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

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Third Street Firehouse
September 22, 2022
7:00 P.M.

B E F O R E :

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

- JOSEPH PROKOP - VILLAGE ATTORNEY
- SYLVIA PIRILLO - VILLAGE CLERK
- PAUL PALLAS - VILLAGE ADMINISTRATOR

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

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

4 (Pledge of Allegiance)

5 MAYOR HUBBARD: Please remain standing for a
6 moment of silence for Dylan Newman and Steven
7 Howard White.

8 (Moment of Silence)

9 MAYOR HUBBARD: Thank you. Okay. I got a
10 couple of announcements:

11 Village Offices will be closed on
12 October 10th, 2022 in honor of Columbus Day.

13 Tomorrow night, the Homecoming Parade will
14 be starting at IGA, going up Front Street, down
15 First Street, up Front Street to the High School.
16 It's at 6 o'clock. Come on out, cheer the kids
17 on. And it's a fun event, you know, for everybody
18 to be at. So that's at 6 o'clock tomorrow night.

19 All right. Before the public hearings, I
20 want to just welcome and thank you. The Holy
21 Trinity Episcopal Church is undertaking the Garth
22 Project on the front lawn of 768 Main Street,
23 which will result in a spiritual public garden as
24 a gift to the community. If anybody has a chance
25 to go by there, just look at it, as it's under

1 construction, of what they're doing. It's really
2 impressive looking what they're doing on the front
3 of the -- of the church there. And go by and
4 check it out. And when it's finished, it's going
5 to be something really special for the whole
6 community.

7 Okay. Public hearings. We had a
8 *Public hearing regarding the Wetlands Permit*
9 *Application submitted by Cole Environmental*
10 *Services on behalf of Paula Casey for the property*
11 *located at 20 Beach Street (aka Sandy Beach Road).*
12 *It remains open.*

13 We've asked numerous times for more
14 information from the architect and from the
15 property owner. We've received nothing at this
16 time. So we're just going to keep that public
17 hearing open until we finally receive the
18 requested information, or we'll end up closing it
19 and they'll just have to submit a new application.

20 TRUSTEE PHILLIPS: Mr. Mayor, may I make a
21 suggestion, that we put a time limit on, that if
22 we don't hear from them by next -- next work
23 session, that we close this hearing? Obviously,
24 if they're not communicating with us, either
25 they're not going to move forward with the

1 project, or they're just at a standstill and can't
2 do it. I think, at this point, it would be just
3 fair. Give them a deadline to say we need the
4 information by such and such of the work session.
5 And if it's not there, then we just close the
6 public hearing at the regular Board meeting next
7 month.

8 MAYOR HUBBARD: Okay, no problem with that.

9 TRUSTEE PHILLIPS: You need to do a
10 resolution to keep it open.

11 ATTORNEY PROKOP: There should be a motion
12 on that.

13 TRUSTEE ROBINS: Yeah.

14 MAYOR HUBBARD: What's that?

15 ATTORNEY PROKOP: Whatever you're going --
16 whatever action you're going to take, there should
17 be a motion. If you're not going to take any
18 action, there --

19 MAYOR HUBBARD: We're taking no action on it
20 tonight, we have no information.

21 TRUSTEE PHILLIPS: You still have --

22 MAYOR HUBBARD: So you say you want a
23 resolution that we should keep it open again?

24 ATTORNEY PROKOP: I think you should do
25 that, yeah, yes.

1 MAYOR HUBBARD: I'd offer a *Resolution to*
2 *keep open the public hearing --*

3 TRUSTEE MARTILOTTA: Second.

4 MAYOR HUBBARD: -- *for Cole Environmental on*
5 *behalf of Paula Casey. So moved.*

6 TRUSTEE MARTILOTTA: Second.

7 MAYOR HUBBARD: All in favor?

8 TRUSTEE CLARKE: Aye.

9 TRUSTEE MARTILOTTA: Aye.

10 TRUSTEE PHILLIPS: Aye.

11 TRUSTEE ROBINS: Aye.

12 MAYOR HUBBARD: Aye.

13 Opposed?

14 (No Response)

15 MAYOR HUBBARD: Motion carried.

16 And if we don't hear anything for next
17 month, we will close it out next month and they
18 can start over.

19 TRUSTEE MARTILOTTA: Sure.

20 MAYOR HUBBARD: Okay. Second public
21 hearing, a *public hearing regarding a proposed*
22 *local law of 2022 amending Section 150-4; Zoning*
23 *Map, of the Greenport Village Code and amending*
24 *the zoning of certain properties in the*
25 *Waterfront -- in WC Waterfront Commercial*

1 *District.*

2 All right. The public hearing has been
3 noticed, the paperwork is out there. Just as a
4 way of explanation, we got to this point trying to
5 work through. We had a couple of Trustees that
6 wanted to do a moratorium, wanted to shut down
7 everything for, you know, six months, or whatever,
8 downtown. I thought we could try to work through
9 the process of coming up with the zoning changes
10 that we need, because we were going to have to do
11 that anyway. Even if we had a moratorium, we
12 still have to go through the process of coming up
13 with the code changes.

14 This is still a work in progress. We really
15 wanted to get the public, the business owners, the
16 landlords downtown, we want to get their
17 information on what's proposed here. That's
18 really why we're having the public hearing. Even
19 that was a little contentious having the public
20 hearing, but we want to just get the input from
21 the public that actually occupies these properties
22 downtown, to give us an input of how they feel
23 about what's being proposed.

24 The idea is to save the working waterfront,
25 which we all agree on is very vital to Greenport,

1 that's what Greenport is. These are the
2 landlocked portions of properties that are in
3 Waterfront Commercial, but they are not
4 waterfront. And those are the properties that was
5 discussed, it was brought up by the Trustees
6 saying we should separate them out into a
7 different zone, and that's where we're at. So the
8 properties that are identified in the Local Law
9 are ones that are not waterfront, they are just
10 downtown, or in the area, they're -- they're zoned
11 Waterfront Commercial. So that's where we're at.

12 So I'll open it up to the public. Anybody
13 wish to address the Board on this public hearing?
14 Somebody must want to.

15 TRUSTEE MARTILOTTA: There you go.

16 PATRICIA MUNDUS: Here we go.

17 TRUSTEE MARTILOTTA: There you go.

18 PATRICIA MUNDUS: My name is Patricia
19 Mundus. I live at 182 Sterling Street, and that
20 is one of the properties that's listed under the
21 Section 2.1(C) of this proposed zoning change.

22 My house is in Commercial Waterfront. It
23 used to belong to Walter and Elizabeth Hanff and
24 was part of the boatyard. So when he died, they
25 subdivided the house off so that Mrs. Hanff could

1 continue to live there.

2 And I bought the house in 2007, and when we
3 went to do all of our zoning, you know, checks and
4 the new CO and everything, we got a brand new CO
5 of a nonconforming residential use in Commercial
6 Waterfront. And we wrote letters, part of our
7 file. We requested to be R-2 like the rest of the
8 neighborhood, and, you know, it's 10 years later.
9 I'm really happy that this is coming to fruition,
10 because this -- these weird properties all over
11 the Village need to be addressed.

12 Thank you very much. I support this part of
13 the nonconforming residential houses in R-1 and
14 R-2 be made up to code like the rest of the
15 neighborhood. Thank you very much.

16 MAYOR HUBBARD: Okay. Thank you. Anybody
17 else wish to address the Board?

18 IAN WILE: Somebody's got to go. My name is
19 Ian Wile, resident, 234 Fifth Avenue. I want to
20 say thanks to the Trustee and the Mayor --
21 Trustees and the Mayor for taking some action
22 towards things. I just -- I had a couple of
23 questions, I think based on the goals and
24 interest.

25 And, in general, I support that -- I wrote

1 some notes, so excuse me for looking down at my
2 paper while I talk.

3 In general, I'm supportive of reexamining
4 our zoning and code to make sure that we can set
5 a -- set in motion a plan for the next 20 years,
6 or next generation, which is sort of what we're
7 looking at as we look towards the next chapter.

8 I am as usual concerned about piecemeal
9 approaches to some of these things, and would love
10 to see it as part of a comprehensive plan, whether
11 that's the LWRP or some other Master Plan, so that
12 some of our -- some of these public hearings
13 connect to some of the other public hearings,
14 parking, and housing, and some of the other
15 interconnected pieces, because I'm afraid of
16 solving one little puzzle, or tweaking one area,
17 and having some unintended consequences.

18 As a business owner in a Waterfront
19 Commercial zoned property, which I think everybody
20 here knows, I'm pretty proud of and happy to try
21 and keep standing, as it gets swamped, and today
22 we were flooded out yet again. But one of the
23 reasons we fight for that space down there is it
24 is a -- in my mind, still a functioning Waterfront
25 Commercial zoned property.

1 I have been fiercely proud of the parts of
2 that WC code that we satisfy as a -- as a
3 conforming use in that property. And I think
4 sometimes myself, as well as I pass through the
5 Village, I see things only from a superficial
6 pass. As I walk past a building, I see certain
7 activities. And I think for clarity, I'd like to
8 use our own building as a -- as an example of some
9 things to consider when we're talking about
10 rezoning some of these properties, because I think
11 when we see either a house with a dock, or certain
12 pieces, we're looking at maybe just one part
13 of it.

14 So, for example, under the current
15 Waterfront Commercial zone, conforming suggested
16 principle uses include, and I'm just going to list
17 the ones that we -- actually, our property conduct
18 or have potential to conduct. Docking, boat
19 sales. There's two boats for sale in the water in
20 front of us. Retail sales of equipment, goods,
21 supplies in connection with boating and fishing,
22 which we certainly do. We have some fish -- you
23 know, some bait, tackle, we have some equipment.
24 Shellfish processing, which I do up the --
25 wholesale and retail seafood products. That's our

1 primary use. We ship, pack, shuck, smoke and
2 process more oysters, probably, than anybody. And
3 as an as-of-right use, an aquaculture facility.
4 We've talked before about, you know, the potential
5 for on-water educational, upwellers, that type of
6 thing. Our conditional uses, of course, an eating
7 and drinking place, which is the most obvious
8 component of it. But I would defend that there
9 are some of those components are really useful.

10 And in this shift, unless I'm mistaken, in
11 this shift, as we try and bring in some
12 nonconforming properties into conforming use, from
13 my observation, what I see in Commercial Retail,
14 right, that's what this new zone would encompass,
15 we've eliminated -- in our quest to protect the
16 waterfront, we've eliminated the docks, right? We
17 eliminated the potential for what I see as at
18 least -- unless I've misread the descriptions in
19 Commercial Retail, I see no charter boats, no
20 fishing fleet, no working -- I see docking up to a
21 certain amount of time. I see a shorter number
22 of -- smaller number of boats. I don't see any of
23 the use of the actual waterfront being protected
24 in terms of the commercial aspect of it, or in
25 terms of, you know, an actual working waterfront.

1 I have been remiss in my short career over
2 there of defending our waterfront area as a
3 working waterfront when -- when a yacht salesman
4 made it very clear that in selling boats was a
5 highly lucrative Waterfront Commercial aspect. I
6 think we're due for -- if we're going to look at
7 waterfront usage, I'd like to see a concerted
8 effort to work through the definitions of what we
9 all believe working waterfront is. I think
10 everybody in this room wants to protect it, and I
11 think we probably have as many people as this --
12 in this room as we have concepts of what that
13 means, whether that means a place to put a
14 sailboat, a fishing boat, a marina, a yacht club,
15 yacht sales. Whether it's education, whether it's
16 retail, gas, sewage, there's a million pieces to
17 that puzzle, and I think maybe in our -- in your
18 approach to try and connect all these pieces and
19 protect the future, it's important to line out, I
20 think, which parts of that you really mean, and
21 not -- not just use working waterfront as a
22 catchall, because I think it's not meant in any
23 bad way. I think we just -- we haven't defined it
24 in a long time and don't know what we really have
25 here.

1 I think my concerns in general for myself
2 include the wide open nature of the Commercial
3 Retail. And I think we've all been talking about
4 different density concerns, and traffic concerns,
5 and use of infrastructure, and this kind of extra
6 weight downtown. And I'm a little confused by
7 moving some of these other properties into what
8 looks like much more wide open with many more uses
9 for the land side pieces.

10 I would say like one of the properties I'm
11 interested in is, you know, some of the -- there
12 are some other properties along -- there's a
13 property next to us that I don't know what that --
14 you know, is the old marine railway, Mills
15 Building, like that one, you know, what -- where
16 does that fall in the goals in terms of what can
17 some of these conforming, nonconforming uses are.

