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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
October 27, 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
- STEPHEN GAFFGA - VILLAGE INTERIM TREASURER

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

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

4 (Pledge of Allegiance)

5 MAYOR HUBBARD: Please remain standing for a
6 moment of silence for Mary Rose Butler, Raymond L.
7 Chute, Jr., and Robert W. Doucett, Jr.

8 (Moment of Silence)

9 MAYOR HUBBARD: Thank you. Okay. I have
10 several announcements. The Halloween Parade is
11 scheduled for October 29th, 2022 at 10 a.m., with a
12 rain date of October 30th 2022 at 10 a.m.

13 Annual hydrant testing will take place
14 throughout the Village beginning at 9 a.m. on
15 October 30th, this Sunday. Try to refrain from
16 using water and doing laundry, especially sheets,
17 until after noontime, when the water clears up from
18 everything being disturbed in the lines.

19 The Village offices will be closed on
20 November 11th, 2022 in honor of Veterans' Day.

21 The annual Christmas Parade will be held on
22 December 3rd, 2022 at 5 p.m., with a rain date of
23 December 4th, 2022 at 5 p.m.

24 Chairman Walter Foote has resigned as
25 Chairman and Member of the Planning Board.

1 Patrick Brennan has been appointed as
2 Chairman of the Planning Board.

3 And Daniel Creedon has been appointed as a
4 Member of the Planning Board.

5 I want to thank the new people on, and thank
6 Walter for his time served. Planning Board is
7 doing a great job, but I just wanted to thank them
8 for their volunteerism towards the Village
9 residents.

10 Also, Holy Trinity Church is opening their
11 garden in the front November 6th at 11 a.m., 11
12 to 3, and all are welcome to that. So the work
13 they're doing out front looks amazing. So,
14 everybody, stop by and see it. I check it out
15 every day when I go by. So that's on November 6th
16 at 11 a.m., all are welcome.

17 Okay. Presentation: We have Mara Cerezo and
18 Mark Terry, representing Southold Town Community
19 Housing Advisory Board.

20 MARA CERESO: Good evening, everyone.

21 TRUSTEE CLARKE: Good evening.

22 MARA CERESO: I just want to thank the Mayor
23 and the Board for having us here tonight. My name
24 is Mara Cerezo and I am a Planner with the Town of
25 Southold. I'm joined this evening by Mark Terry,

1 who's the Assistant Town Planning Director for the
2 Town of Southold, and we're here to talk to you
3 tonight about the Peconic Bay Region Community
4 Housing Fund.

5 So I do have slides that I've shared with you
6 all, you should have a copy. If not, I can provide
7 one for you. But for folks in the audience, I'll
8 be taking my time, so you can hear what I'm saying.
9 And these are also available on the Town of
10 Southold website, and we could potentially get them
11 up on the Village site as well, if you'd like.

12 So the first question that we typically get
13 is what is community housing? So community housing
14 is a variety of housing opportunities for
15 individuals and families of various economic means.
16 So when we think of the term, it actually
17 encompasses affordable housing, which many folks
18 are familiar with, as well as folks and homes that
19 don't typically qualify for assistance. So it's
20 affordable and plus.

21 So it's fully defined in the law itself, the
22 Peconic Bay Region Community Housing Act, and it's
23 all based on the State of New York Mortgage Agency
24 Low Interest Rate Loan Program. So the most recent
25 data from that is from July 25th, and we can review

1 that later.

2 So without a housing solution, challenges
3 persist, we all know these things. And the items
4 that I have on the slide before you and that I'll
5 review are things that we know in our experience as
6 well, living and working in the Village or the
7 Town.

8 So local employers are having difficulty
9 hiring, that's certainly true. We know that many
10 places have cut their hours, that folks are really
11 struggling, especially once the summer season ends
12 and a lot of our young folks return to college.
13 Local volunteer emergency services are having
14 difficulty recruiting. Longtime residents can no
15 longer afford to reside here. Traffic congestion
16 can increase for commuters, folks who work in the
17 Village and Town and live elsewhere. And there
18 are, unfortunately, some individuals living in
19 substandard or illegal conditions.

20 So that provides a bit of a baseline for why
21 the act came about. So I'm, again, representing
22 the Town. I'm not here to persuade folks, I'm here
23 to simply just lay out the facts and where we're at
24 today.

25 So the bill was actually signed by the

1 Governor in Fall of 2021 for the towns in the
2 Peconic Bay region. It allows for a half percent
3 transfer fee to establish what's called a Community
4 Housing Fund. Before any expenditures can come out
5 of the fund, a Community Housing Plan must be
6 adopted, and part of that is establishing a
7 Community Housing Fund Board, which reviews and
8 makes recommendations regarding the housing plan.
9 So, ultimately, the transfer fee must be approved
10 by voters in November, which is just a couple of --
11 I mean, it's a short time away.

