR PALLAS: What -- the language
16 that the Village Attorney put in was --

17 TRUSTEE CLARKE: Which is multi-family, yes.

18 ADMINISTRATOR PALLAS: Right, that that
19 section, it -- the language to say it doesn't
20 apply belongs in 150-9(18). So that's what --
21 that's why the language is a little confusing, but
22 that's in essence what was done.

23 ATTORNEY PROKOP: So that would -- that
24 would free up -- so that version, the first
25 version, which is the version that we discussed at

1 the last meeting and I was directed to do, would
2 free up residential in the Commercial Retail, in
3 this new area of the Commercial Retail zone. So
4 we take part of the Waterfront Commercial, we zone
5 it Commercial Retail. We take -- we would take
6 out this residential limitation that exists, and
7 then there would be the possibility of retail --
8 residential development.

9 The question is, that I had, is, though,
10 that we have to be aware that what we would be
11 doing in what was -- what was previously
12 Waterfront Commercial District, we would then be
13 allowing -- all of the uses that are available in
14 Commercial Retail would then be available in that
15 district. And I don't -- you know, if that's what
16 you want, that's fine, you know, that would
17 accommodate that. But, you know, you need to be
18 aware of that, that if you convert an area of
19 Waterfront Commercial to Commercial Retail, what
20 you're doing by doing that is you're allowing
21 Commercial Retail, Commercial Retail uses in that
22 district, which is okay if you do that, you know,
23 as long as you do that knowingly and with
24 intention.

25 TRUSTEE ROBINS: I was under the impression

1 we were going to do the zone change first, and
2 then we were going to deal with the permitted and
3 conditional uses afterwards, which would be sort
4 of -- you're trying to kill two birds with one
5 stone here, basically --

6 ATTORNEY PROKOP: No, I'm just -- no,
7 because it will --

8 TRUSTEE ROBINS: -- doing it with --

9 ATTORNEY PROKOP: Excuse me, I'm sorry. In
10 that period of time that we're dealing with the
11 uses --

12 TRUSTEE ROBINS: Uh-huh.

13 ATTORNEY PROKOP: -- in that period of time,
14 there will be all of the -- all of the Commercial
15 Retail uses will be available, you know, because
16 it will be -- for that period of time, it will be
17 on -- it will be Commercial Retail. So whatever
18 is a permitted use or a conditional use in
19 Commercial Retail will be available.

20 TRUSTEE ROBINS: Well, I think we -- aren't
21 we looking at doing some changes to that, though?
22 I mean, that's what we were --

23 ATTORNEY PROKOP: Yes.

24 TRUSTEE ROBINS: -- looking at, is --

25 ATTORNEY PROKOP: Yes.

1 TRUSTEE ROBINS: -- ideas of certain things
2 that we want to eliminate as permitted uses,
3 possibly, or --

4 ATTORNEY PROKOP: Yeah, absolutely. So --
5 so you could -- you could wait and -- you could
6 wait and then -- and complete the discussion on
7 the uses, and make those changes in that part of
8 the Commercial Retail District, you know, and then
9 change it at the same time. And then -- and then
10 there wouldn't be like this gap period where, you
11 know, people can just take advantage of the
12 Commercial Retail, owners could take advantage of
13 it. Or you could just go ahead, you could adopt
14 Commercial Retail and -- but then the uses would
15 be available, you know, until we change the uses.

16 TRUSTEE CLARKE: So, basically, Joe, in
17 layman's terms, you are strengthening 150-9(18) as
18 a component of this move to change the zoning from
19 WC to CR?

20 ATTORNEY PROKOP: We -- so it would be CR
21 without the 150-9(18) limitation.

22 TRUSTEE ROBINS: So it would strictly relate
23 to apartments in the --

24 ATTORNEY PROKOP: It would allow apartments --

25 TRUSTEE ROBINS: Allow apartments.

1 ATTORNEY PROKOP: -- in CR that we don't
2 have now, yeah.

3 TRUSTEE ROBINS: Additional apartments.

4 ATTORNEY PROKOP: Additional apartments,
5 right.

6 MAYOR HUBBARD: Right. I believe with the
7 Overlay District that Joe was talking about that
8 we've discussed, you would -- everything would
9 still be Waterfront Commercial, but we would just
10 be taking those landlocked parcels and making them
11 available to put residential in them, and the rest
12 of it would stay Waterfront Commercial.

13 TRUSTEE MARTILOTTA: Oh, I see.

14 MAYOR HUBBARD: And not changing it all to
15 Commercial Retail, keeping it as Waterfront
16 Commercial. The overlay would allow apartments in
17 those buildings.

18 TRUSTEE MARTILOTTA: Okay.

19 MAYOR HUBBARD: That's the idea, besides --
20 instead of changing everything to Commercial
21 Retail, to do the Overlay District would allow the
22 residential portion in WC, and the rest of
23 whatever was in WC before would still be there.

24 ATTORNEY PROKOP: So you need --

25 MAYOR HUBBARD: Instead of -- originally, it

1 was talked about, you know, waterfront and water
2 view, and all the different things. But with the
3 option of being able to do the Overlay District,
4 we could sit there and say, okay, these landlocked
5 parcels are allowed to do residential, which is
6 not allowed now.

7 TRUSTEE MARTILOTTA: That makes sense.

8 TRUSTEE CLARKE: Right.

9 MAYOR HUBBARD: And keeping them as
10 Waterfront Commercial.

11 TRUSTEE CLARKE: And the last sentence?

12 MAYOR HUBBARD: Waterfront Commercial, they
13 would stay in Waterfront Commercial, they would
14 not go to Commercial Retail. They would be
15 Waterfront Commercial Overlay Residential
16 District.

17 TRUSTEE CLARKE: Can you give me a tangible
18 example of what you're speaking of? I'm sorry.

19 MAYOR HUBBARD: Burton's Book Store.

20 TRUSTEE CLARKE: Which is being proposed to
21 move from WC to CR?

22 MAYOR HUBBARD: Right. And the properties
23 next to them would become Waterfront Commercial
24 Residential Overlay District. So they would
25 allow -- be allowed to put in residential above

1 the Waterfront Commercial zone.

2 TRUSTEE CLARKE: Okay. So the move is no
3 longer to move it into CR, but to move it into --

4 MAYOR HUBBARD: Well, there's two options.
5 That's what Joe was trying to say, there's two
6 options there. This is something else we came up
7 with. Instead of making everything Commercial
8 Retail, which opens up all kinds of different
9 uses, as of right now, to keep them in Waterfront
10 Commercial and possibly doing the Overlay
11 District, which would allow just residential --

12 TRUSTEE CLARKE: I see, as an alternate.

13 MAYOR HUBBARD: -- to be added into those
14 sections of the Waterfront Commercial.

15 TRUSTEE CLARKE: So, in other words, keeping
16 it a more restrictive zone as it is now with an
17 overlay that will --

18 MAYOR HUBBARD: Legitimize some of the
19 apartments.

20 TRUSTEE CLARKE: Legitimize the existing
21 residential that's there?

22 TRUSTEE MARTILOTTA: Right.

23 ATTORNEY PROKOP: Right.

24 TRUSTEE CLARKE: I'm sorry, it took me a
25 while to get there.

1 MAYOR HUBBARD: Mills, there's other
2 buildings. I don't want to get into all the
3 buildings, but it would get rid of some of the
4 artist lofts and make them legitimate residential
5 units in the Waterfront Commercial.