18 I don't have a dog in the fight as far as
19 the ones in the R-2 zones, but I would be
20 interested. I see Mr. Phillips is here, I'd love
21 to hear also from Trustee Phillips. I know that
22 there are homes that are along the water with a
23 working dock. And as somebody who's trying to
24 support as many oyster farmers and baymen and
25 women as we do, I can't get behind anything that's

1 going to remove the potential to work on the
2 dockside. And if that -- if moving some of
3 those -- moving some of that access is in the
4 spirit of pulling these out of conforming uses,
5 then it's not protecting the working waterfront,
6 and I would love to seek some clarification of
7 that.

8 Just some last notes as far as the
9 commercial -- you know, as far as our maritime
10 heritage and the potential we have right now.
11 I've said it before in this -- in this Board, I
12 would love to see the Village meet that need as
13 well. We have a beautiful marina that's very well
14 run. I think it -- always very proud of sending
15 people over there. It makes me crazy that it's
16 about to close. I think we don't have to keep it
17 open with services, but to be a maritime village
18 with a closed marina is one of those conceptual
19 things that I just have a hard time with.

20 We do have a great Fall fishing season. We
21 have boats that could use it. We don't have to
22 have the water on or the power on, if that's a
23 concern. I think it could be -- you know, if
24 we're asking businesses and residents to meet that
25 need for the working waterfront, I'd like to see

1 the need met also by the Village to see a gesture
2 to the working boats.

3 You know, you have all of the boats that are
4 out at former Orient by the Sea. Most of those
5 guys are going to lose their spaces in the next
6 year or so. And we have an opportunity as the
7 next closest commercial area to reach out and say,
8 you know, do we want charter fleets or do we not.
9 But I think we need to state what kind of working
10 waterfront we're talking about.

11 You know, there are possibilities that we
12 can build on, and I'd like to see as much positive
13 attraction to go out after the things we want.
14 You know, if we want something specific for ship
15 yards, or whatever, that are available, I'd like
16 to see active committees and groups going to chase
17 down those tenants, instead of waiting for
18 something we don't want to land in front of us.

19 And then as far as the -- some of the last
20 puzzles in those -- in that new district, if this
21 new district does come over, I know that there's
22 some -- in the new law, there's some conversations
23 about parking spaces for residents. If we can, I
24 would say please, please, please consider waiving
25 all parking requirements for housing creation.

1 Second and third floors are available for most of
2 Front Street. If we did end up with development,
3 we -- it's an easy place to find housing, smaller
4 regular sized apartments for starter families,
5 young people, you know, the people who work in
6 this Village, and trying not to make that more
7 onerous than it needs to be.

8 I have been on record as against moratoriums
9 as a -- as a use, but I would -- I would -- I
10 would change that opinion if the moratorium was
11 connected to a sunset date where that moratorium
12 was finished, and its goal was to set about a
13 series of stakeholder meetings, listening tour,
14 and a -- and an establishment of a calendar by
15 which we can move some of these goals into an
16 appreciable and sort of planned structure, where
17 we can connect all the various pieces together.

18 But I encourage -- I'm happy to see taking
19 on these difficult things. I just would love to
20 see it interconnected with some of the other
21 difficult things that are on board. And this one
22 particularly is close to me, because I've tried to
23 defend a lot of the working Waterfront Commercial
24 spaces at various Planning Board meetings. And I
25 feel that the Board needs to create guidance for

1 the Planning Board, so that the Statutory Boards
2 don't have to say no, that they have a working
3 map, that they can say, well, our 20-year plan for
4 working waterfront says these things we want,
5 these things we don't, and that way they're not
6 stuck as neighbor on neighbor, trying to litigate
7 the next 20 years.

8 Sorry for the long call, but that's -- I
9 appreciate your time.

10 MAYOR HUBBARD: Okay. Thank you.

11 TRUSTEE CLARKE: Thank you.

12 PATRICIA HAMMES: Hi.

13 MAYOR HUBBARD: Hello.

14 PATRICIA HAMMES: Trisha Hammes, 603 Main
15 Street in Greenport.

16 My first comment is kind of just a
17 procedural comment on the notice for this meeting
18 and the public hearing. I know that the notice
19 was put in the Suffolk Times on September 1st and
20 described generally what the hearing is going to
21 be on. But when the actual law was published,
22 which I don't think got posted to the public until
23 yesterday, it deals with a number of things that
24 weren't summarized in that original public notice.
25 So I hope that you'll be holding this hearing

1 open, because I'm not sure that everybody had an
2 opportunity.

3 I know that as of today, there are people
4 that didn't even realize that the draft law had
5 been posted on the Village website. And it seems
6 to me with something this important, people need
7 more than 24 hours of notice to make sure that
8 they get a chance to review and show up and
9 discuss it, in particular, the addition of the
10 accessory unit provisions in there.

11 I think -- I haven't had a chance to really
12 think through those, though I agree with Ian, the
13 parking thing hit me in the face when I saw it.
14 But I'm not going to comment on that portion
15 tonight, because I really haven't had the time to
16 think about it.

17 What I did want to the talk about was the
18 provisions that relate to the rezoning of portions
19 of the Waterfront Commercial District to
20 Commercial Retail. With respect to the proposed
21 rezoning of that area, I guess it's south of Front
22 Street, and certain properties located on Third
23 and Main from Waterfront Commercial to Commercial
24 Retail, I understand from watching your various
25 meetings and the like that you're also considering

1 other changes that may affect the uses and
2 requirements that apply to businesses in that
3 area, including the parking discussions that have
4 been ongoing and other things.

5 I'm struggling, I guess, to see why the
6 Board would vote on the proposed rezoning change
7 without also addressing those other proposed
8 changes relating to uses, definitions, etcetera.
9 It seems to me that in order to effectively
10 evaluate whether one is in favor of, for or
11 against the proposed rezoning, one needs to
12 understand what will be ultimately permitted or
13 required with respect to those areas.

14 As Patrick Brennan mentioned at, to you
15 guys, last month's meeting, I believe it was, a
16 rezoning effectively alters the value of pieces of
17 property. In the case of, I think, the proposed
18 rezoning of the WC properties to Commercial
19 Retail, that could be viewed as effectively an
20 up-zoning that's likely to increase the value of
21 those properties, as they're now entitled
22 as-of-right to be leased and operated as retail
23 businesses, restaurants, bars, nightclubs and
24 hotels, as opposed to on a conditional-use-basis
25 that's subject to other limitations.

1 Assuming that the Board is serious about
2 further amending the Zoning Code, whether through
3 uses, parking requirements or otherwise, to
4 address the ongoing intensification of use in the
5 Downtown Business District, by putting additional
6 restrictions or requirements on some of these
7 types of businesses, this is -- by approving a
8 rezoning of these without dealing with those
9 issues, you're effectively creating a situation
10 where you've granted a vested property right to a
11 number of properties and certain issues that you
12 may in short order be seeking to limit, and you're
13 going to give them standing to challenge that. So
14 that seems to me to be kind of a shortsighted
15 approach to this.

16 Moreover, rezoning of the described
17 properties without giving consideration to the
18 uses currently permitted in the CR area and other
19 related requirements fails to address
20 fundamentally the Village community concerns that
21 have been raised with respect to the continued
22 intensification of the Downtown Business District,
23 and the ongoing trend towards a more seasonable --
24 seasonal and tourist-driven downtown area.

25 As an example, the proposed change, without

1 any additional changes to the code, would allow
2 properties located -- the property located on the
3 southwest corner of Main and Front Street, which
4 provides a lot of, I believe, apartment housing to
5 full-time residents, to as-of-right apply to
6 become a hotel. Similarly, the movie theater
7 could become a hotel as-of-right.

8 So I highly doubt that the majority of the
9 Village residents would view this as a beneficial
10 result in the change of the composition of the
11 downtown area on the south side of Front Street.
12 And I really strongly encourage this Board not to
13 be rezoning without thinking about the
14 implications of the uses or changing the uses that
15 are permitted in that area.

16 I think that's all I have on this topic.
17 Thank you for your consideration.

18 MAYOR HUBBARD: Thank you.

19 TRUSTEE CLARKE: Thank you very much.

20 KEVIN STUESSI: Kevin Stuessi, 420 Clark
21 Street. I, too, want to echo the prior person's
22 comments in regards to the lack of notice in
23 regards to this evening's meeting. The eight
24 pages were posted at some point yesterday beyond
25 late morning. When I had looked first thing in

1 the morning, it was only a one-page document. So
2 I, too, have raced to try and get through what was
3 published, let alone, you know, try and understand
4 everything and where it stands right now. I think
5 there is an issue with that, that, you know, needs
6 to keep this open.

7 As it relates to a few of the items you have
8 on there, I wholeheartedly agree with adding
9 housing above the retail along Front Street, but I
10 think you should not require parking as part of
11 that. There are no places for parking there. I
12 think you need to look at where people could park.
13 We have a walking problem in this town, in my
14 opinion, not a parking problem.

15 (Laughter)

16 KEVIN STUESSI: Plenty of parking spaces.

17 TRUSTEE CLARKE: Touche.

18 KEVIN STUESSI: I also think Ms. Phillips'
19 properties, houses over by the fish market should
20 remain commercial. That has been commercial for a
21 long time and should remain as such.

22 As it relates to creating this retail
23 district all along Front Street, I think you need
24 to very closely look at what it is you have done
25 with the verbiage the way it is laid out. I'm a

1 developer, I've developed over 65 million square
2 feet across the country right now. Not that I
3 would want to, because this is my home, but you
4 could go in, you could make a deal with the United
5 States Government and purchase the post office,
6 the movie theater and build a gigantic hotel
7 there. That's the wrong thing for this town. And
8 if we're looking at what we want to do to protect
9 the working waterfront, we need to find ways to
10 encourage the right development.

11 Development can be done properly and with
12 careful thought and consideration. You don't want
13 to say no development, you want to say we want to
14 do smart development. So let's put a plan in
15 place, much like Ian said just a few moments ago,
16 of looking at the overall town plan and decide
17 what type of businesses we want.

18 Currently, you allow conditional use, hotels
19 and resorts, as part of the Commercial Waterfront.
20 One of those properties is for sale right now, and
21 somebody could conceivably come in and figure out
22 a way to keep some of the working commercial
23 waterfront and build a gigantic hotel over there
24 the way it's currently structured. We need to
25 give more thought to all of this.

1 There are ways to do things smartly, but it
2 takes some time and it takes some effort, and we
3 can get there, but everybody needs to come
4 together, instead of trying to rush something
5 through.

6 The only other thing I would add is I would
7 like to respectfully request an apology from
8 Ms. Robins. In a past meeting, you stated that
9 you thought the restaurant industry was an
10 uneducated industry, and we needed other
11 businesses outside of that. And the restaurants
12 in this town, and I know there's a couple of
13 people here that own restaurants, whether it's
14 Ian, or Rich from the Greenport Brewery. I don't
15 have any business in town. I have a life in town
16 and I care about the town. I know all the people
17 that work in restaurants. They are the largest
18 industry in this town. They employ more people
19 than any other business in town.

20 It's very easy to criticize restaurants, but
21 let's take what they have and build off of it and
22 try and attract other businesses. The way we're
23 going to attract other businesses is to figure out
24 tax breaks and incentives to bring the type of
25 businesses we want here. So if that's

1 ship-building, yacht yards, or light industry, or
2 biotech, let's give them tax breaks. Let's give
3 them, you know, benefits to come here and bring
4 people who are skilled and will buy houses and
5 make a community here.

6 TRUSTEE ROBINS: I offer my apology. That
7 was not my intention in any way to put down people
8 who work in the restaurant industry. I'm sorry.

9 KEVIN STUESSI: Okay. Well, I appreciate
10 that, because I have a daughter who is in college.
11 She works full-time while attending college. I've
12 spent my entire life in the restaurant industry.
13 I've employed, at this point, over 40,000 people
14 in the restaurant industry. My son worked at
15 First and South all summer. I could name the guys
16 that are behind Ian's bar, the ones that work at
17 Rich's bar.

18 We need to get beyond criticizing industries
19 that help support our town and keep things going,
20 and focus on what more we want to do, and create
21 some positive change and bring people here we want
22 to build better business. Thank you.

23 TRUSTEE CLARKE: Thank you.

24 (Applause)

25 MAYOR HUBBARD: Anybody else wish --

1 RICHARD VANDENBURGH: Good evening. Richard
2 Vandenburg, President of the Greenport BID.
3 Also, owner of a fairly established business in
4 the Village, and soon to be a resident.

5 I have deep concerns with regard to the
6 proposed law, and really the process by which we
7 are here now considering it. I have serious
8 concerns, because it's my opinion that any process
9 has several key components that are integral parts
10 in supporting a sound, successful end result.
11 Those components are all interrelated, and each
12 component exists in service to the other. I
13 believe they're defined generally as follows:

14 The goal -- No. 1, the goal or objective.
15 What is it that's necessary and that we hope to
16 accomplish or achieve?