12 So the Advisory Board itself must include
13 individuals who represent a variety of industries
14 that are connected to housing, such as
15 construction, real estate, banking, housing
16 advocacy, local human services organization, as
17 well as a representative from the Village of
18 Greenport and a representative from Fishers Island.

19 So the housing plan draft is underway, and
20 there is an opportunity for public input. If you
21 see the posters, which are available either on the
22 Village website, we have some copies here today,
23 there's a QR code that you scan to complete the
24 survey. That's part of the Housing Needs
25 Assessment portion of the housing plan, and that

1 will be eligible for a public hearing before it is
2 formally adopted. So there's more time for public
3 input.

4 So the fund itself is, again, generated via a
5 transfer fee, the half percent, for any sale or
6 transfer of property. There is an exemption, an
7 increase from what we currently have for the
8 Community Preservation Fund. It actually goes up
9 to \$200,000. And there is a cap for basically when
10 that exemption can apply, and that is any property
11 selling over \$2 million is not eligible for an
12 exemption. There is a different amount, a \$75,000
13 exemption, for purchases of vacant land.

14 And based on prior real estate sales prior to
15 2020, and the uniqueness of the past couple of
16 years, we realize that between 1 and \$2 million
17 could be raised if this transfer fee passes in
18 November.

19 So on the next couple of slides are an
20 example of what folks may pay currently into the
21 Community Preservation Fund. So if you want to
22 purchase a home today for \$500,000, there would be
23 an exemption of \$150,000, and then a transfer fee
24 of 2% on the remainder. So that would be the
25 calculation of 500,000 minus 150 times 2%. So a

1 full transfer fee today, you'd pay into the
2 Community Preservation Fund \$7,000 if you were
3 purchasing a home for 500,000.

4 Now if the referendum passes and you go to
5 purchase that same home, but it's later on in 2023,
6 you would have an exemption of \$200,000. There
7 would be the transfer fee for the Community
8 Preservation Fund of 2%, and then there'd be a new
9 transfer fee of a half percent to go towards
10 community housing. So that calculation, got to
11 love math, 500,000 minus 200,000 times 2 1/2%. So
12 that total that someone would be paying in the
13 future for that home is \$7,500. And how that
14 breaks down is 6,000 goes to the Community
15 Preservation Fund, and the 1500 would go to the
16 Community Housing Fund.

17 So the next question that folks typically
18 have are who is eligible for the fund? So eligible
19 individuals are first-time homebuyers who are a
20 resident of the Town or who are employed in the
21 Town, or a nonresident who has been a resident
22 within the past five years. And there are income
23 limits based on household size. Again, that
24 information is directly coming from the act itself,
25 and that is based on the State of New York Mortgage

1 Agency Low Interest Rate Loan Program. So for a
2 one to two-person household, that amount is one
3 hundred seventy-four thousand dollars three
4 hundred -- one thousand seven -- \$174,360, and for
5 a three-plus-person household, it's \$203,420. So
6 those are what the term eligible individual means,
7 when we get to really the meat of the act, which
8 are the purposes of the fund.

9 So on that next slide, which is on the top of
10 Page 5, it goes through the fund purposes. And so
11 when we look at this list, it's a menu that comes
12 from the act itself, and we don't expect one
13 solution to fit every hamlet or the Village. The
14 law provides this as sort of guardrails or a
15 variety of options that we can choose from.

16 So there are six main areas of focus for the
17 fund. Financial assistance to eligible individuals
18 who may -- which may be in the form of a grant,
19 which would need to be repaid -- would not need to
20 be repaid, or a loan which would need to be repaid.
21 Excuse me.

22 The production of community housing for sale
23 to eligible individuals by the Town, or in
24 conjunction with a public-private partnership.
25 That might be a situation where there is a

1 developer who wants to partner on a project, and
2 would be eligible for, again, a grant or a loan,
3 most likely, it would be a loan in that scenario,
4 to actually produce community housing for sale.

5 There's also the production and maintenance
6 of community housing for rental.

7 And then there's the rehabilitation of
8 existing building and structures in the Town to
9 convert to housing for sale or rental.

10 Then there is the acquisition of interest in
11 real property of existing housing units, again,
12 resulting in sale or rental of community housing.

13 And lastly, the provision of housing
14 counseling services by a HUD authorized agency.

15 So for all of those different purposes, the
16 expenses include items such as land acquisition,
17 planning, engineering, construction costs, as well
18 as hard and soft costs related to construction,
19 rehabilitation, etcetera.