6 TRUSTEE CLARKE: Yes, yes, I understand.

7 ATTORNEY PROKOP: So if you go to -- another
8 way to explain it is if you go from Waterfront
9 Commercial to Commercial Retail, what we're --
10 what we were thinking about doing is if you go
11 from Waterfront Commercial to Commercial Retail,
12 that opens up all these different uses that all of
13 a sudden would become available. And then we
14 would -- like Trustee Robins said, then we would
15 be backing up and trying to figure out which uses
16 we didn't want.

17 TRUSTEE CLARKE: Well, yes. Yes, we're
18 still interested in reviewing those uses anyway
19 and that's not off the table. However, it would
20 make a less dramatic change, if you will, while
21 achieving the goal of --

22 MAYOR HUBBARD: Yes.

23 TRUSTEE CLARKE: -- trying to eliminate
24 nonconformancy within our zoning, which is the
25 overall goal. Okay, I understand. It took me a

1 while, but I'm with you.

2 MAYOR HUBBARD: No, that's fine. It's
3 just --

4 ATTORNEY PROKOP: So then you say -- well,
5 you -- the discussion, if I have it correct, if
6 I'm paraphrasing it correctly, is that, basically,
7 there's no reason why one -- the south side of the
8 street should have different zoning than the north
9 side of the street. Well, you can achieve that,
10 but you can achieve it more carefully by doing
11 this Plan B, rather than open it up. Because many
12 of the things that you were concerned about coming
13 to fruition in the Waterfront Commercial District,
14 if you change -- if you merely change the zone,
15 they will come in in applications. They'll have
16 applications for those uses, you know, the things
17 that you're concerned about.

18 TRUSTEE CLARKE: Yes, especially since we're
19 not changing the Commercial Retail permitted and
20 conditional and nonpermitted usages at the same
21 time.

22 ATTORNEY PROKOP: Right.

23 TRUSTEE CLARKE: So it is a more
24 conservative approach, if you will.

25 ATTORNEY PROKOP: Yes.

1 TRUSTEE CLARKE: It makes sense to me.

2 MAYOR HUBBARD: Yeah.

3 TRUSTEE ROBINS: I'd be curious, I mean,
4 while in the public hearing on this, you know, to
5 hear the feedback from the public about what they
6 think about the proposed zone change, or, you
7 know, of the Commercial Retail on the south side.

8 ATTORNEY PROKOP: We'll still have the
9 public hearing.

10 TRUSTEE ROBINS: Then we'll hear, you
11 know -- so, I mean, I think some feedback --

12 MAYOR HUBBARD: Right. We already have a
13 public hearing scheduled for next week.

14 TRUSTEE ROBINS: Yeah, right.

15 TRUSTEE CLARKE: Right.

16 TRUSTEE ROBINS: I'm curious to hear if
17 there are going to be comments, push-back, you
18 know --

19 TRUSTEE CLARKE: How is this --

20 TRUSTEE ROBINS: -- things that maybe we're
21 not thinking of that other businesses might feel
22 about, you know, this happening. Because I
23 think -- I think people are going to have an
24 opinion on this.

25 TRUSTEE MARTILOTTA: Absolutely.

1 TRUSTEE ROBINS: I don't think people are
2 just going to say fine, you know.

3 TRUSTEE CLARKE: We'll see. It would be
4 nice to see if someone is paying attention.

5 TRUSTEE ROBINS: Well, or show up to a
6 meeting, that would be nice.

7 TRUSTEE CLARKE: The alternate that you have
8 proposed, would that require a separate public
9 hearing from the one that we're going to have on
10 Thursday?

11 ATTORNEY PROKOP: A new public hearing, yes,
12 because it's --

13 MAYOR HUBBARD: Yes. It's really -- it's
14 just -- it's another option for the Board to
15 consider before the public hearing of which way we
16 want to try to go with this, because we scheduled
17 the public hearing and we had dissenting votes on
18 even scheduling the public hearing. So I was
19 trying to give another alternative, because we
20 voted for the public hearing three to two, and I
21 was trying to give --

22 TRUSTEE CLARKE: That is true.

23 MAYOR HUBBARD: -- a compromise in the
24 middle, so that maybe everybody could get on board
25 to try to go and do something that would be with

1 the approval of everybody on the Board, instead of
2 us being divided almost down the middle.

3 TRUSTEE CLARKE: Okay. So this --

4 MAYOR HUBBARD: So that was the intention.

5 TRUSTEE CLARKE: Understood, and I'm sure
6 that's appreciated. So to play that out would
7 mean that we would have a public hearing in
8 September on the proposal that came up last month,
9 and in the same meeting, we would vote for a new
10 public hearing to consider this overlay plan?

11 MAYOR HUBBARD: Yes. We're going to have
12 the -- the hearing, the public hearing, is on
13 Chapter 150 of changing the zone, so I'm sure
14 we'll have a lot of comments on Chapter 150. And
15 this is an alternative plan that can be promoted
16 along with that, depending what public comments we
17 get and where the Board feels they want to -- what
18 direction we want to go in.

19 TRUSTEE CLARKE: But would we prepare that
20 resolution for next week?

21 TRUSTEE ROBINS: I don't think we can. We
22 have to have the --

23 MAYOR HUBBARD: No. We already scheduled
24 the public hearing on Chapter -- if you read what
25 the actual public hearing says on changing the

1 zoning on the downtown -- on the commercial --
2 Waterfront Commercial District. So --

3 TRUSTEE MARTILOTTA: It's vague.

4 MAYOR HUBBARD: -- as an option, when we
5 have that public hearing, we could tell everybody
6 we have an alternative plan that will be added on
7 as a separate public hearing, depending on which
8 way the Board wants to go, the Plan A or Plan B.

9 TRUSTEE CLARKE: And where would the Board
10 be indicating which way it wants to go and at what
11 time?

12 MAYOR HUBBARD: At the public hearing.
13 We'll take comments from the public in September.
14 At our October work session, we will say do we
15 want to continue on with what the public hearing
16 was on, or do we want to go to Plan B, which is
17 the Overlay District, and then move forward with
18 that.

19 I mean, we could mention that at the public
20 hearing, because it doesn't say -- public hearings
21 are just to get comments, so it's not written in
22 stone. We could say at the public hearing --
23 everybody says, "You know what, we think your
24 Plan B is going to work much better for all of
25 us," and then we just shift gears and then we move

1 forward with Plan B and schedule the public
2 hearing on that portion, and then we go with that
3 plan.

4 TRUSTEE CLARKE: So the October work
5 session, we would make a decision of which one we
6 would prefer, which then would schedule a public
7 hearing in October's regular session, which means
8 that public hearing would be held in November, and
9 we wouldn't vote on it until December?

10 MAYOR HUBBARD: Well, it still needs to go
11 to Suffolk County Planning, to the Planning Board
12 and everybody else if we make any changes. So
13 it's still a couple of months from the public
14 hearing to move it forward with the designed law,
15 but --

16 TRUSTEE CLARKE: Understood.

17 MAYOR HUBBARD: We just want -- we have the
18 one -- you know, Joe and Paul worked on the one
19 law, with Sylvia's edits and everything else.
20 They worked on the one law. This was a meet --
21 joint meeting. We've had meetings this past week
22 several times, past two weeks, working on a
23 Plan B, to try to put that together.

24 But at our public hearing, we can say, the
25 whole Board can say at that meeting, "You know

1 what, I think Plan B is the way we should go and
2 not Plan A," and we can modify that at the public
3 hearing. We can talk about that, you know, get
4 input from the public. And we could say we're all
5 more comfortable, after hearing the public speak,
6 that we want to move forward with Plan B, and then
7 we could go and start, get the wheels -- work on
8 getting Plan B in place.

9 TRUSTEE CLARKE: Yeah. What I'm most
10 interested in is the amount of time this adds,
11 versus our drive and interest in moving things
12 forward.