17 No. 2 would be the resources needed to
18 achieve it. Who are the people needed? What are
19 the skills required? What is the data or tools
20 necessary for success in achieving the goal?

21 A third would be clear communication and
22 transparency, providing a clear explanation of
23 what the goal is and why we want to get there.
24 This provides the best hope of success throughout
25 the process. Challenging the logic, considering

1 potential outcomes, all that ensures transparency
2 and diligence in the process. And then, finally,
3 engagement or execution.

4 With the three aforementioned components in
5 place, the fourth component becomes the backbone
6 for the process, and without it, the process is
7 really entirely flawed and unsound, destined to
8 failed or be considered a hollow achievement.
9 So while I understand there probably is worthy
10 objectives buried somewhere within this proposed
11 law, respectfully, the process by which you have
12 traveled to this point is flawed in many ways.

13 First, the objective or goal. We all want
14 to protect the valuable and authentic state of our
15 Village. We don't want things to change too much,
16 and we're worried that development is rampant
17 beyond our means of handling it. But instead of
18 piecemeal code changes, we should all want a sound
19 and thoughtful plan that provides a measured path
20 of growth and success for everyone. We've heard
21 comments about that thus far.

22 We all want a quality of lifestyle that
23 includes peaceful and quiet enjoyment for our
24 residents. We all want services and
25 infrastructure to remain strong, and the cost of

1 living and housing to be reasonable. These are
2 aspirations that require vision and thoughtful
3 planning.

4 So to start, it's my opinion that this law
5 is too narrow and void of visionary objectives.
6 It seeks to react to a current state, rather than
7 consider what it is we as an entire Village want
8 to be in the years ahead. To consider what that
9 future Greenport would look like would require a
10 much greater alliance on the components of a sound
11 process. Further, the reason that the goal or
12 objective is lacking is because the process failed
13 to incorporate and rely on those other critical
14 process components.

15 There was an apparent disregard, whether
16 intentional or not, to really examine and properly
17 consider the resources needed to fully understand
18 and support what the goals should mean. Those
19 viewpoints of stakeholders in the area, feedback
20 from the related agencies, Planning, Zoning,
21 expertise, residents and businesses are all the
22 resources that should have been involved in this
23 process. Seeking such involvement should have
24 required much better communication and
25 transparency.

1 Greater public participation in formulating
2 the ultimate goal should have been the primary
3 objective. There should have been the opportunity
4 for individual or group meetings with those who
5 would be directly affected. Roundtable
6 discussions, open dialogue, frank debate to offer
7 the opportunity to listen and learn before
8 reaching a code drafting stage. Doing so ensures
9 transparency and affords accountable communication
10 that's much more credible than the formality of a
11 public hearing with a draft of an all-but-foregone
12 conclusion in front of us.

13 Additionally, the engagement of those within
14 our Village, including residents, property owners
15 and business owners alike, is lacking. It cannot
16 be that sporadic discussions with any Trustee in
17 the IGA checkout line, or at a backyard barbecue,
18 or in an online chatroom serves as enough for this
19 level of planning and impact to our downtown
20 Village. Therefore, I don't believe the process
21 in getting to this point -- I do believe the
22 process in getting to this point has been
23 critically flawed and should not proceed.

24 The law should be rejected as it currently
25 stands, as it's not really grounded in good

1 governance. And to seek passage of a law solely
2 for the sake of saying you passed a law really
3 fails to respect every constituent in the Village.

4 Finally, a further and significant step in
5 improving this process would be to finally create
6 a Code Committee who can lead with these
7 components and helping ensure that the process
8 will be sound and successful. It may at first
9 take some time and commitment, but doing so -- in
10 doing so, we can aspire to a better form of
11 government for our planning and overall process.
12 Thank you.

13 MAYOR HUBBARD: Thank you. Anybody else
14 wish to address the Board?

15 ANNE MURRAY: Hi. My name is Anne Murray
16 and I'm here on behalf of the North Fork
17 Environmental Council. I am not here as a
18 resident of the Village. However, I did want to
19 say, as I've said before here in the past, and
20 from what these speakers have said about the
21 Zoning Code that you're attempting to pass here, I
22 think it's shortsighted. I think that given all
23 the huge changes in the Village in the past five
24 years or so, it might be more prudent, and the
25 residents and the business owners might be happier

1 if you all took the time to have a moratorium,
2 three months, six months, a year. And maybe get a
3 comprehensive plan team together to plan what you
4 want to see for the future of this Village, and
5 I'm talking five years from now 10 years from now.

6 You have to be -- you have to have
7 foresight, because I don't think anyone in this
8 room ever predicted that Greenport would be where
9 it is now, nobody saw it coming. And you really
10 need to take a step back and think about what you
11 want Greenport to look like 10 years from now,
12 because if you do things piecemeal, like
13 Mr. Vandenburg just said, you're not going to
14 have a coherent whole.

15 So I think it's a good time to step back, do
16 a moratorium. There's plenty of resources out
17 there to help you on the State level, maybe on the
18 County level, maybe get grants. I know you're
19 redoing your LWRP now. How old is the LWRP? When
20 was it first enacted, '15, 2015?

21 MAYOR HUBBARD: What's the year of that, the
22 one we have now, Paul?

23 ADMINISTRATOR PALLAS: I think '14, 2014.

24 CLERK PIRILLO: 2014.

25 MAYOR HUBBARD: 2014.

1 ANNE MURRAY: Okay. So, yeah, I mean, you
2 could update that within the -- a comprehensive
3 plan team.

4 But you really need to get the whole Village
5 involved. And my impression, just from coming to
6 a few meeting, is that the whole Village has not
7 been involved. I don't think people were aware of
8 the talks that have been going on here, and you
9 really need to bring the whole Village in. Get
10 people together, and it sounds to me like they
11 really want to be involved. So I would advise
12 getting, you know -- and any help you need, feel
13 free to call us. Thank you.

14 TRUSTEE CLARKE: Thank you.

15 MAYOR HUBBARD: Anybody else wish to --

16 GRANT COWELL: How are you doing? Grant
17 Cowell, 124 Main Street, 132, Lido Retail. I
18 found out about this also this afternoon, so it
19 kind of caught me by surprise.

20 And I've been reading through the ambiguous
21 word salad that I found on the website. I think
22 we should hold up, wait, let everybody -- give
23 everybody a chance to breathe and look at this
24 better, especially me. I've been in construction
25 my whole life. I'm having trouble getting through

1 this to figure out exactly what you're looking for
2 and what you're asking for. And that's it. Take
3 more time. Thank you.

4 MAYOR HUBBARD: Okay. Anybody else wish to
5 address the Board?

6 RANDY WADE: Just to clarify, because I was
7 one of only like two or three people in the --
8 from the public --

9 CLERK PIRILLO: Excuse me, name and address
10 for the record.

11 RANDY WADE: Randy Wade, Sixth Street,
12 Greenport.

13 At the work session last week, I just want
14 to give you guys the credit that when you
15 announced that you were going to call the public
16 hearing this week, you did say we know we're
17 thinking of changes, we know, but this way we'll
18 start to get the public's input. So, honestly, it
19 would have been nicer if the website just read,
20 you know, public input requested, or something
21 like that, with a big draft on -- and because you
22 perfectly have the right to listen to people at
23 any stage. And because, yeah, we all know there
24 wasn't two weeks notice, so you couldn't pass a
25 law today anyway.

1 And I'm also going to admit that it was my
2 huge mistake to say, "Oh, it's really simple. If
3 you want to legalize the housing upstairs, just
4 move it into commercial retail and out" -- "you
5 know, that one side of Front Street that has no
6 waterfront, just move it into Commercial Retail,
7 change the map, you don't have to change the
8 world's in the code." And it was only because of
9 your diligent Lawyer who raised the point, and
10 then I looked back at the code, and it was just as
11 Ms. Hammes said, it's hotels and restaurants are
12 conditional in waterfront, and they're permitted,
13 which is -- you could just go ahead and do it in
14 the Commercial Retail. So it would have been very
15 terrible if -- if you'd listened to my advice and
16 did that.

17 So, yes, I -- we do have to define what the
18 problem is, like that is in urban planning, that's
19 the first step. Unless you do proper problem
20 identification, you're never going to go in the
21 right direction.

22 I would say we've now had the second one
23 that I know of, maybe there's been more, where the
24 term Yacht Club not being defined in the code was
25 misused to be, oh, this one family can have it be

1 kind of their living room and that we'll just call
2 that a Yacht Club, and that's completely abusing
3 the intent of the code. And then artist studio is
4 also kind of ridiculous.

5 So I don't understand why it's so hard to
6 just take those two things out of the code, or
7 define a Yacht Club as 20 unrelated individuals in
8 a -- meeting in a -- with a nonprofit incorporated
9 organization, or something, you know. It
10 shouldn't be that hard, two things.

11 And then if we get into affordable housing,
12 we're talking about increasing density if we're
13 going to allow housing on the second and third
14 floor, and we probably don't want to limit it to
15 one and two units. We want to, you know, think
16 about that more carefully. But because there's
17 just no more land being created, any time we add
18 density anywhere, we have to plan for the next
19 five, 10, 15 years of use for -- and if -- so if
20 it's about affordable housing, because I've lived
21 through it already, I saw Cedarfields and Pheasant
22 Run, they're not affordable anymore, and they were
23 given breaks when they -- you know, and it was
24 like, oh, this will be great and it will be a step
25 up, as if there could be more land created.

1 So the affordable housing aspect of it, it
2 should be -- there should be apartments and they
3 should be affordable, and that needs more time to
4 figure out how to ensure, you know, that it's --
5 there are some good things in there, but it
6 shouldn't just be like a weekend pied-a-terre for
7 somebody living in France, even, you know.
8 It's -- we need workers.

9 And if there was ever anything -- I think
10 what Julia was mentioning about restaurant, and
11 maybe I'm misunderstanding, but there are certain
12 types of businesses that become very busy in the
13 summer, and we'd like to really think about how we
14 could be a, you know, 52-week-a-year village
15 that's vibrant downtown. And I think, you know,
16 it doesn't mean one thing or the other thing, it
17 just means a balance.

18 And so I agree with everything everybody
19 said, and thank you so much.

20 MAYOR HUBBARD: Thank you.

21 RANDY WADE: And the moratorium is a really
22 good idea.

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

25 ANDY HARBIN: Hello. Andy Harbin, Andy's

1 Restaurant, Greenport.

2 First of all, I just had a question, if you
3 could clarify for me, because I don't really know
4 much about zoning. And when you're going to
5 change, let's see, Greenport Waterfront Commercial
6 to Greenport Retail Commercial, I'm sure a lot of
7 people know exactly what that means, I don't.
8 What -- how is that going to limit or change what
9 a business could do? I have a listing of the
10 businesses here that would be on the water, if
11 they're -- if they go from Waterfront Commercial
12 to Retail Commercial.

13 MAYOR HUBBARD: I don't know what you mean
14 B zone.

15 ANDY HARBIN: Well, it says right here it's
16 changing, you know, Village of Greenport
17 Waterfront Commercial to Village of Greenport
18 Retail Commercial, like Port Restaurant. How does
19 that affect a business if that's changed?

20 MAYOR HUBBARD: The properties that are on
21 the south side of Front Street that are in
22 Waterfront Commercial, according to this, would
23 become Commercial Retail.

24 ANDY HARBIN: Right.

25 MAYOR HUBBARD: I don't know. The B zone,

1 I'd have to go back and read it again, I don't
2 know --

3 ANDY HARBIN: No, it doesn't say anything
4 about a B zone.

5 TRUSTEE PHILLIPS: Andy, are you asking --
6 let me ask to see if I can clarify the question.

7 ANDY HARBIN: Go ahead, okay.

8 TRUSTEE PHILLIPS: What you're asking is if
9 they were in Waterfront Commercial and they become
10 Commercial Retail --

11 ANDY HARBIN: Yes.

12 TRUSTEE PHILLIPS: -- not Retail. That's
13 where the confusion is coming, is Commercial
14 Retail.

15 ANDY HARBIN: Oh, it says, yeah, Retail
16 Commercial.

17 TRUSTEE PHILLIPS: Okay. In our existing
18 code, there are descriptions as to what's allowed
19 in Commercial Retail.

20 ANDY HARBIN: Okay.

21 TRUSTEE PHILLIPS: Okay? And that's, I
22 think, the question you're asking.

23 ANDY HARBIN: Yes.

24 TRUSTEE PHILLIPS: Okay. There are uses
25 already in the code for Commercial Retail.

1 ANDY HARBIN: Okay.

2 TRUSTEE PHILLIPS: Okay? Does that answer it?

3 ANDY HARBIN: Yes. Yeah, I'll look at the
4 code. And I think, like you said at the
5 beginning, Mr. Mayor, that this is something --
6 what you're doing tonight and getting a lot of
7 input.