20 When we think about who benefits, it relates
21 back to the challenges I spoke about earlier. So
22 local volunteer emergency service agencies will
23 have more folks able to volunteer and live in the
24 community. Longtime residents and their children
25 will be able to stay in Southold and Greenport.

1 And local employers will have folks who are able to
2 live year-round and work in the community.

3 So the last couple of slides just has the
4 language that will actually be under Proposition 3,
5 which is regarding the Local Law amending
6 Chapter 17 of the Southold Town Code, is the
7 language I have before you. That's the one I'm
8 most familiar with. I'm not sure if the referendum
9 language will vary for the Village. But if folks
10 vote yes, it will mean that the transfer fee, that
11 half percent, will be passed, and first-time
12 homebuyers will be able to benefit, as well as just
13 having year-round residents in the community
14 housing produced through the fund.

15 On the last slide is, again, that QR code to
16 be able to complete the survey. And there is a box
17 at the end of that where you can add additional
18 comments or questions. But we are certainly here
19 tonight to be able to answer as best we can any
20 questions that the Board may have.

21 The very last sheet of paper that you have in
22 front of you is a table that really goes through
23 what this would mean for different price points.
24 So you'll be able to see the current exemption --
25 sorry, the future exemption and how that would

1 apply to the different housing amounts.

2 So, please, let me know. And Mark is here to
3 answer questions. And I'm sure there are many,
4 because we've heard a bunch, and it really helps us
5 refine our scope of work and know the information
6 that's out in the community. So thank you again so
7 much for your time.

8 MAYOR HUBBARD: All right. Well, thank you
9 very much for coming. Any questions?

10 TRUSTEE PHILLIPS: I have a question, because
11 the Town of Southold has two -- already has a
12 Housing Authority, I'm not quite sure its name is.
13 How is this going to interact with this? Because I
14 was listening to the meeting yesterday, or trying
15 to listen, although my internet, thanks to
16 Optimum's upgrades, was a little unstable. There
17 seemed to be confusion that this was -- is it --
18 did I hear it's going to be joined into that, or
19 is -- I mean, I heard the two separate line items
20 for the funding, but will there be two separate
21 Boards?

22 MARA CERESO: So the Board's question -- so
23 you have kind of a couple of questions in there.
24 I'm going to answer the first part, which is yes,
25 the Town of Southold has an existing affordable

1 housing fund. It's found Chapter 34 of the Town
2 Code, and this would be an additional source. The
3 funds would not be mingled, they need to be audited
4 separately. And, again, we think of it as adding a
5 new wheel to the car. So some folks were saying we
6 were recreating the wheel, but I think we're adding
7 more resources. There's a different level of
8 eligibility, more folks are eligible for the
9 Community Housing Fund, and there's different ways
10 that we can kind of move things forward.

11 The second part about the Boards I think is
12 an interesting question. I'm not sure if you want
13 to address that, Mark.

14 MARK TERRY: Well, I think what's going to
15 happen is the --

16 TRUSTEE PHILLIPS: Mark, maybe you could come
17 up to the podium, so that --

18 MARK TERRY: The Community Advisory Board,
19 who is in charge of formulating this plan and
20 signing off on it, will, hopefully, be integrated
21 with the Housing Advisory Commission, which we
22 already have, that reviews affordable housing
23 proposals.

24 So, you know, we don't want to really elevate
25 them and get them all excited about this, because

1 the Board's made up of some great people, and, you
2 know, really, they're in, in the process, you know,
3 the Director of CAST, the Director of North Fork
4 Housing Alliance, real estate people. So we really
5 want to try to tap into their knowledge as we move
6 forward.

7 TRUSTEE PHILLIPS: Okay. So if I'm clear,
8 the housing plan that is created by the Advisory
9 Board, which will include some, some options for
10 those within the Village of Greenport, maybe
11 accessory apartments, or funding, or whatever,
12 will -- there'll be a housing plan that will
13 perhaps supersede what's already within the Town
14 Code?

15 MARA CERESO: Not code.

16 TRUSTEE PHILLIPS: The Town Code.

17 MARK TERRY: So we just adopted a
18 comprehensive plan.

19 TRUSTEE PHILLIPS: Right.

20 MARK TERRY: The comprehensive plan has a
21 housing chapter in it with distinct goals and
22 objectives. This housing plan is just another
23 really income stream, or the housing plan is where
24 you'd spend another income stream through the
25 Community Housing Fund, and that will be absorbed

1 and adopt this comprehensive plan, and that way
2 it's a good way to move forward with -- to meet our
3 goals.

4 TRUSTEE PHILLIPS: Okay. All right. As I
5 said, I was trying to listen to the meeting
6 yesterday, and I'm afraid Optimum has got all of us
7 at a disadvantage at the moment. So, okay, thank
8 you very much.