13 TRUSTEE MARTILOTTA: I think in theory, it
14 should only add 30 days.

15 ATTORNEY PROKOP: Yeah. Well, you could
16 vote -- you know, I'm not sure Mayor.

17 TRUSTEE CLARKE: That's really what I'm
18 looking for, is an answer on how much more time it
19 would take.

20 ATTORNEY PROKOP: So -- I'm sorry, you --

21 TRUSTEE ROBINS: I have a process question.
22 I was under the impression that we had to have our
23 discussion at a work session and then schedule a
24 public hearing. I didn't really think that we
25 change that at a public hearing, that we can, you

1 know, kind of -- this is a modification,
2 basically, of what we discussed, and that we
3 can -- we usually don't have our discussions at
4 public hearings. It's usually for the public to
5 tell us what they think, not us to have
6 discussions amongst ourselves about something that
7 we want to amend. Is this okay in the process?
8 Are we permitted to do this kind of thing?

9 ATTORNEY PROKOP: Yes. So the public
10 hearing will go forward on the proposed Local Law.

11 TRUSTEE ROBINS: As is?

12 ATTORNEY PROKOP: Yes. And, however, you
13 know, I think -- if the Board wants to do this. I
14 mean, but, you know, what could be done is that,
15 as the Mayor said, you know, we'll say that, you
16 know, there's another version of this that we're
17 considering, and take -- you know, to the
18 extent that -- we'll try to get it out there
19 before the public hearing, and to the extent that
20 there's comments, you know, take comments on both.
21 I mean, you're allowed to do that at a public
22 hearing.

23 So you could vote at the meeting to set a
24 public hearing in October on the second Local Law
25 and keep the first one open. I mean, it's up to

1 you what you'd like to do, but then in October
2 have two, two hearings. There would technically
3 be two hearings. You could vote to combine the
4 record and just take testimony on -- at one
5 hearing, but you could -- you could technically
6 get this other law, advance it to a public hearing
7 in October, so at least we could start a public
8 discussion on it.

9 MAYOR HUBBARD: Right. Well, per our
10 discussions and everything else, if the residents,
11 the property owners in that district, if they sign
12 a petition and challenge it, it will come back and
13 need a super-majority to do anything, which would
14 mean it would need four votes, and we voted three
15 to two to even have the public hearing. So we
16 would never get a super majority to move that law
17 forward. So that's why I was trying to work on an
18 option to try to see if we can get a consensus
19 between the Board.

20 Now we're not going to do anything without
21 having another public hearing on it. This is just
22 a proposal. This is the first chance we've had
23 since we've worked on this for the past couple of
24 weeks for the Board Members to see it and for the
25 public to see it and everything else and see where

1 we're going with it, so.

2 TRUSTEE CLARKE: Well, in principle, you
3 know, it's a fine idea, and I respect your
4 thinking. It's not dissimilar to where the Board
5 Members started in looking for a separate zoning
6 classification, which was where the concept of
7 water view went. And then the Board was
8 influenced by the idea that keeping it simpler and
9 keeping fewer zones and just moving from A to B
10 made more sense. Then, of course, there was not a
11 super-majority. But I'm not really sure whether
12 it was the principle of the matter, or whether it
13 was the fact that we were trying to do one thing,
14 and that the fact that the usages weren't being
15 reviewed and changed at the same time that caused
16 the negative votes for the public hearing, or
17 whether it was just the fact that residential was
18 brought into the conversation at all. So, you
19 know, not understanding what the root cause was
20 for that, I'm not sure whether this fixes that or
21 not, or whether it just adds an additional level
22 of complexity and more time to the issue than
23 there already was.

24 MAYOR HUBBARD: Okay. I mean, the reason
25 the residential was added on, because I don't feel

1 it's appropriate to do part of one zoning district
2 and not the whole thing.

3 TRUSTEE CLARKE: I agree with you.

4 MAYOR HUBBARD: And that's why I just said
5 instead of spot-zoning, or if somebody challenging
6 it, whatever, we looked at the whole map of
7 Waterfront Commercial when we were doing it and
8 every property that was in Waterfront Commercial.
9 And I didn't want to just do part of it, because
10 myself, I feel that's unfair.

11 TRUSTEE CLARKE: No, I do --

12 MAYOR HUBBARD: And so that's why that went.
13 And if that's what the whole dissension was, you
14 know, I can't answer that, I don't know, so.

15 TRUSTEE CLARKE: No. That's just where my
16 mind is going, you know, just because my impetus
17 is more in us moving forward together and moving
18 quickly. So, you know --

19 MAYOR HUBBARD: Okay. Well, I mean, not
20 that I disagree with you, but if we're changing
21 the zoning of two-thirds of the downtown of
22 Greenport, I don't think moving -- trying to do it
23 quickly and do it wrong is appropriate. I think
24 trying to see -- explore all options and try to do
25 it the right way once and not get everybody upset.

1 Well, we can move forward with what we have,
2 and we have that now. We already have this public
3 hearing. We'll hear what everybody says next
4 week.

5 TRUSTEE CLARKE: I understand.

6 MAYOR HUBBARD: You know, and the public
7 could be all over us at the public hearing next
8 week. We could have 50 property owners here that
9 are saying this is just not the way they want to
10 see Greenport go, but we will evaluate all that
11 when we get that information.

12 We -- I was just -- we just worked on
13 throwing out an alternative if there's some other
14 way to do it, and that would -- as I said, that's
15 Plan B. Plan A is already scheduled. We're
16 moving forward with Plan A next week.

17 TRUSTEE CLARKE: Okay.

18 TRUSTEE MARTILOTTA: And for me, I like Plan
19 A just for the reasons you guys said, but I
20 obviously voted for it. But I feel like -- to
21 your point, Trustee Clarke, I feel that perhaps
22 this addresses some of the issues that gave us the
23 no votes, right, if we're moving three to two to
24 make like a big change downtown.

25 I appreciate what you guys did, you know

1 what I mean? Like you're trying to carve out
2 something to bring some more votes on Board, like
3 I do, I appreciate it.

4 To Trustee Clarke's part, not that I want to
5 rush anything forward, but we have, Mr. Mayor,
6 seen things die on the vine, you know what I mean?

7 MAYOR HUBBARD: Uh-huh.

8 TRUSTEE MARTILOTTA: And that to me is
9 always a concern. But I do, I appreciate it. I
10 mean, I feel like -- I feel that you guys took the
11 time to address perhaps another concern. I mean,
12 we'll find out in public hearing, we'll find
13 out --

14 MAYOR HUBBARD: Exactly.

15 TRUSTEE CLARKE: I'm sorry it took me, you
16 know, 20 minutes to understand what you're talking
17 about, but, you know --

18 TRUSTEE MARTILOTTA: You put it very
19 eloquently.

20 TRUSTEE CLARKE: Well, it took me a long
21 time to get my head wrapped around that, but I got
22 it, and okay, I'm game.

23 MAYOR HUBBARD: All right. And the process
24 will be what we've always normally done. We have
25 the public hearing, we take comments. We are

1 allowed to speak at public hearings, and Trustees
2 and myself have spoken at public hearings before,
3 and, you know, but it's not -- we will have our
4 formal discussion after the public hearing is
5 closed, so we can carry it over and we do it at
6 our work session.