8 MAYOR HUBBARD: Yes.

9 ANDY HARBIN: And this is maybe a
10 jumping-off point with some of the stuff, and that
11 this is going to be changed, and you're going
12 to -- after tonight, there might be some things
13 that can be reworked. I just feel like a lot of
14 people are here thinking this came about suddenly,
15 and that they feel like it's already a done deal.
16 I don't see it that way. I don't know.

17 MAYOR HUBBARD: No, it's definitely not.
18 It's a work in progress, and it's been going on at
19 our Board meetings for the past four months.

20 ANDY HARBIN: Yeah.

21 TRUSTEE PHILLIPS: Since June.

22 ANDY HARBIN: Yeah, yeah.

23 MAYOR HUBBARD: You know, so, I mean, the
24 moratorium has been out there for six months and
25 all. And this is a way, instead of doing a

1 moratorium and shutting down anything happening
2 downtown for six months or a year, to try to work
3 on the process, because we'd have to do this
4 anyway. If you do a moratorium and say everything
5 is shut down, you don't issue any building
6 permits, you're shutting it down for that amount
7 of time, you've still got to rewrite the code.
8 That would be the objective of a moratorium, would
9 be to rewrite the code. And it was a consensus
10 amongst some of us that let's just try to work on
11 rewriting the code now to come up with something.
12 And this is what -- part of the steps is to have a
13 public hearing, get everybody here, get their
14 input, are we going in the right direction or the
15 wrong direction. Where -- you know, where do --
16 where does everybody want to see us go with this,
17 and that was the idea of having the public
18 hearing.

19 ANDY HARBIN: Good. You got a lot of good
20 input tonight.

21 MAYOR HUBBARD: Okay.

22 ANDY HARBIN: Thank you.

23 MAYOR HUBBARD: Thank you. Anybody else
24 wish to address the Board?

25 TRUSTEE PHILLIPS: Mr. Mayor, may I ask, did

1 we receive correspondence?

2 MAYOR HUBBARD: We got one letter from
3 Patrick Brennan.

4 TRUSTEE PHILLIPS: Could we have the Clerk
5 read it into the minutes, please?

6 CLERK PIRILLO: The Transcriptionist already
7 has it as well, she received it this morning.

8 TRUSTEE PHILLIPS: I think it would be a
9 benefit for the people in the --

10 MAYOR HUBBARD: What's that?

11 TRUSTEE PHILLIPS: I said I think it would
12 be a benefit for the people in the room to hear
13 what the letter correspondences are, as well as it
14 being in the minutes.

15 CLERK PIRILLO: "Regarding: Waterfront
16 Commercial District.

17 Date: September 21st, 2022.

18 To: The Honorable George Hubbard and
19 Village Trustees.

20 The contemplated changes to the W-C & C-R
21 districts will have a profound and lasting impact
22 On our Village. This undertaking may best be
23 served by a comprehensive approach rather than
24 The sequential 'small-bite' strategy now underway.
25 I understand that this initiative was born of a

1 desire to protect the overall character of the
2 Village and the Waterfront Commercial District in
3 particular. The findings and recommendations of
4 the LWRP provide a good synopsis of the problem
5 and useful guidance on potential remedies.

6 II-29 EXISTING CONDITIONS SUMMARY

7 “It is clear that non water-dependent uses, such
8 as retail shops and high-density residential
9 Are competing for the limited amount of remaining
10 waterfront property. Unless strong zoning
11 Measures are taken to regulate this type of
12 encroachment, this trend is likely to have a
13 severe impact on the Village’s boating and
14 commercial fishing industry, and waterfront
15 character.”

16 And

17 II-31 EXISTING CONDITIONS SUMMARY

18 “To protect and maintain water-dependent
19 commercial and recreational uses, water enhanced
20 uses such as retail shops, restaurants and hotels,
21 which are currently allowed in the
22 Waterfront Commercial Zone... should be eliminated.”

23 And

24 “The mix of water-dependent and water-enhanced
25 uses in this area is desirable... However,

1 The potential for water-enhanced uses to
2 completely displace water-dependent uses should
3 Be eliminated.”

4 Greenport has experienced several transitions over
5 its nearly four century history. Undergoing
6 Several name changes, developing from a remote
7 farming outpost, to a planned community, to
8 A tourist destination, it has been sustained by a
9 constantly evolving mix of industries; farming,
10 Whaling, fishing, marine manufacturing, and
11 entertainment & hospitality, among others. As
12 Community leaders, you recognize that the Village
13 has again reached an inflection point, and
14 Guiding its future trajectory demands attention.
15 Protecting and strengthening the W-C District
16 should be the highest priority. Please consider
17 How the following concepts might accomplish this
18 goal:

- 19 • Expand the area of the W-C district rather
20 than reduce it.
 - 21 o Do not rezone the south side of Front
22 Street as C-R.
 - 23 o Do rezone waterfront properties currently
24 zoned R-1, R-2, & C-R as W-C.
- 25 • Remove certain permitted uses from the W-C.

- 1 o Eliminate Gallery & Studio uses
- 2 • Remove certain conditional uses from the W-C.
- 3 o Eliminate Motels & Hotels.
- 4 • Reduce the quantity of certain conditional
- 5 uses within the W-C.
- 6 o Limit Eating & Drinking Establishments.
- 7 o Limit Retail Sales.
- 8 • Protect W-C business operators' ability to
- 9 conduct permitted water-dependent activities.
- 10 o Reduce instances of non-compatible
- 11 adjacent uses.
- 12 o Designate adjacent R-1 & R-2 & C-R
- 13 properties within W-C as 'existing
- 14 nonconforming'.
- 15 • Enhance W-C business operators' ability to
- 16 maintain a local workforce by addressing housing
- 17 affordability.
- 18 o Allow limited quantity of
- 19 accessory dwelling units within
- 20 conforming W-C.
- 21 Restrict units to qualified, long-term
- 22 rentals, for business workforce only
- 23 o Make the existing short-term rental law
- 24 more restrictive, improve enforcement.
- 25

1 Thank you,
2 Patrick Brennan."

3 TRUSTEE PHILLIPS: Thank you, Sylvia.

4 CLERK PIRILLO: You're welcome.

5 MAYOR HUBBARD: Okay. Any other comments on
6 the public hearing?

7 (No Response)

8 MAYOR HUBBARD: All right. I'll offer a
9 motion to keep the public hearing open. Anybody
10 has additional comments, anybody from the public
11 that wants to submit stuff to us, submit it. We
12 will be discussing this at our work session next
13 month. We are not voting on this tonight, we
14 never do after a public hearing. That will be for
15 a discussion next month.

16 All right. *So I offer a motion to keep the*
17 *public hearing open on Section 150-4, Zoning Map.*

18 TRUSTEE PHILLIPS: Second.

19 TRUSTEE ROBINS: I'll second.

20 MAYOR HUBBARD: All in favor?

21 TRUSTEE CLARKE: Aye.

22 TRUSTEE MARTILOTTA: Aye.

23 TRUSTEE PHILLIPS: Aye.

24 TRUSTEE ROBINS: Aye.

25 MAYOR HUBBARD: Aye.

1 Opposed?

2 (No Response)

3 MAYOR HUBBARD: Motion carried.

4 Okay. We'll open up to the public to
5 address the Board on any topic.

6 PATRICIA HAMMES: Back again. Trisha
7 Hammes, 603 Main Street, Greenport, New York. I
8 just had --

9 MAYOR HUBBARD: Just hang on one second.
10 Let some of the --

11 PATRICIA HAMMES: Okay.

12 MAYOR HUBBARD: That way we could hear you
13 better. Good night. Okay. Go ahead.

14 PATRICIA HAMMES: Two things, I'll try to be
15 kind of quick. The first is I was wondering
16 whether the Board had any update on the status of
17 the sale of the affordable apartment units in
18 123 Sterling. I've recently heard that those
19 apartments may have effectively been allocated or
20 sold, but I haven't been able to find anything in
21 the agendas of the Housing Authority. As I
22 understand it, the Housing Authority was supposed
23 to be involved in vetting and reviewing the
24 proposed -- that the proposed purchasers satisfied
25 the criteria for those units.

1 I've also been able to -- I have been unable
2 to find any public notice of the availability of
3 those units, which was required under the
4 resolution passed by the Board last year, I think
5 it was.

6 Finally, I was wondering whether you'd
7 received any of the contracts of sale for those
8 units, because you're entitled to those under the
9 CO approval as well. I think, as I stated during
10 the original review process for the issuance for
11 the CO for the property, the Village community
12 gave up significant Waterfront Commercial -- a
13 significant Waterfront Commercial asset as part of
14 the stipulation agreement. And the quid pro quo
15 was supposed to be the provision of those -- some
16 affordable housing for Village residence. It
17 would be a serious breach of the public's trust if
18 the Board and the Village Administration has
19 permitted those units to be sold in a
20 nontransparent process where all residents haven't
21 had an opportunity to at least submit a proposal
22 to be considered to purchase those units.

23 I think the Board owes the public a full
24 accounting of how the purchase of sale of those
25 units is being handled, given that the building

1 has been up -- you know, numerous apartments have
2 been up for sale now for several months, and how
3 the Village is going about ensuring that the
4 conditions set forth in the resolution approving
5 the declaration of covenants and restrictions and
6 CO for the property have been satisfied. So I
7 hope at some point you can provide that update to
8 that.

9 MAYOR HUBBARD: Actually, they contacted --

10 CLERK PIRILLO: We can do that right now.

11 MAYOR HUBBARD: They contacted Village Hall
12 this past week. They spoke with the Village
13 Administrator. He can enlighten you on that
14 discussion he had with them of what's going on
15 with it.

16 ADMINISTRATOR PALLAS: Sure. Thank you,
17 Mr. Mayor. Yeah, we did have that discussion with
18 them. They're -- as far as I understand it, the
19 public notice, which is just an offer, I assume, I
20 haven't seen the details, wouldn't happen until
21 the end of this -- at the end of this month. We
22 anticipate a copy of the offering plan to be
23 delivered to us any day. No units have been sold,
24 to the best of my knowledge.

25 As far as the Housing Authority involvement,

1 the involvement is just a review on their part. I
2 don't know that it would be on their --
3 specifically on their agenda to do that. I don't
4 know that that --

5 PATRICIA HAMMES: Well, their --

6 ADMINISTRATOR PALLAS: -- would happen,
7 but --

8 PATRICIA HAMMES: Well, their agenda usually
9 says what they've done. They -- it doesn't have a
10 lot of detail on their agenda, on the minutes of
11 their agenda, but it usually says, you know, we've
12 considered "X" proposals, or the -- it has like
13 some general words. There is nothing in there.
14 You would think it would really say, "We've
15 considered and vetted the proposals for 123
16 Sterling."

17 ADMINISTRATOR PALLAS: When that would
18 happen, perhaps they will choose to do that. I
19 don't -- I don't know their process, but that --

20 PATRICIA HAMMES: But I think the public's
21 going to want to know what's been done.

22 ADMINISTRATOR PALLAS: But, certainly, the
23 Housing Authority does have a role to review the
24 applicants, as presented by the owner. So
25 that's -- that is all part of the process. The

1 owners are well aware of that, completely
2 committed to that process.

3 PATRICIA HAMMES: Okay. Well, thank you.
4 I'm glad that my information is incorrect.

5 The final point is just I know, from
6 watching the tape of last week's work session, as
7 well as proposed resolutions for tonight's agenda,
8 that you are working on a new draft of amending
9 the Zoning Code with respect to parking for
10 grandfathered properties. I -- based on the
11 description, obviously, I haven't seen that, what
12 you're working on, I haven't seen what's been
13 proposed, but having listened to the work session
14 from last week, it seemed to me that, at least the
15 way the new proposal sounded, it still wasn't
16 really addressing a number of the issues and
17 concerns that have been raised by the Planning
18 Board in its memo to this Board. And, frankly,
19 it's unclear to me that it still will have really
20 an effect, any effect in what the community is
21 really concerned about.

22 I mean, if you -- if you listen to people
23 and you talk to people in this Village that focus
24 on parking, the majority of people that have
25 raised parking as a concern are actually asking

1 for additional parking resources. They're not
2 asking for a little bit of money in which the fees
3 are set at \$1,000, that's going to generate, if
4 you're lucky, \$15,000 to paint some lines. Like
5 that's just not helpful, and it's, frankly, doing
6 something to just say that you've done something.