9 TRUSTEE ROBINS: I have a question. You
10 mentioned public hearings. I'm assuming you're
11 talking about if the referendum passes, because I
12 don't think there's any times to schedule public
13 hearings within the next 10 days, or whatever,
14 until the election; is that correct?

15 MARA CERREZO: Correct. The public hearing
16 would be for the housing plan.

17 TRUSTEE ROBINS: Okay.

18 MARK TERRY: All right. So next Tuesday
19 we're bringing the draft expenditures to the Town
20 Board. And I could tell you the Housing Board has
21 reviewed them and sort of signed off from a draft
22 standpoint, and the first one would be Hero Grants
23 for volunteer firefighters, emergency service
24 volunteers, and veterans, \$30,000 grant that don't
25 need to be paid back. That's what we're putting on

1 the table, that's the first one. And then there's
2 maintenance grants for housing stock already in the
3 process.

4 You know, one of the things that cost the
5 most is maintaining your house once you're in it.
6 And if you're trying to maintain an affordable
7 house and you're at a certain income, it's
8 difficult. This law is broad enough that we can
9 say, "Okay, we're going to give you \$20,000 to
10 maintain your house, because we're invested in the
11 community."

12 And as far as the firemen and, you know, the
13 volunteers throughout the Town, the cost of \$30,000
14 is nothing compared to what we get back in return
15 from that type of profession. So, you know, this
16 is an opportunity to support and empower the people
17 in the process, like CAST, North Fork Housing
18 Alliance.

19 You know, what we could do is we could give
20 money, or Greenport could also give money, to North
21 Fork Housing Alliance for the maintenance of their
22 structures and try to get people into, like you
23 said, accessory apartments, accessory dwelling
24 units.

25 TRUSTEE PHILLIPS: So we would also be able

1 to use our own Housing Authority, because we do
2 have one.

3 MARK TERRY: Right.

4 TRUSTEE PHILLIPS: Okay.

5 MARK TERRY: So you can obviously run the
6 money through the Housing Authority. Geographically,
7 Southold is going to have more income because of
8 just the size and the transfers. So maybe there's
9 just, you know, a holistic approach to try to meet
10 the need.

11 TRUSTEE ROBINS: So beyond the fact that
12 there's a shortage of rental stock throughout all
13 of Southold Town and in the Village as well, the
14 cost of rents are just sky high right now, so
15 people can't even find one. They're looking at
16 anywhere between 3500 and \$5,000 a month, which
17 makes it totally unaffordable.

18 So are you -- would this fund be eligible to
19 help, say, the Town -- the North Fork Housing
20 Alliance's Section 8 Program? And we also here in
21 the Village have our own Housing Authority with a
22 Section 8 Program, to help subsidize tenants'
23 rents, could that -- could that be used for that?
24 Not directly, but through the -- through money
25 given to those two programs.

1 MARA CERREZO: Potentially through to the
2 program? I don't think it can go individually to
3 folks for rent. Something else that we're
4 currently working on is sort of a matrix of all of
5 the different resources that are out there, so we
6 can know how we can really best help folks. So
7 figuring out what forms of rental assistance may be
8 out there, if there are other funding sources to be
9 able to add to that.

10 But I certainly think that's a question that
11 we can look into to see if the funding could go
12 directly to one of those agencies to help folks for
13 rent. Otherwise, it would be that maintenance that
14 Mark talked about, or other operational costs,
15 potentially, as well for either the Housing
16 Authority or North Fork Housing Alliance.

17 TRUSTEE ROBINS: I know several business
18 owners who are actually sharing rent and
19 subsidizing the rent of their employees, because,
20 you know, their employees can't afford the rent.
21 So they're going like partnership on leases and
22 things like that.

23 MARA CERREZO: Things are out of control,
24 absolutely.

25 MAYOR HUBBARD: Okay. I just have one

1 question. Is this going to be one pool of money, or
2 is it to be the Southold portion and the Greenport
3 portion?

4 TRUSTEE MARTILOTTA: That's the question.

5 MARK TERRY: That's a great question. I
6 think we should probably give Thiele a call
7 tomorrow, who sponsored the bill, because I'm
8 thinking that it would -- the Greenport fund would
9 stick to the geographic area and the transfers
10 within Greenport, Southold, obviously, of all the
11 hamlets.

12 MAYOR HUBBARD: Okay. I just know the
13 property values and all the things that have been
14 selling for in the Village and the other Community
15 Preservation Fund, a lot of money has been coming
16 from Greenport, but not at -- preserving land and
17 everything else has gone elsewhere, because we
18 don't have any land, really, to preserve. And
19 that's why I'm just asking if it's going to be two
20 separate, you know, if Greenport's part of it, or
21 is it just townwide?