7 TRUSTEE ROBINS: Right, right, we know.

8 MAYOR HUBBARD: So that's -- you know,
9 that's what we normally do anyway.

10 TRUSTEE ROBINS: Right.

11 MAYOR HUBBARD: I'm just saying, but anybody
12 who feels differently about something, it's open
13 to -- you're all residents of Greenport. So it's
14 a public hearing. You're allowed to speak if
15 you're at the front of the room or in the back of
16 the room. You're still allowed to speak and voice
17 your opinion. And if somebody feels really
18 strongly about something, saying, "You know what,
19 I think we really should go this way," everybody
20 is welcome to address that at the public hearing,
21 you know, next week. You know, read through it,
22 you know, talk to people about it, analyze it,
23 come up with differently ideas, or something you
24 think could be tweaked or be better as part of the
25 idea, you know, and to just try to keep moving it

1 forward and get it taken care of.

2 TRUSTEE CLARKE: Okay. Thank you.

3 MAYOR HUBBARD: Okay?

4 TRUSTEE ROBINS: Okay.

5 MAYOR HUBBARD: All right.

6 ATTORNEY PROKOP: Sorry. I just have one
7 other thing, which is that I also worked on with
8 myself and Management, some ideas from Management,
9 came up what we think is a shorter version and a
10 more palatable version of the parking -- a parking
11 law. If you could take a look at that and if it
12 meets your --

13 TRUSTEE CLARKE: I -- do you want to discuss
14 that tonight?

15 MAYOR HUBBARD: Sure.

16 TRUSTEE CLARKE: I mean, I made a point to
17 review it. Julia, are you comfortable discussing
18 it tonight?

19 TRUSTEE ROBINS: Sure.

20 TRUSTEE CLARKE: How about you, Jack?

21 TRUSTEE MARTILOTTA: I'm fine.

22 TRUSTEE CLARKE: Okay, great.

23 ATTORNEY PROKOP: So, basically, we would
24 take out the -- we would take out the exemption
25 that we were talking about, the 1991 --

1 TRUSTEE CLARKE: Yes, sir.

2 ATTORNEY PROKOP: -- you know, exemption
3 goes. It would be whatever -- you know, whatever
4 is existing now that's legal as far as uses would
5 be protected, as far as their parking. Nobody
6 would be made to get -- you know, to get new
7 parking or additional parking based on their use.
8 The exception would be if the -- if there's a
9 change in -- if there's a change in the use or
10 the -- you know, the building, a building permit
11 is required for an alteration or something, then
12 site plan approval, which would result in an
13 increase in parking, I think we have more than 20%
14 as the guideline, then -- then they would have to
15 meet the -- then there would be a requirement to
16 meet additional parking, an additional parking
17 requirement.

18 And the -- excuse me. The Planning Board
19 would be allowed to give waivers. There would be
20 a limitation on the waiver proposed, which is
21 not -- cannot be -- exceed more than 50% of the
22 required spaces, or 20 spaces, whichever is less.
23 Okay. So they could give waivers up to 50%, or 20
24 spaces, whichever's less. And the cost of that
25 would be 1,000 per parking space up to 10, and

1 above 10 would be 5,000 per space. And the limit
2 is 20, so there would be 5,000 for units 11
3 through 20. And that's basically it.

4 TRUSTEE CLARKE: Would you say that last
5 sentence again?

6 ATTORNEY PROKOP: So they would -- the
7 parking -- the Planning Board would be allowed to
8 issue up to 20 waivers.

9 TRUSTEE CLARKE: Yes.

10 ATTORNEY PROKOP: And the first, the first
11 10 waivers to anybody would be \$1,000 each, and
12 then if you need more than 10, the next 10 would
13 be \$5,000 each. So if you're a small -- if you're
14 a small establishment and you need five spaces, it
15 would be five time -- you need a waiver of five,
16 it would be five times 1,000. If you need 15, it
17 would be 10 times one and five times five.

18 TRUSTEE CLARKE: The language there and the
19 use of the word waiver, while we're talking about
20 cash payment in lieu of providing actual parking,
21 confuses me, especially in the context of the
22 Planning Board granting a waiver by a Board
23 suggests that -- well, it doesn't matter what I
24 think.

25 ATTORNEY PROKOP: No. So it's not a waiver,

1 it's a payment in lieu. It's not exactly a waiver
2 that we --

3 TRUSTEE CLARKE: Well, basically, this says
4 that -- it would be easier for me to approach it
5 in my own language. So the intent is that should
6 you change the use of your business after the date
7 of this change of law is in effect, or if you
8 increase the intensification of your business as
9 of the date that this law is in effect, you will
10 be subject to a requirement for the parking as it
11 stands in the code for those changes. And if you
12 do not physically have those spaces, which
13 90-some-percent will not, the suggestion is that
14 payment will be made in lieu of having those
15 physical spaces. It's the use of the word waiver,
16 then, that throws me. Is it a waiver of -- if I
17 need 20 spaces and I don't have any, how are we
18 using the term waiver? Because there was talk
19 about giving the Planning Board the ability to
20 say, "You need 10 spaces, but we're only going to
21 charge you for five."

22 ATTORNEY PROKOP: Yeah. So that's taken
23 out. And it's not -- it's not really a waiver,
24 it's payment in lieu. And I can -- I can
25 eliminate the word waiver.

1 TRUSTEE CLARKE: And only -- only just
2 because it confuses me. It sounds as if you're
3 giving something -- a waiver is a decrease of --

4 MAYOR HUBBARD: Exemption, right.

5 TRUSTEE CLARKE: Exemption.

6 MAYOR HUBBARD: We're waiving the
7 requirement.

8 TRUSTEE CLARKE: Right.

9 MAYOR HUBBARD: So we're not waiving it,
10 we're --

11 TRUSTEE CLARKE: But that's not really the
12 case. The case here -- and I'm not really
13 comfortable with the language that when the
14 Planning Board deems it to be in the best interest
15 of the Village. That's the language that's
16 existed for 20-some years and it has resulted in
17 very, very, very few instances where the Planning
18 Board has had the foresight or the strength to
19 require any payments. So I think the language has
20 to be different. That's my opinion. I don't know
21 if any other Board Member feels the same way, or,
22 Mr. Mayor, you have an opinion on that.

23 MAYOR HUBBARD: No. I mean, as you're
24 describing that right now, reading through it, I
25 didn't pick up no that. But if they deem it in

1 the best interest of the Village, they should do
2 that. It shouldn't be in the best interest of the
3 Village, it's part of what the code is going to be
4 and this is what's required to be done.

5 ATTORNEY PROKOP: Okay.

6 TRUSTEE CLARKE: I mean, I do --

7 MAYOR HUBBARD: I believe that's where
8 you're going with it.

9 TRUSTEE CLARKE: Yes, it is, it is.

10 MAYOR HUBBARD: You know, it's being, you
11 know --

12 TRUSTEE CLARKE: The only -- the only thing
13 that I mentioned in our prior conversations about
14 this was that there should be a -- oh, how do
15 you -- you know, for a project that was of public
16 benefit, other than business as usual, like
17 some -- I can't think of an example tangibly. I
18 mean, what keeps coming up in my mind is like a
19 project like the Auditorium, where, clearly, it
20 would be in the best interest of the entire
21 community to do whatever we could to develop
22 either the Arcade or the Auditorium, two signature
23 properties in the Business District that are, you
24 know --

25 MAYOR HUBBARD: Right, but that's something

1 that we could do as a Village Board and grant that
2 exemption for that.

3 TRUSTEE CLARKE: Okay. We couldn't deny --

4 MAYOR HUBBARD: Yes. When a project comes
5 in and everything else, it's going to go to the --
6 it can go to the Village Board, and the Village
7 Board can deem in the best interest of the
8 Village, would give an exemption on parking.