7 So I really hope, rather than trying to
8 rush, as is -- even, you know, you've heard
9 tonight with the rezoning. Instead of kind of
10 rushing to try to get something done so that you
11 can say that you've done something, that you'll
12 really take a step back and really thoroughly vet
13 whatever proposal you're doing and walk through
14 examples. Because I could walk through one
15 example right now based on my understanding of
16 what you're doing, and I'm pretty sure the outcome
17 of what I would come up with would not be at all
18 what your intention was. I'm not going to waste
19 your time doing that right now, because I don't
20 have the law in front of me. But unless you sit
21 and you work through in your work sessions actual
22 practical examples of, okay, this business today,
23 if it wasn't grandfathered, would have this number
24 of spots. So tomorrow, if it's sold, and it
25 becomes this business, what's the -- what's the

1 difference? How's that calculated? And the ways
2 that people can manipulate that, around that,
3 right?

4 Eating and drinking establishments are
5 lumped into one thing, that would include
6 nightclubs. So I could have something which has,
7 you know, 10 seats, but have 55 people, because
8 that's my occupancy, and I'd only be required to
9 have two, two parking spaces. I don't think that
10 can be the intention of what you're trying to do.
11 I don't know.

12 Like, again, I'm not -- I, frankly, am not
13 somebody who, you know, thinks that the parking is
14 the biggest issue. I tend to agree with the
15 person that said earlier this evening that walking
16 is the biggest issue this Village has. But if
17 you're going to go down that route, please,
18 please, please do it right and take the time and
19 get it right.

20 And I know you've been working on this for a
21 year. Part of the problem is the current code is
22 a mess on this point. I've worked through it.
23 It's really, you know, convoluted in terms of how
24 you do the calculations. And it basically is
25 impossible to do the calculation, because in most

1 instances, it defers it to the Planning Board, and
2 the Planning Board hasn't made a determination on
3 parking.

4 So I would really hope that you do not
5 schedule a public meeting for next month on that,
6 because I don't think that you will have the time
7 at the next work session and to get something
8 posted for the community to really think about,
9 and I think we'll be black in the same boat that
10 we're in right now with the rezoning proposal.

11 Thank you for listening, as always.

12 MAYOR HUBBARD: Okay. Thank you.

13 TRUSTEE PHILLIPS: Paul, I'm sorry, can I
14 get a -- I didn't quite hear you. When did
15 123 Sterling or the new property owners contact
16 the Village in reference to --

17 ADMINISTRATOR PALLAS: My memory, it was
18 last week, I believe, I had a conversation with
19 them.

20 TRUSTEE PHILLIPS: Okay. Well, it would
21 have been nice to hear about it beforehand. Okay,
22 thanks.

23 LILY DOUGHERTY-JOHNSON: Lily
24 Dougherty-Johnson, 51 Washington Avenue.

25 I guess my understanding with the 123, and

1 maybe I was wrong about this, was that it would be
2 like a lottery. Like those affordable apartments
3 would be fairly distributed.

4 MAYOR HUBBARD: No.

5 LILY DOUGHERTY-JOHNSON: I guess what I'm
6 understanding now is that no, because they didn't
7 take State or Federal money.

8 MAYOR HUBBARD: Correct.

9 LILY DOUGHERTY-JOHNSON: That's not the
10 case. But I feel like if that was very clear to
11 all of you from the beginning, I mean, it should
12 have been made clear to everybody, because I don't
13 think it was. I think -- I feel like everyone's
14 been asking, "When can we apply?" "What" -- "Who,
15 like, would qualify?" And so I think that's -- if
16 it's going to come out now or soon that like, oh,
17 it's just whoever the owners want to sell it to,
18 as long as it meets the requirements, that should
19 be really clearly stated.

20 And I think what Trisha was saying is that
21 we should make sure that those people really do
22 meet the requirements, and they're not just people
23 who look like they meet the requirements.

24 While I'm up here, I'll move to one other
25 question, which I think Chatty brought up last

1 meeting, and then it was in Patrick Brennan's
2 letter, too, about the Airbnb and like short-term
3 rental. Because I'm wondering, has the
4 two-week -- has anyone ever been ticketed for
5 not -- for being over -- for not obeying the
6 two-week? Because I know that happens, and I
7 think we all know that happens. And I think what
8 Chatty was saying last week was that -- or last
9 month, was that there's not really a good way
10 to -- like unless someone is like a private
11 investigator, like taking pictures every day,
12 there's no way to enforce it. So I guess what I'm
13 saying -- what I'm thinking is just that maybe we
14 need something that is enforceable, if that's an
15 issue, which I think it is.

16 ATTORNEY PROKOP: We have had tickets,
17 actually, several tickets written for violations
18 of the rental law and that we're enforcing, and
19 the --

20 LILY DOUGHERTY-JOHNSON: For the two-week
21 minimum?

22 ATTORNEY PROKOP: For a variety of issues,
23 and they were enforced in the Southold Town Court.

24 LILY DOUGHERTY-JOHNSON: Okay. I mean, I'm
25 specifically asking about the two-week minimum,

1 not just general. But, I guess I'm wondering,
2 because I know that there have been complaints,
3 and then things continue to not -- you know, to
4 continue the same way, and they don't seem like
5 they're enforced. So just a thought.

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

8 RANDY WADE: Thank you. Randy Wade, again.
9 The development, I think it's very important,
10 since we're only one square mile, but the parts on
11 our perimeter that Southold controls completely
12 affects us. The gateway to our Village is like
13 part of our identity. And when we're talking
14 about this long-range thing and what it is that we
15 want to see and what would be good, medical office
16 buildings are not really what I would be looking
17 forward to on the gateway to the Village. I mean,
18 Riverhead has experienced that and we can see what
19 that looks like, and it's not how I would love to,
20 you know, come into the Village and see -- be
21 aware of medical office buildings.

22 Also, and, yet, we all want affordable
23 housing. And with the medical office buildings
24 and the affordable housing together, they're --
25 the need to pave the whole lot becomes evident,

1 and then we've really done something of harm to
2 the gateway of -- to the Village.

3 And the Village, like I also have become
4 aware that we have a lot of houses in the Village
5 that are not hooked up to the sewer. And the
6 sewer is our sewer and it's ours to control, and
7 it's ours to plan ahead with, and to figure out,
8 well, we would like eventually to get August Acres
9 affordable housing development into the -- you
10 know, hooked up to the sewer, and not have like
11 septic over there right under that proposed
12 development in the residential neighborhood to the
13 south.

14 And so it is completely your right to
15 influence how our sewer system gets used, and to
16 work on the scale of a proposal that is right on
17 the border of our -- of our Village. And I hope
18 you decide to take that, to take a stand, because
19 I just want to explain, having studied in graduate
20 school Environmental Impact Statements, some
21 people are holding out the hope that that is a
22 be-all and end-all, and that can really like --
23 the purpose of an Environmental Impact Statement
24 is to disclose every problem, and the trouble one
25 gets into, a developer gets into is if they don't

1 disclose every problem. It doesn't mean they have
2 to solve every problem. They have to mitigate to
3 the best of their abilities. So there's as many
4 mitigations as possible, and then sometimes there
5 are problems that can't be solved. So everybody
6 just seems to be hoping somebody else will solve
7 this problem, and the Village has the one tool at
8 its disposal, which is the sewer system. Thank
9 you so much.

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

12 IAN WILE: Hello again. Ian Wile,
13 234 Fifth Avenue.

14 One -- I touched on it in my previous
15 comments, but given the time limits of the moment
16 and Maritime is upon us, etcetera, etcetera, I
17 would once again like to reiterate a personal
18 request, as somebody who watches the coming and
19 goings of the Mitchell Park Marina. And I am a
20 tremendous fan of what I've seen there. I thought
21 that was really well operated this year, and I
22 give Rick a ton of credit. But I -- it breaks my
23 heart to see the "Do Not Enter" sign put at the
24 entrance to that marina that's coming in a couple
25 of weeks. And I've seen the -- you know, and then

1 that forces us to have Village employees chase
2 away the few boats that are coming in. It's not
3 like a high traffic.

4 I think, if we wanted to make a nice gesture
5 for our own boating community, we, in a shorter
6 period than this, while we're discussing some of
7 the longer term working waterfront things, in the
8 immediate -- I feel like I made this request every
9 year, but in the immediate, I would personally
10 request -- there's only a few scallopers left out
11 there, but if they wanted to come in and operate
12 out of there come scallop season, I think it would
13 be nice to open that as a place to land.

14 We have transiting boats that start moving
15 down the coast as they head to Florida. It's not
16 a lot of traffic, but they -- we can become that
17 harbor of refuge that they look for. And there
18 is, again, a Fall fishing run, where some avid
19 boaters would like to use it, and they bring a
20 no-car business activity into the Village. They
21 are the opposite of every problem that we're
22 talking about. Nobody brings in a car. They can
23 pop into the Marina, it becomes a working
24 waterfront.

25 I would really love to see the Marina stay

1 open, and, again, if it has to be with no
2 services, I think that that's just fine. The
3 Riverhead boardwalk has an honor system.
4 Honestly, if you didn't get paid, it's really no
5 loss. The only people using it right now are
6 seagulls, you know, in the next couple of weeks.
7 I would love to see that.

8 And then so I personally request, I would
9 love to see that not be a thing where we chase
10 people away. We don't have to have it open, but
11 actively chasing boaters away is one of the
12 craziest things I've ever seen.

13 And then one last thing I would love to ask,
14 I think in general, is maybe touching back on
15 the -- what sounds like a sensitive conversation
16 about the restaurant business, which I'm glad I
17 missed, is my general manager is a young man who
18 was born, not in Greenport, but Southold, and he
19 started with us as a part-time help. He is now a
20 partner in this business and is a young person who
21 I hope will take over that business what I'm done,
22 and that means growth and development for young
23 people who live here, and a chance to own a
24 business here. So I consider him a very smart
25 person as a -- as somebody who's almost twice as

1 old as he is, I learn from him every day.

2 One of the things he asked me before I came
3 to this meeting, because we had long discussions
4 about this conversation and other conversations,
5 he said what -- he asked me to -- for my answer,
6 and I didn't have it, so I'll ask this Board. You
7 don't have to answer it either. What or who moves
8 the needle for these conversations? I think, you
9 know, we're all here to answer and press for
10 forward movement, but I think one of things we
11 need to do is be able to answer a young person's
12 question, which is what or who moves the needle to
13 make these decisions, even if they're decisions
14 that, you know, we've broken some eggs, you know,
15 in the process. But that's the -- that's my
16 question from I think the smartest person in my
17 business.

18 But I really would request you consider
19 holding the Marina open and announcing that it's
20 available for Fall boating.

21 MAYOR HUBBARD: Okay.

22 TRUSTEE CLARKE: Thank you.

23 MAYOR HUBBARD: Anybody else wish to address
24 the Board on any topic? Okay. We'll move on to
25 our regular --

1 ANDY HARBIN: Sorry. Andy Harbin, Andy's
2 Restaurant. I had a question about -- I wanted
3 to -- I wanted to replace a sign on the building
4 where I am. And, you know, I went to Alex and
5 filled out all the paperwork and everything, I
6 went to the architect, drew up plans. And he
7 didn't -- maybe he didn't know at the time and he
8 didn't tell me, but it was denied because it would
9 be too high, except that, you know, maybe he
10 doesn't know, but there was a sign there for
11 40 years. It just happened to say Rhumb Line,
12 which I don't want it to say, and I would like it
13 to say Andy's. But according to everything he
14 said, it can't be above 20 feet, and this, the top
15 of it would be 28 feet.

16 Wouldn't that be something that because
17 there was a sign there and I'm just replacing,
18 it's not changing, it's not sticking out at all,
19 it's flat up against the building just like it
20 was, it's not neon. It's just I'd prefer it not
21 to say Rhumb Line, so I'm going to make it say
22 Andy's.

23 And if it's not high enough, the whole
24 purpose of it is to be able to be seen from the
25 water. So if I can't put it at that height and

1 it's blocked by the buildings across the street,
2 then it's a lot of wasted money.

3 Is there a provision for that to be -- I
4 don't know if you'd call it even grandfathered.

5 ATTORNEY PROKOP: I can -- I can review that
6 with Al, with the Building Inspector, if you'd
7 like.

8 MAYOR HUBBARD: Okay. This subject, the
9 first I heard about it, so I didn't know any of
10 this was going on. So, you know, the Village
11 Attorney will speak to Alex and they'll get back
12 to you.

13 ANDY HARBIN: Okay. That would be great.

14 ATTORNEY PROKOP: We have -- we have fairly
15 detailed regulations regarding signs, and I'll get
16 in contact with -- when I speak to Alex tomorrow,
17 because I speak to him every day about a number of
18 things, I will --

19 ANDY HARBIN: All right.

20 ATTORNEY PROKOP: -- mention this question.

21 ANDY HARBIN: Yeah. He was really good. I
22 just -- maybe he didn't know, because he certainly
23 didn't tell me when I presented it to him. And
24 then the architect applied and --

25 ATTORNEY PROKOP: He has a pretty good

1 handle on the -- he has a pretty good
2 understanding of the code, even though he's been
3 here a short time. But I will, as I said, I will
4 discuss it with him.