22 MARK TERRY: That's a really good question.

23 MAYOR HUBBARD: If you could find that out,
24 that would be great.

25 MARK TERRY: Certainly.

1 MAYOR HUBBARD: Okay, I appreciate that.

2 MARK TERRY: Yep.

3 MAYOR HUBBARD: Okay. Thank you. Any other
4 questions?

5 TRUSTEE MARTILOTTA: That's the only
6 question.

7 MAYOR HUBBARD: Okay. Thank you all very
8 much.

9 MARA CERREZO: Thank you so much, I appreciate it.

10 MARK TERRY: Thanks, everybody. I'm out of
11 here, it's been a long day.

12 (Laughter)

13 MAYOR HUBBARD: Yep. Have a good evening.
14 Thank you for coming.

15 MARA CERREZO: Thank you.

16 MARK TERRY: Take care.

17 MAYOR HUBBARD: Okay. Before we get into the
18 public hearing part, I have one other announcement.
19 Ann Lioio, I think I pronounced that right, of the
20 National Carousel Association has generously
21 donated to the Village an antique nautical themed
22 brass bell for the Carousel, which is a really nice
23 idea, it's a nice gesture. They brought it out to
24 us. I just wanted -- you know, I didn't want to
25 group that together with all the parades and

1 everything else. I just want to say -- thank her
2 very much for that, and it's something the Village
3 will be in possession of.

4 TRUSTEE MARTILOTTA: That's awesome.

5 MAYOR HUBBARD: Yeah, that was very good.

6 Okay. We had a public hearing, *the*
7 *continuation of the public hearing regarding a*
8 *proposed local law amending Section 150-4; Zoning*
9 *Map*. We basically, after the work session, have --
10 sort of rewriting the whole law. It's going to be
11 completely different than what we had before.
12 We're changing districts and everything else.
13 We're going more closely to the LWRP and the
14 guidelines that were in that.

15 So I'm going to offer a motion to close that
16 public hearing. Once we get the law written, we're
17 going to distribute it to the public and the Board,
18 and then we'll open up -- we'll schedule a new
19 public hearing with the new law, so we don't
20 confuse things from one side to the other.

21 TRUSTEE MARTILOTTA: Please.

22 MAYOR HUBBARD: So I offer a motion to close
23 the public hearing on Chapter 150.

24 TRUSTEE MARTILOTTA: Second.

25 MAYOR HUBBARD: All in favor?

1 TRUSTEE CLARKE: Aye.

2 TRUSTEE ROBINS: Aye.

3 TRUSTEE MARTILOTTA: Aye.

4 TRUSTEE PHILLIPS: Aye.

5 MAYOR HUBBARD: Aye.

6 Opposed?

7 (No Response)

8 MAYOR HUBBARD: Motion carried.

9 TRUSTEE PHILLIPS: Mayor, I have a question.
10 Is it possible for us this evening to set the
11 public hearing for this for next month?

12 MAYOR HUBBARD: That really depends on how
13 close Joe and Paul are. I don't think we're
14 that --

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

16 MAYOR HUBBARD: Just I have a feeling that
17 our Board ourselves would like to see that also
18 first before we schedule the public hearing.

19 TRUSTEE PHILLIPS: Okay. I just --

20 ATTORNEY PROKOP: We need the minutes
21 from the one -- excuse me, I'm sorry, if I could
22 interject. One of the things that is important in
23 this is that we get the minutes from the work
24 session to incorporate everybody's comments, and we
25 don't -- as far as I know, we don't have those yet.

1 MS. BRAATEN: Soon.

2 ATTORNEY PROKOP: Soon, right?

3 MS. BRAATEN: Yes.

4 ATTORNEY PROKOP: Okay. So that's -- we're
5 not even at the point where we have the minutes
6 yet, but I can -- we can read and print out the
7 Local Law. We're still working -- we're still
8 working on that. I just wanted to give that update
9 to the Board.

10 MAYOR HUBBARD: Right, okay.

11 TRUSTEE PHILLIPS: Okay.

12 MAYOR HUBBARD: So I just -- I don't want to
13 go through where we were -- we were accused -- I
14 was accused, or we were accused, some of us, of
15 trying to rush the law through and do it too fast.
16 I'd rather get it together, have it written, have
17 it distributed between our members, so we can
18 discuss it and talk about it, and then schedule the
19 public hearing and get it out to the public.

20 TRUSTEE PHILLIPS: Okay. All right. I
21 just -- I just thought we were further along with
22 it from the discussions I had. But if you're
23 waiting for the minutes, then that slows it up a
24 little bit. Okay.