9 TRUSTEE CLARKE: Okay. It says in 60 days
10 you can appeal to the Village Board.

11 MAYOR HUBBARD: Correct.

12 TRUSTEE CLARKE: So that's -- okay. Yes.
13 Then I'm of the opinion that strengthening that
14 language, and we had talked about any increase of
15 intensification, not 20%.

16 ATTORNEY PROKOP: Okay.

17 TRUSTEE CLARKE: That was my opinion. I
18 don't want to speak for the Board, nor for you,
19 Mr. Mayor, but I felt that we needed to really
20 tighten and strengthen this up. Otherwise, I
21 think it -- I don't think it will have the desired
22 effect.

23 MAYOR HUBBARD: Planners will make sure they
24 go at 19% of whatever they're doing to get
25 around it.

1 TRUSTEE CLARKE: You know, it's just like --

2 MAYOR HUBBARD: If you're intensifying

3 whatever you're doing down there --

4 TRUSTEE CLARKE: Either you're intensifying
5 or you're not. And if you're intensifying, you go
6 through the process, and everybody's got to go
7 through it.

8 MAYOR HUBBARD: If you need to get a
9 building permit to intensify the use, you need to
10 go through the process.

11 TRUSTEE CLARKE: Those are just my two
12 opinions in here in reading through.

13 And then we have had spoken of also the
14 desirability for a payment plan, so that we do
15 offer mom and pops the opportunity to not be
16 discriminated against by people with larger
17 assets, and make a provision for them to open a
18 business on a small budget and pay whatever they
19 owe over a period of time, and I don't see that in
20 here.

21 ATTORNEY PROKOP: Yeah, I took it out to
22 simplify it, but I can put it back in.

23 TRUSTEE CLARKE: Well, that's not --

24 MAYOR HUBBARD: They could do payment over a
25 five-year period.

1 TRUSTEE CLARKE: I mean, it's really --

2 TRUSTEE MARTILOTTA: I like it, it's fine.

3 TRUSTEE CLARKE: -- for the other Board

4 Members.

5 ATTORNEY PROKOP: Okay.

6 MAYOR HUBBARD: No, that was -- basically,
7 what the conversation I had with Paul and Joe was,
8 you know, we cancelled the public hearing, we
9 closed the public hearing on it, but we didn't
10 accomplish anything with the months that we talked
11 about it.

12 TRUSTEE CLARKE: No, sir.

13 MAYOR HUBBARD: So that's why I said just
14 simplify everything that we've got in there, make
15 it to just try to take care of the exemption from
16 1991.

17 TRUSTEE CLARKE: Yes, sir.

18 MAYOR HUBBARD: Put in certain payments on
19 it. Make it a much simpler law that we could try
20 to get it through to take care of the issue that
21 we have, which was the original intent from
22 Planning and Zoning saying, "How do we enforce
23 this?" So --

24 TRUSTEE CLARKE: And the payments one to ten
25 were at 2500.

1 MAYOR HUBBARD: Yes.

2 TRUSTEE MARTILOTTA: So that was the one
3 question I had, and I'm sorry I don't have it in
4 front of me. How many -- what -- oh.

5 TRUSTEE CLARKE: It's right here.

6 TRUSTEE MARTILOTTA: There we go.

7 Thank you.

8 TRUSTEE CLARKE: This was at 2500, and then
9 it went to 5,000, now it's been changed to 1,000.

10 TRUSTEE MARTILOTTA: Okay, 1,000 and 5,000,
11 so that -- all right. I guess -- so the two
12 questions, I guess, I don't know, from whoever.
13 One parking spot constitutes an increase of how
14 many patrons? Is it four?

15 TRUSTEE CLARKE: It depends.

16 ADMINISTRATOR PALLAS: It depends on the
17 business.

18 TRUSTEE CLARKE: Depends on the business.

19 ADMINISTRATOR PALLAS: Yeah.

20 TRUSTEE MARTILOTTA: Okay.

21 TRUSTEE CLARKE: For a restaurant it's five,
22 I think.

23 TRUSTEE MARTILOTTA: Five? Okay. So if I
24 could use the restaurant example just for a quick
25 second.

1 MAYOR HUBBARD: Uh-huh.

2 TRUSTEE MARTILOTTA: So, I don't know, Jack
3 Martilotta is going to open a restaurant and I'm
4 going to add 50 seats. All right. So that would
5 be 10, 10 vehicles up to 25,000. If I'm going to
6 add 50 to 100 seats, that seems like a fairly
7 massive investment in a restaurant, you know what
8 I mean? But so if I'm -- if I'm in the second
9 block here, if I'm going -- I'm adding 10 to 20
10 parking spots, right, I'm increasing the seating
11 capacity of my restaurant by 100 people? I don't
12 know. I kind of like the initial numbers. I
13 mean, I'm not saying no to the new set of numbers,
14 I'm not, but that was just kind of my thinking.
15 Like if I'm -- if somebody's going to lay out the
16 money, I'm not exactly sure where you would add
17 100 seats in a restaurant in Greenport, honestly,
18 I'm not. But I would think if somebody were to go
19 through all the trouble to do that --

20 MAYOR HUBBARD: Right.

21 TRUSTEE MARTILOTTA: -- that seems like a
22 deal.

23 MAYOR HUBBARD: I mean, we were trying to
24 make it for this, the people that want to expand a
25 little bit, to make it more cost effective, so

1 small places could open up.

2 TRUSTEE MARTILOTTA: And I like that.

3 MAYOR HUBBARD: And the 1991 law had 2500.

4 We could do 2500 and 5,000.

5 TRUSTEE MARTILOTTA: But, I'm --

6 MAYOR HUBBARD: But, you know, it's like
7 we're not trying to kill somebody who wants to add
8 two tables outside their place.

9 TRUSTEE MARTILOTTA: And I don't want to.
10 But if you want to add 55 --

11 MAYOR HUBBARD: And not try to fight with
12 them.

13 TRUSTEE MARTILOTTA: -- I don't know.

14 MAYOR HUBBARD: Well, I mean, just --

15 TRUSTEE MARTILOTTA: I mean, just --

16 MAYOR HUBBARD: Right.

17 TRUSTEE MARTILOTTA: -- for the discussion
18 as we're sitting here right now, I mean, if you're
19 going through the trouble of --

20 MAYOR HUBBARD: Right. We've had numerous
21 public hearings on this. We've gone around in
22 circles with all kinds of different things. At
23 one point, we were at 20,000, then we're down to
24 1,000. You know, it's -- you know, it's something
25 that the Board feels comfortable with, with a

1 dollar number that we could put on there. If the
2 Board feels comfortable with 2500 and 5,000, we
3 can just do that before we have the public
4 hearing, you know.

5 TRUSTEE MARTILOTTA: No. I'm comfortable
6 with that, too.

7 TRUSTEE CLARKE: I do, but, you know, I'm
8 only speaking for myself.

9 MAYOR HUBBARD: Right.

10 TRUSTEE CLARKE: I respect the thinking
11 about -- about a smaller business and a less
12 capitalized business, and particularly the
13 comments around mom and pop, I'm really very
14 sensitive to that. So the idea of a payment plan
15 is -- that tipped my hand to that. And then, you
16 know, you -- if you wanted to have three sets, you
17 could have zero to five at 1,000, or zero to three
18 at 1,000 for somebody small that just needs to
19 tweak their business, and then do 2500 and 5,000.
20 But to think of a \$2500 number being already
21 30 years old in our Village Code, which we know
22 with inflation now is worth at least \$5,000, and
23 to set it back to 1,000 doesn't sit right with me.