5 ANDY HARBIN: Yeah. Well, when I -- maybe
6 when I explained to him where it was, he didn't
7 know it was going to be that high, you know.

8 TRUSTEE PHILLIPS: But, Andy, is it -- it's
9 the preexisting sign that's been up there since
10 the Copases put it up --

11 ANDY HARBIN: Right, right.

12 TRUSTEE PHILLIPS: -- many years ago? Is
13 that the sign you're talking about?

14 ANDY HARBIN: Yeah, yeah. So I'm hoping to
15 be able to do it. Because if I have to get
16 variance, it says I need a variance, I don't know.
17 Bob said it would involve some money.

18 TRUSTEE PHILLIPS: Make sure there's a
19 permit.

20 ANDY HARBIN: I don't think it needs to.
21 But thank you very much, I appreciate it.

22 MAYOR HUBBARD: Okay. We'll move on to the
23 regular agenda. All right.

24 I'll offer *RESOLUTION #09-2022-1, RESOLUTION*
25 *adopting the September, 2022 agenda as printed,*

1 *with one addition, that we have number 26 added on*
2 *for the public assembly permit for the Greenport*
3 *Harbor Brewery. All in favor? I mean --*

4 TRUSTEE PHILLIPS: No, you need a second.

5 MAYOR HUBBARD: That is --

6 TRUSTEE MARTILOTTA: Second.

7 MAYOR HUBBARD: Okay. All in favor?

8 TRUSTEE CLARKE: Aye.

9 TRUSTEE MARTILOTTA: Aye.

10 TRUSTEE PHILLIPS: Aye.

11 TRUSTEE ROBINS: Aye.

12 MAYOR HUBBARD: Aye.

13 Opposed?

14 (No Response)

15 MAYOR HUBBARD: Motion carried.

16 Trustee Clarke.

17 TRUSTEE CLARKE: *RESOLUTION #09-2022-2,*

18 *Accepting the monthly reports of the Greenport*

19 *Fire Department, Village Administrator, Village*

20 *Treasurer, Village Clerk, Village Attorney, Mayor*

21 *and Board of Trustees. So moved.*

22 TRUSTEE MARTILOTTA: Second.

23 MAYOR HUBBARD: All in favor?

24 TRUSTEE CLARKE: Aye.

25 TRUSTEE MARTILOTTA: Aye.

1 TRUSTEE PHILLIPS: Aye.

2 TRUSTEE ROBINS: Aye.

3 MAYOR HUBBARD: Aye.

4 Opposed?

5 (No Response)

6 MAYOR HUBBARD: Motion carried.

7 TRUSTEE MARTILOTTA: *RESOLUTION #09-2022-3,*
8 *RESOLUTION ratifying the following resolution*
9 *previously approved by the Board of Trustees at*
10 *the Trustees' Work Session meeting held on*
11 *September 15, 2022:*

12 *RESOLUTION approving the Public Assembly*
13 *Permit Application submitted by Brian Toussaint on*
14 *behalf of the Greenport Union Free School District*
15 *for the use of specified Village streets from*
16 *5:30 p.m. - 7:00 p.m. on September 23rd, 2022 for*
17 *the annual Greenport High School Homecoming*
18 *Parade, and rescind Resolution #08-2022-10*
19 *approved at the August 25th, 2022 Regular Meeting*
20 *of Board -- I'll say again -- Regular Meeting of*
21 *the Village of Greenport Board of Trustees.*

22 So moved.

23 TRUSTEE PHILLIPS: Second.

24 MAYOR HUBBARD: All in favor?

25 TRUSTEE CLARKE: Aye.

1 TRUSTEE MARTILOTTA: Aye.

2 TRUSTEE PHILLIPS: Aye.

3 TRUSTEE ROBINS: Aye.

4 MAYOR HUBBARD: Aye.

5 Opposed?

6 (No Response)

7 MAYOR HUBBARD: Motion carried.

8 TRUSTEE PHILLIPS: *RESOLUTION #09-2022-4,*
9 *RESOLUTION authorizing the attendance of William*
10 *Schulz at the Cross Connection Control Backflow*
11 *Prevention Device Tester Certification Course in*
12 *Copiague, New York, on October 4th, 2022, at the*
13 *cost of \$350.00, to be expensed from Account*
14 *G.8110.407 (Employee Training), with all the*
15 *applicable mileage, meal and travel costs to be*
16 *reimbursed in accordance with the Village of*
17 *Greenport Travel Policy. So moved.*

18 TRUSTEE ROBINS: Second.

19 MAYOR HUBBARD: All in favor?

20 TRUSTEE CLARKE: Aye.

21 TRUSTEE MARTILOTTA: Aye.

22 TRUSTEE PHILLIPS: Aye.

23 TRUSTEE ROBINS: Aye.

24 MAYOR HUBBARD: Aye.

25 Opposed?

1 (No Response)

2 MAYOR HUBBARD: Motion carried.

3 TRUSTEE ROBINS: *RESOLUTION #09-2022-5,*
4 *RESOLUTION approving an annual salary of*
5 *\$77,750.00 for Interim Treasury -- Treasurer*
6 *Stephen Gaffga, effective September 28th, 2022.*
7 So moved.

8 TRUSTEE CLARKE: Second.

9 MAYOR HUBBARD: All in favor?

10 TRUSTEE CLARKE: Aye.

11 TRUSTEE MARTILOTTA: Aye.

12 TRUSTEE PHILLIPS: Aye.

13 TRUSTEE ROBINS: Aye.

14 MAYOR HUBBARD: Aye.

15 Opposed?

16 (No Response)

17 MAYOR HUBBARD: Motion carried.

18 TRUSTEE CLARKE: *RESOLUTION #09-2022-6,*
19 *Approving an increase in the hourly wage rate of*
20 *Chad Osmer, from \$23.29 per hour to \$25.29 per*
21 *hour, effective September 28, 2022; owing to the*
22 *assumption of additional duties, per Article VII,*
23 *Section 9(a) - Merit Clause - of the current*
24 *Collective Bargaining Agreement in force between*
25 *CSEA Local 1000 and the Village of Greenport.*

1 *Furthermore, the work performance of Chad Osmer is*
2 *to be reviewed on or by March 28th, 2023; and if*
3 *deemed satisfactory, an additional hourly wage*
4 *rate increase of \$2.00 will become effective,*
5 *resulting in an hourly wage rate of \$27.29 per*
6 *month -- per hour effective March 29th, 2023 for*
7 *Chad Osmer. So moved.*

8 TRUSTEE MARTILOTTA: Second.

9 MAYOR HUBBARD: All in favor?

10 TRUSTEE CLARKE: Aye.

11 TRUSTEE MARTILOTTA: Aye.

12 TRUSTEE PHILLIPS: Aye.

13 TRUSTEE ROBINS: Aye.

14 MAYOR HUBBARD: Aye.

15 Opposed?

16 (No Response)

17 MAYOR HUBBARD: Motion carried.

18 TRUSTEE MARTILOTTA: *RESOLUTION #09-2022-7,*
19 *RESOLUTION approving an increase in the hourly*
20 *wage rate of Daniel King, from \$23.12 per hour to*
21 *\$25.62 per hour, effective September 28th, 2022*
22 *owing to the assumption of additional duties, per*
23 *Article VII (Salaries and Compensation), Section*
24 *9 (a) - Merit Clause - of the collective*
25 *bargaining agreement currently in force between*

1 *the Village of Greenport and CSEA Local 1000.*

2 So moved.

3 TRUSTEE PHILLIPS: Second.

4 MAYOR HUBBARD: All in favor?

5 TRUSTEE CLARKE: Aye.

6 TRUSTEE MARTILOTTA: Aye.

7 TRUSTEE PHILLIPS: Aye.

8 TRUSTEE ROBINS: Aye.

9 MAYOR HUBBARD: Aye.

10 Opposed?

11 (No Response)

12 MAYOR HUBBARD: Motion carried.

13 TRUSTEE PHILLIPS: *RESOLUTION #09-2022-8,*
14 *RESOLUTION approving an increase in the hourly*
15 *wage rate for Adam Hubbard, from \$38.77 per hour*
16 *to \$41.27 per hour, effective September 28th, 2022*
17 *owing to the assumption of additional duties, per*
18 *Article VII (Salaries and Compensation), Section*
19 *9 (a) - Merit Clause - of the collective*
20 *bargaining agreement currently in force between*
21 *the Village of Greenport and CSEA Local 1000.*

22 So moved.

23 TRUSTEE ROBINS: Second.

24 MAYOR HUBBARD: All in favor?

25 TRUSTEE CLARKE: Aye.

1 TRUSTEE MARTILOTTA: Aye.

2 TRUSTEE PHILLIPS: Aye.

3 TRUSTEE ROBINS: Aye.

4 MAYOR HUBBARD: Aye.

5 Opposed?

6 (No Response)

7 MAYOR HUBBARD: Motion carried.

8 TRUSTEE ROBINS: *RESOLUTION #09-2022-9,*
9 *RESOLUTION confirming the termination date of*
10 *employment of Cory McKnight with the Village of*
11 *Greenport to be September 13th, 2022.*

12 Mayor, I'd like to abstain from this vote.
13 Call we call a roll on it, please?

14 MAYOR HUBBARD: Okay. Make the motion. We
15 have to get it seconded first, and then we can --

16 TRUSTEE PHILLIPS: I'll second it. Go
17 ahead.

18 MAYOR HUBBARD: Okay. We have a motion and
19 a second, and you want to abstain from the vote?

20 TRUSTEE ROBINS: Yes, please.

21 MAYOR HUBBARD: Okay. All in favor?

22 TRUSTEE CLARKE: Aye.

23 TRUSTEE MARTILOTTA: Aye.

24 MAYOR HUBBARD: Opposed?

25 TRUSTEE PHILLIPS: I'm abstaining.

1 MAYOR HUBBARD: Motion carried, one, one
2 abstain. Yeah, passed four --

3 TRUSTEE PHILLIPS: No, I'm abstaining. I'm
4 sorry.

5 MAYOR HUBBARD: Oh, you're both abstaining?

6 TRUSTEE PHILLIPS: I'm abstaining. I
7 wasn't -- I wasn't at the meeting that this was --
8 okay. I'm abstaining because I don't have enough
9 information.

10 MAYOR HUBBARD: Okay. Can the Clerk call
11 the roll, please? Just make a record for each.

12 CLERK PIRILLO: Sure.

13 *(Roll Call by Clerk Pirillo)*

14 TRUSTEE CLARKE: Aye.

15 TRUSTEE MARTILOTTA: Aye.

16 TRUSTEE PHILLIPS: Abstain.

17 TRUSTEE ROBINS: Abstain.

18 MAYOR HUBBARD: Yes.

19 CLERK PIRILLO: Thank you. That would be
20 three versus two, so it passes.

21 ATTORNEY PROKOP: It's three -- 3-0-2. It's
22 three with two abstentions.

23 MAYOR HUBBARD: Okay. Trustee Phillips?
24 No, excuse me, Trustee Clarke.

25 TRUSTEE PHILLIPS: No, it's Peter.

1 MAYOR HUBBARD: Number 10.

2 TRUSTEE CLARKE: *RESOLUTION #09-2022-10,*
3 *Authorizing Interim Treasurer Gaffga to perform*
4 *attached Budget Amendment #5124 to appropriate*
5 *surplus to fund the purchase and installation of*
6 *the new Village telephone system, and directing*
7 *that Budget Amendment #5124 be included as part of*
8 *the formal meeting minutes of the September 22nd,*
9 *2022 Regular Meeting of the Board of Trustees.*

10 So moved.

11 TRUSTEE MARTILOTTA: Second.

12 MAYOR HUBBARD: All in favor?

13 TRUSTEE CLARKE: Aye.

14 TRUSTEE MARTILOTTA: Aye.

15 TRUSTEE PHILLIPS: Aye.

16 TRUSTEE ROBINS: Aye.

17 MAYOR HUBBARD: Aye.

18 Opposed?

19 (No Response)

20 MAYOR HUBBARD: Motion carried.

21 TRUSTEE MARTILOTTA: *RESOLUTION #09-2022-11,*
22 *RESOLUTION authorizing Interim Treasurer Gaffga to*
23 *perform attached Budget Amendment #5126 to*
24 *appropriate surplus to fund the replacement and*
25 *installation of the server network switches, and*

1 *directing that Budget Amendment #5126 be included*
2 *as part of the formal meeting minutes of the*
3 *September 22nd, 2022 Regular Meeting of the Board*
4 *of Trustees. So moved.*