25 MAYOR HUBBARD: Okay. We have a continuation

1 of public hearing --

2 TRUSTEE PHILLIPS: No, we have to vote.

3 MAYOR HUBBARD: What's that?

4 TRUSTEE PHILLIPS: Did we vote? We did vote?

5 MAYOR HUBBARD: We did.

6 TRUSTEE PHILLIPS: Oh, okay.

7 TRUSTEE ROBINS: We voted.

8 TRUSTEE PHILLIPS: Okay.

9 MAYOR HUBBARD: Yes.

10 *A continuation of the public hearing*
11 *regarding the Wetlands Permit Application submitted*
12 *by Cole Environmental Services on behalf of Paula*
13 *Casey for the property at 20 Beach Street (Sandy*
14 *Beach Road).*

15 We've got all the paperwork in, we had the
16 CAC report, we talked about it at our work session.
17 So I'll offer a motion to close that public
18 hearing.

19 TRUSTEE ROBINS: Second.

20 MAYOR HUBBARD: All in favor?

21 TRUSTEE CLARKE: Aye.

22 TRUSTEE ROBINS: Aye.

23 TRUSTEE MARTILOTTA: Aye.

24 TRUSTEE PHILLIPS: Aye.

25 MAYOR HUBBARD: Aye.

1 you know, please let us know.

2 TRUSTEE PHILLIPS: Mr. Mayor.

3 MAYOR HUBBARD: Did any Board Members have
4 anything?

5 TRUSTEE PHILLIPS: Well, I would like to
6 revisit -- when I was first on the Board, the BID
7 and the Village did apply for a lighting grant for
8 the back parking lot on Adams Street. I would like
9 to improve, or a thought of improving that walkway
10 that goes from Front Street to Adams Street, in
11 between the buildings, and some of the sidewalk
12 situation that's back there. It's a thought.

13 I haven't completely put it all together, but
14 I know that we did -- the lighting was also in the
15 back by -- in the back of IGA, in those lots there.
16 So that it was -- made it more comfortable in the
17 summertime when we have a lot of people parking,
18 that it was well lit for them to go back there. So
19 that was one thought I was -- I had been toying
20 with that for a while.

21 MAYOR HUBBARD: Okay. Well, I think we
22 talked about that at the work session about the
23 center divider in Adams Street --

24 TRUSTEE PHILLIPS: Yeah.

25 MAYOR HUBBARD: -- where the sidewalk and the

1 curbing is all broken up --

2 TRUSTEE PHILLIPS: Right.

3 MAYOR HUBBARD: -- to, you know, repair that
4 and pave both sides of the parking lot. So we'll
5 include the lighting along with that. And when
6 you're talking Front Street to Adams Street, like
7 across from the post office?

8 TRUSTEE PHILLIPS: Yeah. Yeah, in between
9 Noah's and --

10 MAYOR HUBBARD: There's a couple of them
11 there.

12 TRUSTEE PHILLIPS: Yeah.

13 MAYOR HUBBARD: Okay.

14 TRUSTEE PHILLIPS: Okay, yeah.

15 MAYOR HUBBARD: Well, just so I know exactly
16 which ones.

17 TRUSTEE PHILLIPS: Yeah, I haven't put it
18 down on paper yet, because --

19 MAYOR HUBBARD: Okay.

20 TRUSTEE PHILLIPS: -- I wanted to wait to
21 hear what other people had to say.

22 TRUSTEE ROBINS: Yeah, I think there are two,
23 two pass-throughs, and then one of them is private
24 property, the one going through --

25 TRUSTEE MARTILOTTA: I think they're all

1 private property.

2 TRUSTEE ROBINS: Are they all private
3 property.

4 TRUSTEE MARTILOTTA: There's one -- well,
5 there's one between --

6 TRUSTEE ROBINS: The one by Blue Duck Bakery
7 is private.

8 TRUSTEE MARTILOTTA: There's one by Blue Duck
9 Bakery has got to be private. There's on either
10 side of that, that strip mall down there,
11 there is --

12 MAYOR HUBBARD: Right, where the bike shop
13 was, and between Front Street Station.

14 TRUSTEE PHILLIPS: Right, yeah.

15 TRUSTEE MARTILOTTA: It's on either side of
16 the --

17 MAYOR HUBBARD: Yeah. Well, we will check on
18 that, but it's just -- it's an idea, someplace to
19 start with, to start putting stuff together. And,
20 really, anybody from the public, at home or here,
21 if you think of something, some kind of project we
22 could use this for, you know, we'd really like to
23 get some stuff done.

24 All right. Anything else for that? You
25 want to -- we'll keep that public hearing open. Do

1 we need to close it now, Stephen?