24 MAYOR HUBBARD: Okay.

25 TRUSTEE CLARKE: But I'm open to a

1 three-tier system, if you wanted to really have
2 something like you say for a small business that
3 just wants to make a small --

4 TRUSTEE MARTILOTTA: I really -- I totally
5 appreciate that.

6 MAYOR HUBBARD: Okay.

7 TRUSTEE MARTILOTTA: I appreciate like what
8 you were saying.

9 MAYOR HUBBARD: You know, these little --
10 what do they call them? Stand-up barstools, or
11 whatever.

12 TRUSTEE MARTILOTTA: Sure.

13 MAYOR HUBBARD: Somebody wants to put two of
14 those out, or high hats or --

15 TRUSTEE MARTILOTTA: Totally.

16 MAYOR HUBBARD: -- whatever they are, and
17 they want to add two of them out in front of their
18 place, they don't have room for it, you know?

19 TRUSTEE MARTILOTTA: You want to add 55
20 people, you're doing all right.

21 MAYOR HUBBARD: Yeah. Well, no, I know.
22 But if you want to just add the two little tables
23 out front where you could sit there and eat.

24 TRUSTEE MARTILOTTA: Sure.

25 MAYOR HUBBARD: So you're going to do that,

1 so that why -- that was the idea. So, I mean,
2 with a three-tier system, from zero -- from one to
3 five for 1,000, from six to 10, 2500, and from 10
4 and beyond, 5,000 for a spot. If somebody wants
5 to do a minor, little change --

6 TRUSTEE CLARKE: I think that's a reasonable
7 compromise.

8 TRUSTEE MARTILOTTA: I think that's a very
9 reasonable compromise.

10 MAYOR HUBBARD: Okay. Julia, do you agree
11 with them?

12 TRUSTEE ROBINS: Yeah. I mean, I like the
13 fact that there will be, you know, the three-tier
14 system, you know, because I'm very concerned about
15 the small owner-operated businesses, you know,
16 that they're not being penalized in this. I --
17 I'm forever going to have difficulty with the
18 pay -- with the, you know, payment in lieu of, you
19 know. And I don't -- I just don't like the whole
20 concept, to be honest with you, but this is
21 probably the best we're going to get right now, so.

22 MAYOR HUBBARD: Okay. Well, Management will
23 work on putting that together, making those
24 changes, and we'll send it back around.

25 TRUSTEE MARTILOTTA: I don't think that's a

1 huge change, but I also think it's -- I think it's
2 accomplishing what we were looking to accomplish,
3 right? We're not hurting the mom and mop that
4 opens a restaurant and they're adding four or five
5 tables. I think that's a reasonable expense. And
6 if you're, I don't know, knocking down the
7 building next door and adding a whole new
8 restaurant to your restaurant, you know, I think
9 it's fair to ask that.

10 TRUSTEE CLARKE: So what is the life cycle
11 and track of this going to be now? This now goes
12 to -- are we -- can --

13 MAYOR HUBBARD: We're going to make the
14 changes on it and everything else, and we'll put a
15 motion to schedule a public hearing on this for
16 the October meeting.

17 TRUSTEE CLARKE: We can make the motion
18 in -- next week?

19 MAYOR HUBBARD: Yes.

20 TRUSTEE CLARKE: Okay, great.

21 TRUSTEE MARTILOTTA: That would be great.

22 MAYOR HUBBARD: They'll work on making those
23 changes. They're not major changes, so we could
24 get that done, get that around to everybody, so
25 everybody could look at it on Monday. And we'll

1 put a resolution on to schedule a public hearing
2 for the October meeting for Chapter 150 - Parking
3 and have the public hearing on it.

4 TRUSTEE MARTILOTTA: Get it moving.

5 TRUSTEE CLARKE: All right.

6 MAYOR HUBBARD: Does that makes sense, Joe?

7 TRUSTEE MARTILOTTA: Thank you very much, Joe.

8 ATTORNEY PROKOP: Yes, sir.

9 TRUSTEE MARTILOTTA: Thank you.

10 MAYOR HUBBARD: That's workable, okay.

11 Okay. Anything else for the Village

12 Attorney?

13 (No Response)

14 ATTORNEY PROKOP: Thank you.

15 MAYOR HUBBARD: Okay. Thank you.

16 Okay. Mayor and Trustees. I just want to
17 go through a few things that I have.

18 The Tree Committee met a week early. I said
19 last month that we'll be meeting early. Put
20 together a list of take-downs, stump grinding and
21 ordering trees. We're going to be ordering 22
22 trees from NYPA, which we'll be paying for --
23 actually 24 trees. We have to do even numbers?
24 So we'll be paying for 12, we'll be getting 12
25 free ones, so it will be 24 trees planted.

1 Throughout the Village, we have a list of people
2 that had asked for them, along with some other
3 places that we've been waiting for with -- there
4 were takedowns and stuff like that. And it's a
5 really good -- it's a good program. The list went
6 into them today to get them ordered, they had to
7 be ordered by the 15th. And it helps a lot with
8 the trees around here, getting 24 new trees in the
9 Village, and we only pay for half of them.

10 TRUSTEE CLARKE: Absolutely. Is it too --
11 it's too late to add to the list. You asked us to
12 do it last month and I didn't do it.

13 MAYOR HUBBARD: Well, if somebody changes
14 something, or whatever, if you have a location,
15 get it to Jane or Polly on the Tree Committee.

16 TRUSTEE CLARKE: I'm sorry about that.

17 MAYOR HUBBARD: In case somebody decides
18 they don't want it, or we get different trees.
19 Because you have to go and be careful with wires
20 overhead, the type of trees you plant --

21 TRUSTEE MARTILOTTA: Sure.

22 MAYOR HUBBARD: -- and what's going in. So
23 if we end up -- if they only sent us eight of
24 these instead of 10 that we wanted, we could
25 switch around.

1 TRUSTEE CLARKE: Okay, you got it.

2 MAYOR HUBBARD: I just want to thank Stephen
3 Gaffga for stepping up for the Town committee on
4 the additional half percent on the Housing Fund.
5 He's on the committee, and they're going to be
6 meeting. He'll keep us informed of what's going
7 on, but we do have a representative on that.
8 Perfect example of why housing is needed around
9 here, a young couple renting, not having a place
10 to live and everything else, so he's a perfect fit
11 for the thing. And I just want to thank you,
12 Stephen, for stepping up and doing that.

13 DEPUTY TREASURER GAFFGA: Not a problem.

14 MAYOR HUBBARD: Okay.

15 DEPUTY TREASURER GAFFGA: The First meeting
16 is actually next week.

17 MAYOR HUBBARD: Okay. Well, just keep us
18 informed as it goes along. Anything else you need
19 from us, you know, but, you know, that's a good
20 thing.

21 We had a meeting here yesterday of a bunch
22 of -- Lee Zeldin's Office, Jodi Giglio's Office,
23 the Supervisor, the Coast Guard, myself, along
24 with Management on the Fire Rescue Boat for the
25 Fire Department. We met for over an hour, we got

1 a lot of really good information, ways to go about
2 trying to get the funding for it, and the proper
3 way to go about doing the whole process and all.

4 The Coast Guard was really informative of
5 what they do. They were looking at a Port
6 Securities grant, and the Coast Guard is like,
7 "You're never going to get that." We've told that
8 by a grant writer, but they're like -- you know,
9 they were accepting 200 applications last year,
10 they got 800 applications, they only reviewed 29
11 of them and gave out like five

12 (Laughter)

13 MAYOR HUBBARD: And it just wasn't going to
14 work. But working more with Mark Woolley from
15 Zeldin's Office, or with Nancy, they were both
16 here, they gave us guidelines of looking to go to
17 the appropriations for 2024. 2023 is done
18 already, but 2024, to go through the
19 appropriations and the earmarks, that they have 14
20 projects or 15 projects in Congressional
21 District 1 that are eligible, that we're going to
22 be working on going forward with that.