5 TRUSTEE PHILLIPS: Second.

6 MAYOR HUBBARD: All in favor?

7 TRUSTEE CLARKE: Aye.

8 TRUSTEE MARTILOTTA: Aye.

9 TRUSTEE PHILLIPS: Aye.

10 TRUSTEE ROBINS: Aye.

11 MAYOR HUBBARD: Aye.

12 Opposed?

13 (No Response)

14 MAYOR HUBBARD: Motion carried.

15 TRUSTEE PHILLIPS: *RESOLUTION #09-2022-12,*
16 *RESOLUTION scheduling a public hearing for*
17 *7:00 p.m. on October 27th, 2022 at the Third*
18 *Street Fire Station, Third and South Streets,*
19 *Greenport, NY, 11944 regarding potential CDBG*
20 *(Community Development Block Grant) opportunities*
21 *for the Village of Greenport and directing*
22 *Clerk Pirillo to notice the public hearing*
23 *accordingly. So moved.*

24 TRUSTEE ROBINS: Second.

25 MAYOR HUBBARD: All in favor?

1 TRUSTEE CLARKE: Aye.

2 TRUSTEE MARTILOTTA: Aye.

3 TRUSTEE PHILLIPS: Aye.

4 TRUSTEE ROBINS: Aye.

5 MAYOR HUBBARD: Aye.

6 Opposed?

7 (No Response)

8 MAYOR HUBBARD: Motion carried.

9 TRUSTEE ROBINS: *RESOLUTION #09-2022-13,*
10 *RESOLUTION approving the Public Assembly Permit*
11 *Application submitted by Rena Wilhelm on behalf of*
12 *Greenport Skate Park, Inc. for the use of a*
13 *portion of the Polo Grounds at Moores Lane from*
14 *12:00 noon through 5:00 p.m. on October 15th, 2022*
15 *for a pop-up mini fest, with a waiver of the*
16 *\$50.00 permit fee as requested by Greenport Skate*
17 *Park, Inc. So moved.*

18 TRUSTEE CLARKE: Second.

19 MAYOR HUBBARD: All in favor?

20 TRUSTEE CLARKE: Aye.

21 TRUSTEE MARTILOTTA: Aye.

22 TRUSTEE PHILLIPS: Aye.

23 TRUSTEE ROBINS: Aye.

24 MAYOR HUBBARD: Aye.

25 Opposed?

1 (No Response)

2 MAYOR HUBBARD: Motion carried.

3 TRUSTEE CLARKE: *RESOLUTION #09-2022-14,*
4 *Authorizing the attendance of Village*
5 *Administrator Paul Pallas at the NYAPP Business*
6 *Meeting in Corning, New York from October 12th,*
7 *2022 through October 13th, 2022 at a conference*
8 *fee of \$250.00 per person and a room rate not to*
9 *exceed \$129.00 per night, plus all applicable*
10 *travel and meal costs in accordance with the*
11 *Village of Greenport Travel Policy to be expensed*
12 *from account number E.0782.000 (Management*
13 *Services).* So moved.

14 TRUSTEE MARTILOTTA: Second.

15 MAYOR HUBBARD: All in favor?

16 TRUSTEE CLARKE: Aye.

17 TRUSTEE MARTILOTTA: Aye.

18 TRUSTEE PHILLIPS: Aye.

19 TRUSTEE ROBINS: Aye.

20 MAYOR HUBBARD: Aye.

21 Opposed?

22 (No Response)

23 MAYOR HUBBARD: Motion carried.

24 TRUSTEE MARTILOTTA: *RESOLUTION #09-2022-15,*
25 *RESOLUTION authorizing the addition of Village*

1 *Administrator Paul Pallas as a signatory at the*
2 *official Village of Greenport depositories as*
3 *follows: Capital One Bank, Dime, JP Morgan Chase*
4 *Bank, M&T Bank, and People's United Bank, and*
5 *removing Robert W. Brandt as a signatory.*

6 So moved.

7 TRUSTEE PHILLIPS: Second.

8 MAYOR HUBBARD: All in favor?

9 TRUSTEE CLARKE: Aye.

10 TRUSTEE MARTILOTTA: Aye.

11 TRUSTEE PHILLIPS: Aye.

12 TRUSTEE ROBINS: Aye.

13 MAYOR HUBBARD: Aye.

14 Opposed?

15 (No Response)

16 MAYOR HUBBARD: Motion carried.

17 TRUSTEE PHILLIPS: *RESOLUTION #09-2022-16,*
18 *RESOLUTION ratifying the hiring of Michael B.*
19 *Noone, Jr. as a full-time Account Clerk for the*
20 *Village of Greenport, at a pay rate of \$16.48 per*
21 *hour, effective September 5th, 2022. All health*
22 *insurance and other full-time employment benefit*
23 *provisions specified in the current contract*
24 *between the Village of Greenport and CSEA Local*
25 *1000 apply to this hiring, as does the standard*

1 *twenty-six week Suffolk County Civil Service*
2 *probationary period. So moved.*

3 TRUSTEE ROBINS: Second.

4 MAYOR HUBBARD: All in favor?

5 TRUSTEE CLARKE: Aye.

6 TRUSTEE MARTILOTTA: Aye.

7 TRUSTEE PHILLIPS: Aye.

8 TRUSTEE ROBINS: Aye.

9 MAYOR HUBBARD: Aye.

10 Opposed?

11 (No Response)

12 MAYOR HUBBARD: Motion carried.

13 TRUSTEE ROBINS: *RESOLUTION #09-2022-17,*
14 *RESOLUTION accepting the resignation of Anthony*
15 *Yasso as a Maintenance Mechanic II for the Village*
16 *of Greenport effective September 6, 2022.*

17 So moved.

18 TRUSTEE CLARKE: Second.

19 MAYOR HUBBARD: All in favor?

20 TRUSTEE CLARKE: Aye.

21 TRUSTEE MARTILOTTA: Aye.

22 TRUSTEE PHILLIPS: Aye.

23 TRUSTEE ROBINS: Aye.

24 MAYOR HUBBARD: Aye.

25 Opposed?

1 (No Response)

2 MAYOR HUBBARD: Motion carried.

3 TRUSTEE CLARKE: *RESOLUTION #09-2022-18,*
4 *Approving the closing of North Street from First*
5 *Street to Main Street, Main Street from North*
6 *Street to Front Street, and Front Street from Main*
7 *Street to the Carousel, from 9:30 a.m. through*
8 *11:30 a.m. on October 29th, 2022 with a rain date*
9 *of October 30th, 2022 for the Village-sponsored*
10 *Halloween Parade. So moved.*

11 TRUSTEE MARTILOTTA: Second.

12 MAYOR HUBBARD: All in favor?

13 TRUSTEE CLARKE: Aye.

14 TRUSTEE MARTILOTTA: Aye.

15 TRUSTEE PHILLIPS: Aye.

16 TRUSTEE ROBINS: Aye.

17 MAYOR HUBBARD: Aye.

18 Opposed?

19 (No Response)

20 MAYOR HUBBARD: Motion carried.

21 TRUSTEE MARTILOTTA: *RESOLUTION #09-2022-19,*
22 *RESOLUTION awarding the contract for the service,*
23 *maintenance and repair of the Village of Greenport*
24 *wastewater sewage pumping stations to Hinck*
25 *Electrical Contractor, Incorporated at prices*

1 specified on -- on prices specified on the
2 attached bid form, per the bid opening on
3 September 13th, 2022 and authorizing Mayor Hubbard
4 to sign the contract between the Village of
5 Greenport and Hinck Electrical Contractor,
6 Incorporated. So moved.

7 TRUSTEE PHILLIPS: Second.

8 MAYOR HUBBARD: All in favor?

9 TRUSTEE CLARKE: Aye.

10 TRUSTEE MARTILOTTA: Aye.

11 TRUSTEE PHILLIPS: Aye.

12 TRUSTEE ROBINS: Aye.

13 MAYOR HUBBARD: Aye.

14 Opposed?

15 (No Response)

16 MAYOR HUBBARD: Motion carried.

17 TRUSTEE PHILLIPS: *RESOLUTION #09-2022-20,*
18 *RESOLUTION approving the attached quotations*
19 *submitted by DeA1 Concrete Corporation for the*
20 *construction of curbs and aprons on Sterling*
21 *Street and Sterling Avenue, in the total amount of*
22 *\$90,120.75, to be expensed from H -- account*
23 *H.5110.200 (Road Construction), and authorizing*
24 *Mayor Hubbard to sign the contract between the*
25 *Village of Greenport and DeA1 contract -- excuse*

1 me -- *DeAl Concrete Corporation. DeAl Concrete*
2 *Corporation work is contracted off the Suffolk*
3 *County Bid. So moved.*

4 TRUSTEE ROBINS: Second.

5 MAYOR HUBBARD: All in --

6 TRUSTEE CLARKE: Excuse me, Mr. Mayor. Can
7 I ask a question here for clarification?

8 MAYOR HUBBARD: Okay.

9 TRUSTEE CLARKE: When this first came up, I
10 asked for clarification on whether Sterling Street
11 would be getting sidewalks and curbs, and it was
12 explained that we would not. Since this has been
13 noticed and Sterling Avenue was added, which does
14 have curbs and aprons, I've had several residents
15 ask for clarification on this resolution. Could
16 you help us understand whether Sterling Street
17 will have curbs installed or not, so that I'm
18 clear on whether I'm voting for curbs and aprons
19 on Sterling Street and Avenue or just on one?

20 MAYOR HUBBARD: No, it's on both of them.
21 But it's not new stuff, it's just repairing stuff
22 that's damaged, broken or existing there now.

23 TRUSTEE CLARKE: So no additional curbing to
24 be added?

25 MAYOR HUBBARD: No.

1 TRUSTEE CLARKE: Thank you, sir.

2 MAYOR HUBBARD: Okay. Any other discussion?

3 (No Response)

4 MAYOR HUBBARD: All in favor?

5 TRUSTEE CLARKE: Aye.

6 TRUSTEE MARTILOTTA: Aye.

7 TRUSTEE PHILLIPS: Aye.

8 TRUSTEE ROBINS: Aye.

9 MAYOR HUBBARD: Aye.

10 Opposed?

11 (No Response)

12 MAYOR HUBBARD: Motion carried.

13 TRUSTEE ROBINS: RESOLUTION #09-2022-20,

14 resolution approving the attached quotations

15 submitted by DeAl Concrete Corporation --

16 TRUSTEE PHILLIPS: No, no, no, Corazzini.

17 TRUSTEE ROBINS: I'm sorry?

18 TRUSTEE PHILLIPS: You're doing 21.

19 TRUSTEE MARTILOTTA: Twenty-one.

20 TRUSTEE ROBINS: Oh, I apologize, excuse me.

21 I didn't check it off.

22 *RESOLUTION #09-2022-21, RESOLUTION approving*

23 *the attached quotation submitted by Corazzini*

24 *Asphalt, Inc. for the re-paving of Sterling Street*

25 *and Sterling Avenue, in the total amount of*

1 *\$157,650.00, in accordance with the current Town*
2 *of Southold Contract prices, to be expensed from*
3 *Account H.5110.200 (Road Construction) and*
4 *authorizing Mayor Hubbard to sign the contract*
5 *between the Village of Greenport and Corazzini*
6 *Asphalt, Inc., on behalf of the Village of*
7 *Greenport. Corazzini Asphalt work is contracted*
8 *off the Town of Southold Bid. So moved.*

9 TRUSTEE CLARKE: Second.

10 MAYOR HUBBARD: All in favor?

11 TRUSTEE CLARKE: Aye.

12 TRUSTEE MARTILOTTA: Aye.

13 TRUSTEE PHILLIPS: Aye.

14 TRUSTEE ROBINS: Aye.

15 MAYOR HUBBARD: Aye.

16 Opposed?

17 (No Response)

18 MAYOR HUBBARD: Motion carried.

19 TRUSTEE CLARKE: *RESOLUTION #09-2022-22,*
20 *Scheduling a public hearing for 7:00 p.m. on*
21 *October 27th, 2022 at the Third Street Fire*
22 *Station, Third and South Streets, regarding a*
23 *proposed local law amending the parking*
24 *regulations of the Greenport Village Code, and*
25 *directing Clerk Pirillo to notice the public*

1 *hearing accordingly.* So moved.

2 TRUSTEE MARTILOTTA: Second.

3 MAYOR HUBBARD: All in favor?

4 TRUSTEE CLARKE: Aye.

5 TRUSTEE MARTILOTTA: Aye.

6 TRUSTEE PHILLIPS: Aye.

7 TRUSTEE ROBINS: Aye.

8 MAYOR HUBBARD: Aye.

9 Opposed?

10 (No Response)

11 MAYOR HUBBARD: Motion carried.

12 TRUSTEE MARTILOTTA: *RESOLUTION #09-2022-23,*
13 *RESOLUTION authorizing the abatement of the*
14 *nuisance existing on 320 Johnson Court, per*
15 *attached resolution.* So moved.