2 INTERIM TREASURER GAFFGA: We need to close
3 it at the work session --

4 MAYOR HUBBARD: Okay.

5 INTERIM TREASURER GAFFGA: -- in November.

6 MAYOR HUBBARD: That way, if anybody has
7 comments, they can send stuff into Village Hall to
8 the Clerk. So some people might not have even
9 known we had this there, so we'll keep the public
10 hearing open until the work session in November.
11 Okay? We got to vote on that, Joe? Should we vote
12 on keeping it open?

13 TRUSTEE PHILLIPS: Yes.

14 MAYOR HUBBARD: Yeah.

15 ATTORNEY PROKOP: Yes.

16 MAYOR HUBBARD: All right. I'll offer a
17 motion to keep the public hearing open on the
18 Community Development Block Grant.

19 TRUSTEE PHILLIPS: Second.

20 TRUSTEE CLARKE: Second.

21 MAYOR HUBBARD: All in favor?

22 TRUSTEE CLARKE: Aye.

23 TRUSTEE ROBINS: Aye.

24 TRUSTEE MARTILOTTA: Aye.

25 TRUSTEE PHILLIPS: Aye.

1 MAYOR HUBBARD: Aye.

2 Opposed?

3 (No Response)

4 MAYOR HUBBARD: Motion carried.

5 *A public hearing regarding a proposed local*
6 *law amending parking regulations within the Village*
7 *of Greenport.*

8 This is one we've been talking about for
9 almost a year now. We took some of the exemptions
10 out, we've changed the fee structures on it. It's
11 gone back and forth quite a few times. I think we
12 have a version now that everybody seemed to be
13 comfortable with.

14 TRUSTEE MARTILOTTA: Very much so.

15 MAYOR HUBBARD: So I'll open up the public
16 hearing on the amended 2020 -- 2022 amended parking
17 regulations. If anybody would like to comment on
18 it from the public, just your name and address for
19 the record, and --

20 RANDY WADE: Randy Wade, Sixth Street,
21 Greenport. Again, I'm just so happy with your work
22 last Thursday. It was really inspiring how
23 seriously you're taking the Waterfront Commercial
24 zone. In fact, you're so close to it, that -- and
25 it would be so good to marry the waterfront

1 long-range plan with it, that you might really want
2 to rethink the moratorium, because now you could
3 probably just do it for three months and just have
4 done with it.

5 What -- I just sat through the Planning Board
6 meeting and realized this doesn't help with the
7 parking situation, but we're using it as our only
8 tool in the box when the issue is density. And I
9 wish I could give a clear answer. It only just
10 came to me. I don't know if anybody's heard of
11 other towns addressing this. I've also been
12 surprised over time that the only record we keep of
13 occupancy is the Department of Health decides. The
14 Planning Board says something, the Fire Marshal
15 says something, and the Village may have a record
16 of what the Fire --

17 MAYOR HUBBARD: It's in the code. It says in
18 the code what the occupancy is. Paul.

19 ADMINISTRATOR PALLAS: Yeah. No, that's not
20 accurate.

21 RANDY WADE: For each property.

22 ADMINISTRATOR PALLAS: That's not accurate.
23 Every property gets a placard of -- every
24 commercial property gets a placard from the
25 Building Department with their occupancy. What was

1 referred to at the Planning Board was the
2 Department of Health also provides a certificate
3 for their occupancy numbers, which would supersede
4 ours if its less.

5 RANDY WADE: Oh, I'm so glad to hear that,
6 because I've asked for it and was told it was a
7 placard, but that it was like the Fire Marshal's
8 placard. But it's -- but it's related to a
9 decision by the Building Department based on what
10 the Planning Board said or something.

11 ADMINISTRATOR PALLAS: It's based on -- I
12 don't think -- this isn't the right hearing for
13 this, but just real quick, it's based on building
14 code, and that's it -- yeah.

15 RANDY WADE: Based on building code. Okay.
16 Because like the building code doesn't really help
17 with putting a hotel where there's no parking right
18 there. And when this passes, I don't know how this
19 is going to be addressed. But I feel like what
20 you're trying to say is the Village capacity for
21 hotel rooms, you know, is thus and so, and keep
22 building them until we get to that capacity or
23 something, or for this section of town, and the
24 capacity for restaurants is such and so. But our
25 only tool at this point, I guess, is parking. But

1 now with this law, people can just easily buy a lot
2 of parking spots, unless I'm misunderstanding the
3 new proposed law.

4 MAYOR HUBBARD: It depends on how many tables
5 and chairs and how many rooms they have, which is
6 in the code, that dictates how many parking spots
7 they need. So the size of the building and the
8 square footage dictates what they have. So they
9 can't just put in 100 tables in a place that only
10 has room for 40 tables. And then, you know, any of
11 these projects -- really, you know, now you had the
12 Planning Board earlier, I don't want to discuss
13 projects that are before the Planning Board.