23 Also, on the training, there's a review in
24 Riverhead. Coast Guard does a pre-season and
25 after-season review, and they're doing one at

1 Riverhead Firehouse next Tuesday at 10 in the
2 morning. Guys in Greenport are going to go up and
3 just see what they have with that. And the Coast
4 Guard said the sooner we can get the MOU with them
5 and get guys in training, it makes everything much
6 more credible, because we have the manpower and
7 stuff in place to move this forward to try to get
8 the funds to pay for the boat, and the gear and
9 everything else, which is, you know, crucial.

10 I know -- I didn't realize it, but when he,
11 the Coast Guard, was talking about it, with the
12 style boat we're getting, if you're there in your
13 regular firemen's gear trying to get somebody out
14 of water in the middle of winter and you get wet,
15 you're now another patient. You're not -- you
16 know, without the dry suits and everything else
17 that you need -- you know, it's like, oh, it's a
18 boat. You know, normally, our boat comes out in
19 October, we put it in dry dock. Well, this isn't
20 going to be that way. And so just, you know,
21 realizing from those guys, the first thing they do
22 is don their gear before they go out and do
23 anything. And it just awakened my eyes from the
24 conversation, all right, well, we need to be
25 better prepared and better trained for that before

1 we just add more to the problem. You're trying to
2 save one person, you got four guys that are
3 soaking wet, and hyperthermia takes ten minutes
4 and you're all frozen.

5 So it was very informative, you know, so it
6 was a good meeting. And we have plans of moving
7 everything forward, and we're going to see what we
8 could do for that. And the goal from the Boat
9 Committee is they're trying to get the funding and
10 do this whole thing without affecting the
11 taxpayers and the Fire Department budget and
12 everything else, because they use their budget.
13 Pretty much every year, they use it all.

14 Also the Supervisor did mention doing a
15 short-term special district for the boat.
16 Stephen's working with the Assessors in Southold
17 to see what that number would actually be. They
18 did one for road paving, it was \$1.3 million, and
19 what it actually added to a household wasn't that
20 much spread out over the whole town. And telling
21 people it's going to expire in five years or 10
22 years, it will be gone. People said, "Well, we
23 need to fix the roads," so they didn't complain
24 about it.

25 So that was, you know, a very good

1 discussion we had with the Supervisor and his
2 office, along with the Assessors, of they're going
3 to try to put together -- this is the number we
4 start with, you break it down over everybody in
5 the East-West District and this is what it would
6 actually cost per household. So you could fill
7 that number out there to try to get the whole
8 process working. It's going to take a
9 year-and-a-half to make the boat anyway. To get
10 the process working and then out, well, we got
11 200,000 from the State and we got 400,000 from the
12 Federal Government, and then it just shrinks down
13 that whole time span of what we're trying to do.
14 So it's just a different way of looking at the
15 funding and putting the whole project together.
16 So we all learned a lot from it, so we're going to
17 keep on moving that forward.

18 TRUSTEE CLARKE: Sounds good.

19 MAYOR HUBBARD: And that's all I had. So
20 Trustee Martilotta.

21 TRUSTEE MARTILOTTA: Sure. It's been --
22 really, I wanted to talk about parking issues, but
23 we did that, so you got that.

24 One -- other than parking issue, I had a few
25 people approach me. I just wanted to bring it up,

1 I guess to you, Mr. Pallas, and you, Mr. Mayor.
2 We put in all those nice sidewalks and they really
3 look great, and people said things are growing
4 over them, like so you can't walk down them. I
5 had a couple of my neighbors -- how do I explain
6 it? Yeah, I think that's it, right? We have like
7 a privet hedge or something and have to cut it
8 back and now the sidewalk's clean. So if this is
9 something we could look at. I had a few people
10 bring it up to me over the last couple of weeks.

11 TRUSTEE CLARKE: That's an ongoing issue.

12 TRUSTEE MARTILOTTA: I'm sure it is.

13 MAYOR HUBBARD: There's certain places where
14 they constantly are, and we go and tell them every
15 year and then they forget about it and they don't
16 do it.

17 TRUSTEE MARTILOTTA: I took the opportunity.

18 MAYOR HUBBARD: Yeah, no, that's fine.

19 TRUSTEE MARTILOTTA: Yeah, but that's all.

20 MAYOR HUBBARD: Is this down on Fifth
21 Street?

22 TRUSTEE MARTILOTTA: Yes. That is
23 definitely one of them, yes.

24 TRUSTEE ROBINS: Yeah, down on Fifth Street.

25 MAYOR HUBBARD: Okay.

1 TRUSTEE MARTILOTTA: Yes.

2 MAYOR HUBBARD: I know Main Street is an
3 issue, there's places on Main Street.

4 TRUSTEE MARTILOTTA: Yes, there's a couple
5 on Main Street, also.

6 MAYOR HUBBARD: Okay. But just Paul will
7 follow up on that.

8 TRUSTEE MARTILOTTA: I'll touch base with
9 you right after this. But, really, that's all I
10 have.

11 MAYOR HUBBARD: Okay.

12 TRUSTEE MARTILOTTA: Thank you, sir.

13 MAYOR HUBBARD: Thank you. Trustee Clarke.

14 TRUSTEE CLARKE: I don't have any material
15 report. I thank Sylvia for bringing up the
16 project. It was -- it's an awesome project that's
17 going on at Holy Trinity, I'm grateful to be
18 involved in it.

19 I also wanted to thank you for coming to the
20 wall-raising at the Habitat for Humanity house.

21 TRUSTEE MARTILOTTA: That's so great.

22 TRUSTEE CLARKE: That was really a highlight
23 for me. It was just a great day to be with those
24 people, and especially to listen to the Director
25 speak about so many opportunities. It -- I

1 haven't been back to see how progress is going,
2 but there are a couple of ideas cooking. I'm
3 making a pun. You know, they suggested maybe we
4 could fix a lunch for the crew one day. So I'm
5 trying to look at a way to continue to support
6 them.

7 It really, really touched me, that whole
8 project. And I'm really grateful for the
9 Administration and the Mayor coming out to that,
10 it was a great experience.

11 I was on vacation for the Friends of
12 Mitchell Park meeting, so I don't have a report
13 from them, but I'm sure there'll be something to
14 bring up next month.

15 And I believe that we've closed our dances
16 for the season.

17 CLERK PIRILLO: Yeah.

18 TRUSTEE CLARKE: So it was -- unfortunately,
19 it only rains on Mondays in Greenport.

20 MAYOR HUBBARD: Exactly.

21 TRUSTEE CLARKE: But it was a good season.
22 It was nice to see good attendance, and a
23 wonderful experience again this summer.

24 I'm trying to think if there was anything
25 else I'm leaving out. I don't believe so. I saw

1 that the Clerk has the resolution for the Skate
2 Park, which, of course, we're all in support of,
3 so that continues to go. They have additional
4 events that I've seen publicized. There's going
5 to be an art auction?

6 CLERK PIRILLO: Uh-huh.

7 TRUSTEE CLARKE: And a couple of other
8 things. So I continue to be impressed with
9 Rena Wilhelm and her leadership of that group, and
10 just how much they are doing to contribute and
11 champion that wonderful asset for families and
12 children here in Greenport. So I'm glad to get a
13 word in about that. Thank you very much.