16 TRUSTEE PHILLIPS: Second. And can I ask a
17 question? I know that this is knocking down the
18 structure that's there, but that's all we're
19 doing. We're not trying to take the property, are
20 we?

21 MAYOR HUBBARD: No, we're not, we're just --

22 TRUSTEE PHILLIPS: Okay.

23 MAYOR HUBBARD: Just taking down the burnt
24 down building.

25 TRUSTEE PHILLIPS: Okay. I wasn't at work

1 session, so that's why I'm asking.

2 MAYOR HUBBARD: Yeah.

3 TRUSTEE PHILLIPS: Okay.

4 MAYOR HUBBARD: Any other discussion?

5 (No Response)

6 MAYOR HUBBARD: All in favor?

7 TRUSTEE CLARKE: Aye.

8 TRUSTEE MARTILOTTA: Aye.

9 TRUSTEE PHILLIPS: Aye.

10 TRUSTEE ROBINS: Aye.

11 MAYOR HUBBARD: Aye.

12 Opposed?

13 (No Response)

14 MAYOR HUBBARD: Motion carried.

15 TRUSTEE PHILLIPS: *RESOLUTION #09-2022-24,*
16 *RESOLUTION approving all checks for Fiscal Year*
17 *2021/2022 per the Voucher Summary Report dated*
18 *September 30th, 2022, in the amount of \$2,355.00*
19 *consisting of:*

20 *o All regular checks in the amount of*
21 *\$2,355.00.*

22 So moved.

23 TRUSTEE ROBINS: Second.

24 MAYOR HUBBARD: All in favor?

25 TRUSTEE CLARKE: Aye.

1 TRUSTEE MARTILOTTA: Aye.

2 TRUSTEE PHILLIPS: Aye.

3 TRUSTEE ROBINS: Aye.

4 MAYOR HUBBARD: Aye.

5 Opposed?

6 (No Response)

7 MAYOR HUBBARD: Motion carried.

8 TRUSTEE ROBINS: *RESOLUTION #09-2022-25,*
9 *RESOLUTION approving all checks for the Fiscal*
10 *Year 2022/2023 per the Voucher Summary Report*
11 *dated September 20th, 2022, in the total amount of*
12 *\$728,733.99:*

13 *o All regular checks in the amount of*
14 *\$664,176.95, and*

15 *o All prepaid checks (including wire*
16 *transfers) in the amount of \$64,557.04.*

17 So moved.

18 TRUSTEE CLARKE: Second.

19 MAYOR HUBBARD: All in favor?

20 TRUSTEE CLARKE: Aye.

21 TRUSTEE MARTILOTTA: Aye.

22 TRUSTEE PHILLIPS: Aye.

23 TRUSTEE ROBINS: Aye.

24 MAYOR HUBBARD: Aye.

25 Opposed?

1 (No Response)

2 MAYOR HUBBARD: Motion carried.

3 I will offer *Motion #09-2022-26, RESOLUTION*
4 *approving the public assembly permit application*
5 *submitted by Richard Vandenburg on behalf of the*
6 *Greenport Harbor Brewing Company to close to*
7 *vehicle traffic and utilize Carpenter Street from*
8 *Bay Avenue to East Front Street for the annual*
9 *Oyster Festival from 1 p.m. to 5 p.m. on*
10 *October 9th, 2022. So moved.*

11 TRUSTEE PHILLIPS: Second.

12 MAYOR HUBBARD: All in favor?

13 TRUSTEE CLARKE: Aye.

14 TRUSTEE MARTILOTTA: Aye.

15 TRUSTEE PHILLIPS: Aye.

16 TRUSTEE ROBINS: Aye.

17 MAYOR HUBBARD: Aye.

18 Opposed?

19 (No Response)

20 MAYOR HUBBARD: Motion carried.

21 Okay. That concludes our business for this
22 evening. Thank you all for coming. And I'll
23 offer a motion to adjourn the meeting.

24 TRUSTEE ROBINS: Second.

25 MAYOR HUBBARD: Did I hear a second?

1 TRUSTEE MARTILOTTA: Second.

2 MAYOR HUBBARD: Second. All in favor?

3 TRUSTEE CLARKE: Aye.

4 TRUSTEE MARTILOTTA: Aye.

5 TRUSTEE PHILLIPS: Aye.

6 TRUSTEE ROBINS: Aye.

7 MAYOR HUBBARD: Aye.

8 Opposed?

9 (No Response)

10 MAYOR HUBBARD: Motion carried.

11 Have a good night.

12 (The Meeting was Adjourned at 8:26 p.m.)

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HINCK

(BID FORM CONTINUED)

**SERVICE, MAINTENANCE AND REPAIRS TO THE VILLAGE OF GREENPORT
WASTEWATER SEWAGE PUMPING STATIONS - AUGUST 2022**

SERVICE MAINTENANCE AND REPAIRS TO THE VILLAGE OF GREENPORT WASTEWATER SEWAGE PUMPING STATIONS - AUGUST 2022		
Category	Weekday Hourly Rate	Holiday and Weekend Hourly Rate
Routine Inspection and Non- Repair Maintenance	\$ 150.00	\$ 225.00
Controls / Electrical	\$ 150.00	\$ 225.00
Mechanical	\$ 190.00	\$ 280.00
Laborer	\$ 125.00	\$ 180.00
Materials, FOB Greenport, NY	Mark-up, if any, on materials/parts/equipment used	
	20%	

DeAI Concrete Corp
 PO Box 2038
 St. James, NY 11780-0602

Estimate

Date	Estimate #
9/14/2022	11

Name / Address
Village of Greenport 236 Third Street Greenport, NY 11944

Project

Description	Qty	U/M	Rate	Total
SCDPW Contract ADA-090519				
JOB: Sterlington Avenue				
Remove & Replace Conc. Curbs & Aprons				
Item 203.02 Uncl. Excavation	160	Cy	120.00	19,200.00
Item 520.09000010 Saw Cutting Pav	800	Lft	7.00	5,600.00
Item 608.0101 Concrete Sidewalk & Aprons	19	Cy	750.00	14,250.00
Item 609.0401 Concrete Curb	750	Lft	30.00	22,500.00
Item 610.1402 Topsoil	20	Cy	80.00	1,600.00
Item 610.1601 Turf Establishment	250	Sy	7.00	1,750.00
Item 304.10119917 Subbase	60	Cy	70.00	4,200.00
Sub Total				
Item 619.01 Traffic Maint. \$16,100.00 x 07%	1	Pct	4,837.00	4,837.00

Subtotal	\$73,937.00
Sales Tax (0.0%)	\$0.00
Total	\$73,937.00

DeAl Concrete Corp
 PO Box 2038
 St. James, NY 11780-0602

Estimate

Date	Estimate #
9/14/2022	10

Name / Address
Village of Greenport 236 Third Street Greenport, NY 11944

Project

Description	Qty	U/M	Rate	Total
SCDPW Contract ADA-090519				
JOB: Sterlington Street				
Remove & Replace Conc. Curbs & (1) Apron				
Item 203.02 Uncl. Excavation	32	Cy	130.00	4,160.00
Item 520.09000010 Saw Cutting Pav	180	Lft	8.00	1,440.00
Item 608.0101 Concrete Sidewalk & Aprons	3	Cy	900.00	2,700.00
Item 609.0401 Concrete Curb	160	Lft	30.00	4,800.00
Item 610.1402 Topsoil	5	Cy	80.00	400.00
Item 610.1601 Turf Establishment	50	Sy	7.00	350.00
Item 304.10119917 Subbase	15	Cy	85.00	1,275.00
Sub Total \$15,125.00				
Traffic Maint. \$15,125.00 x 7%	1,058.75	Pct	1.00	1,058.75

Subtotal	\$16,183.75
Sales Tax (0.0%)	\$0.00
Total	\$16,183.75



Corazzini Asphalt Inc.

6245 Cox Lane, Cutchogue, NY 11935
P.O. Box 1281
631-734-5600
office@corazziniasphalt.com

Village of Greenport

PROPOSAL

Estimated Quantities: Sterling Street & Sterling Ave.

6900 sq/yd milling & removal @ \$5.75	\$ 39,675.00
975 ton @\$121.00	<u>\$117,975.00</u>
Total:	\$157,650.00



Rich@corazziniasphalt.com

Cell: 631-655-5829

65 Years of Hard Road

BOARD OF TRUSTEES
VILLAGE OF GREENPORT

Resolution Declaring the Property 320 Johnson Court,
SCTM No. 1001-2-4-2 and owned by Russell Smith, Sr., with a mailing address
of P.O. Box 248, Greenport, New York 11944,
To be an Unsafe Building Pursuant to Section 78(B) of the New York State
General Municipal Law and Section 90-5(A) of the Greenport Village Code and
a Public Nuisance Pursuant to Section 90-5B of the Greenport Village Code,

RESOLVED that the Board of Trustees hereby determines that the conditions existing at the property 320 Johnson Court, Village of Greenport, is an unsafe building pursuant to Section 78(B) of the New York State General Municipal Law and Section 90-5(B) of the Greenport Village Code, and a public nuisance pursuant to Section 90-5(A) of the Greenport Village Code; and it is further

RESOLVED that upon notification to the owner as provided in Section 78(B) of the New York State General Municipal Law and Section 90-5 of the Greenport Village Code, upon the owner's failure to abate the nuisance as required by those sections, the Village of Greenport is hereby authorized to abate the nuisance by and including the razing of the remains of the building on the property, or if necessary to commence an action in a court of competent jurisdiction for an order directing the removal of the building and nuisance at the property.

Patrick Brennan
620 1st St
Greenport, NY
11944

Village of Greenport
236 3rd Street
Greenport, NY 11944

RE: WATERFRONT COMMERCIAL DISTRICT

Date: September 21, 2022

To: The Honorable George Hubbard and Village Trustees

The contemplated changes to the W-C & C-R districts will have a profound and lasting impact on our Village. This undertaking may best be served by a comprehensive approach rather than the sequential 'small-bite' strategy now underway.

I understand that this initiative was born of a desire to protect the overall character of the Village and the Waterfront Commercial District in particular. The findings and recommendations of the **LWRP** provide a good synopsis of the problem and useful guidance on potential remedies.

II-29 EXISTING CONDITIONS SUMMARY

"It is clear that non water-dependent uses, such as retail shops and high-density residential are competing for the limited amount of remaining waterfront property. Unless strong zoning measures are taken to regulate this type of encroachment, this trend is likely to have a severe impact on the Village's boating and commercial fishing industry, and waterfront character."

And

II-31 EXISTING CONDITIONS SUMMARY

"To protect and maintain water-dependent commercial and recreational uses, water-enhanced uses such as retail shops, restaurants and hotels, which are currently allowed in the Waterfront Commercial Zone... should be eliminated."

And

"The mix of water-dependent and water-enhanced uses in this area is desirable... However, the potential for water-enhanced uses to completely displace water-dependent uses should be eliminated."

Greenport has experienced several transitions over its nearly four century history. Undergoing several name changes, developing from a remote farming outpost, to a planned community, to a tourist destination, it has been sustained by a constantly evolving mix of industries; farming, whaling, fishing, marine manufacturing, and entertainment & hospitality, among others. As community leaders, you recognize that the Village has again reached an inflection point, and guiding its future trajectory demands attention.

Protecting and strengthening the W-C District should be the highest priority. Please consider how the following concepts might accomplish this goal:

- Expand the area of the W-C district rather than reduce it.
 - Do not rezone the south side of Front Street as C-R.
 - Do rezone waterfront properties currently zoned R-1, R-2, & C-R as W-C.
- Remove certain permitted uses from the W-C.
 - Eliminate Gallery & Studio uses
- Remove certain conditional uses from the W-C.
 - Eliminate Motels & Hotels
- Reduce the quantity of certain conditional uses within the W-C.
 - Limit Eating & Drinking Establishments
 - Limit Retail Sales
- Protect W-C business operators' ability to conduct permitted water-dependent activities.
 - Reduce instances of non-compatible adjacent uses.
 - Designate adjacent R-1 & R-2 & C-R properties within W-C as 'existing non-conforming'.
- Enhance W-C business operators' ability to maintain a local workforce by addressing housing affordability.
 - Allow limited quantity of accessory dwelling units within conforming W-C. Restrict units to qualified, long-term rentals, for business workforce only.
 - Make the existing short-term rental law more restrictive, improve enforcement.

Thank you,

Patrick Brennan