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

16 TRUSTEE ROBINS: So just a little bit of
17 things that the BID has been doing. They're still
18 trying to figure out -- they need four new
19 planters, and they thought they had somebody to
20 build them. Originally, the school had
21 participated in that project, but with the work
22 going on at the school, we weren't able to do it
23 this summer. So they may have a volunteer that's
24 willing to build the planters. They're also going
25 to speak to the Scouts to see if they could get

1 some help. But they do have right now, I think
2 they said, 24 planters. They're going to switch
3 over the plants. You know, when they get to the
4 end of October, they'll put in the plants for the
5 winter plants.

6 And they're busy, as we mentioned, the
7 parade for Halloween, and they're going to be
8 doing their scavenger hunt. A lot of fun things,
9 the kids really enjoy that, so that's something in
10 the works right now.

11 A big project they're working on is the
12 redesign of their website. They have put out an
13 RFP to hire somebody to do that for them, as well
14 as a photographer. So, you know, that's going to
15 be anybody who has a business in the Village.
16 That's going to be a brand new site and a lot of
17 information directing people to everything
18 throughout the Village, so I think it's a good
19 thing.

20 They're going to do a travel show this year.
21 I think they were shut down the last year or two,
22 but they'll be going back, and they plan on going
23 to both the New York and Boston travel shows. I
24 think they allocated \$2,500 for each show to send
25 people up there for hotel, parking expenses and

1 stuff like that.

2 I know Kim Loper, who's been involved with
3 the lighting that they do every winter, supposedly
4 was going to take a meeting with you, Paul, and
5 Doug Jacobs. I don't know.

6 ADMINISTRATOR PALLAS: We had a meeting, yes.

7 TRUSTEE ROBINS: You had a meeting, yeah,
8 and the lighting contractor to discuss that, so --

9 ADMINISTRATOR PALLAS: He didn't show up
10 for it.

11 TRUSTEE ROBINS: He didn't show up, really?
12 Okay. So always trying to avoid the, you know,
13 things that go on as we go on in the season. It
14 seems like everything is working fine at first,
15 you know, and things start to go out after a
16 while. So, anyhow, they will have a booth at the
17 Maritime Festival.

18 And I think Rich Vandenburg has now done --
19 they did a Narcan training over at Greenport
20 Harbor for the community, and they gave out kits.

21 Just briefly on the Carousel, we had a
22 meeting the other day. They do want to get some
23 small jobs done down there, mainly to do with
24 horses that need some painting and detail work.
25 There was unfinished work when they did the inner

1 scenic panels. So they're going to be trying to
2 find a painter that either will work -- you know,
3 it's not that somebody won't be paid, but they're
4 looking for somebody to do detailed painting on
5 horses and the shields that are on the top of the
6 rounding boards, the decorative trim.

7 And Val Shelby, she's a member of the
8 committee, generously offered to donate the work
9 on the two sleighs. The upholstery has to be
10 redone and stuff like that.

11 TRUSTEE CLARKE: Oh, that's wonderful.

12 TRUSTEE MARTILOTTA: That's really nice.

13 TRUSTEE ROBINS: Yeah. So she just asked
14 that, you know, the materials be supplied by the
15 Village, but she's willing to do that.

16 So next month we're going to actually have
17 the meeting in the Carousel to go over the kind of
18 things that need to be done. And that's it.

19 They mentioned, by the way, that -- Margo
20 mentioned that new switch is a great idea on the
21 outside, and also as a safety factor, too. I
22 think it's always been something that that switch
23 on the outside is much safer. So, anyhow, it's
24 all good. Thank you.

25 MAYOR HUBBARD: Okay. Thank you. Okay.

1 Public to address the Board on any topic. Nobody
2 wants to? Oh.

3 RANDY WADE: Randy Wade, Sixth Street,
4 Greenport. Thank you very much for all that
5 you're working on, it's a lot of great work.

6 And I thought that was a very creative idea
7 about the Overlay District, that I was quickly on
8 my iPhone looking at the uses in CR, and gas
9 stations, and just all sorts of funny things.
10 But, also, it's good, the Waterfront Commercial
11 with its conditional uses. And so you're
12 suggesting, though, that it would just be on those
13 without waterfront access, this overlay, right?
14 It wouldn't be a floating overlay?

15 ATTORNEY PROKOP: Waterfront, adjacent to
16 the waterfront.

17 RANDY WADE: What does adjacent to the
18 waterfront mean?

19 ATTORNEY PROKOP: On the waterfront.

20 RANDY WADE: Yeah. No, it shouldn't --
21 absolutely there should be no residential in
22 Waterfront Commercial, because that's the kiss of
23 death for Waterfront Commercial. You could say
24 that it's just upstairs. We have 123 Sterling as
25 an example what happens when you let -- open the

1 door a little bit for residential. Yeah. It was
2 very important that it just be for the water view.
3 The properties that are on Front Street that have
4 no waterfront access, that would be like really
5 great, and if you could do it for that.

6 But your points were really right on by not
7 just -- I initially thought, oh, just take those
8 and switch them over to CR, but you are right, it
9 should be something different. And now I'm back
10 to thinking it should be -- and you can call it
11 whatever you want. Water view might actually just
12 be the simplest of all, though. And, yeah,
13 getting the uses.

14 I mean, I hope -- I think everybody's aware
15 that the Village is on the verge of becoming
16 nothing but hotels and restaurants, and that means
17 we'll be dead in the winter, and we won't have a
18 village where you walk around and it's lively. We
19 won't have any of the little stores. So somehow
20 we need a concerted effort to figure out how to
21 protect against that.

22 And I just want to say again, at 7%
23 interest, everything doubles in 10 years. So if
24 it was 30 years ago that it was 2500 to pay for a
25 parking spot and get out of it, then 5,000 the

1 next year 10,000 the next, and so that's 20,000 in
2 30-year-ago dollars. So that should be the basis,
3 the floor. And then if you -- to do one to five
4 at -- cars, and that's a 25-seat restaurant,
5 that's like not a little thing. They -- if you're
6 making a 25-seat restaurant, I agree with you,
7 Jack, that these are orders of magnitude that are
8 pretty serious and should come with serious
9 dollars.

10 I mean, I would like to also see maybe to
11 consider a limit on like the Village. We look at
12 the Village and we say, well, this Village could
13 accommodate "X" number of restaurant seats, and
14 will -- it could be more than certainly what we
15 have now, but there's something that's not
16 everything, and we have to figure out what that
17 that is, and the same with hotel rooms, you know.

18 Greenport's a little one square mile.
19 Southold has resort zones. We should have a zone
20 for where we want the hotels and really think
21 about it. Okay. Everything that's a hotel now
22 will be zoned hotel zone, and then maybe there's
23 some other places, also, but just not all of the
24 commercial area and the Waterfront Commercial
25 conditional.

1 So those are just thoughts, and would love
2 to help with zoning if -- and thinking of these
3 things. So you're doing a really good job
4 thinking. It's a lot of work. Thank you so much.

5 MAYOR HUBBARD: Okay. Thank you. Anybody
6 else wish to address the Board?

7 (No Response)

8 MAYOR HUBBARD: Okay. I'll offer a motion
9 to adjourn to executive session to consult with
10 the Attorney --

11 TRUSTEE MARTILOTTA: Second

12 MAYOR HUBBARD: -- at 8:34. So moved.

13 TRUSTEE MARTILOTTA: Second.

14 MAYOR HUBBARD: All in favor?

15 TRUSTEE CLARKE: Aye.

16 TRUSTEE MARTILOTTA: Aye.

17 TRUSTEE ROBINS: Aye.

18 MAYOR HUBBARD: Aye.

19 Opposed?

20 (No Response)

21 MAYOR HUBBARD: Motion carried.

22 (The Meeting was Adjourned at 8:34 p.m.)

23

24

25