14 RANDY WADE: Right, right.

15 MAYOR HUBBARD: You know, but just in the
16 theory, the code, if you read the code, I think,
17 you know, a regular retail shop is one parking spot
18 for every 300 square feet and one for each
19 employee. So you take a 20-by-20 room, do the
20 math, that's what, you know, the occupancy of the
21 parking code is for that piece of property, and
22 that's it in the code. It just --

23 RANDY WADE: And I guess this started because
24 you are worried that stores that might have just a
25 couple of people shopping in it get turned into a

1 restaurant that have a lot of people that actually
2 come with a lot cars. So I guess the point was to
3 control the number of cars in order to, you know,
4 manage the density of the Village, right?

5 MAYOR HUBBARD: I believe every four seats
6 needs a parking spot.

7 RANDY WADE: Right.

8 ADMINISTRATOR PALLAS: Five.

9 MAYOR HUBBARD: Or every five seats needs a
10 parking spot. So if you take it and if it's 25
11 seats, then they need five parking spots. That's
12 in the code.

13 RANDY WADE: But, so do you think this new
14 code is going to take care of the problem that I
15 think --

16 MAYOR HUBBARD: What it does is it takes away
17 the grandfathering where they needed no parking
18 spots.

19 RANDY WADE: Okay.

20 MAYOR HUBBARD: The 1991 law said you don't
21 need any parking spots in a building that's already
22 built prior to 1991.

23 RANDY WADE: Right, right, right.

24 MAYOR HUBBARD: Now anybody that goes and
25 changes it from a boutique to a restaurant and puts

1 in 30 tables --

2 RANDY WADE: Uh-huh.

3 MAYOR HUBBARD: -- they're going to have to
4 go and provide what they can in parking. If they
5 have not parking, they're going to have to pay for
6 that, and that will pay for some of the
7 improvements we need to do around the Village on
8 parking. That's --

9 RANDY WADE: No, I totally support payment
10 and just --

11 MAYOR HUBBARD: It just -- it takes away the
12 grandfathering --

13 RANDY WADE: Right.

14 MAYOR HUBBARD: -- and a different fee
15 structure to make it more affordable for somebody
16 to do a small, little thing, or add two tables to
17 their place. But if they add more, I don't
18 remember the exact numbers, but if you're adding 20
19 tables, it's up to 5,000 a spot, instead of 1,000,
20 trying to let the mom and pop stores stay in
21 business and not put a huge burden on them. That
22 was the intent of the law of what everybody came up
23 with, and that's what we gave to the Village
24 Attorney to write up.

25 RANDY WADE: Great. Okay, thanks. I look

1 forward to seeing how that goes, and do think it
2 would be good to do a moratorium now for just in
3 three or four months, especially because now you
4 haven't really -- don't know when the public
5 hearing's going to be on the new Zoning Code, and
6 it's like so crucial right at this moment in time.
7 Thank you so much.

8 MAYOR HUBBARD: Okay, you're welcome.

9 RICHARD VANDENBURGH: Good evening. Rich
10 Vandenburg from the BID.

11 I'm just curious, a comment on the
12 presentation that we heard. I was curious to know
13 if there was any forecast, as perhaps maybe a
14 question, but if there's any forecast possible by
15 the Town to say what the amount of revenue is we
16 could expect.

17 TRUSTEE PHILLIPS: Rich, I'm sorry, this is
18 on the parking, it's a public hearing.

19 RICHARD VANDENBURGH: Oh, I'm sorry. So I
20 have to wait until the general --

21 MAYOR HUBBARD: Right.

22 TRUSTEE CLARKE: (Nodded Yes)

23 RICHARD VANDENBURGH: Okay, my apologies, I
24 apologize.

25 So on the public hearing on this, just

1 curious. The only question I have on this is can
2 we -- is there a specific designation as to where
3 these funds will go into a segregated account for
4 improvements on parking facilities or other --

5 MAYOR HUBBARD: Yes, there already is an
6 account that's established. The money will go into
7 that, just that.

8 RICHARD VANDENBURGH: So all of these funds
9 will be specifically targeted --

10 MAYOR HUBBARD: Yes.

11 RICHARD VANDENBURGH: -- to that one
12 particular fund? Okay, very good. That was the
13 only question I had on this. Okay.

14 MAYOR HUBBARD: Okay.

15 TRUSTEE CLARKE: Thank you.

16 MAYOR HUBBARD: Any other comments on the
17 public hearing on the parking regulations?

18 (No Response)

19 MAYOR HUBBARD: Okay. I'll offer a motion to
20 close the public hearing, and we will discuss it at
21 our work session.

22 ATTORNEY PROKOP: Can I -- I just wanted to
23 let the Board know -- I'm sorry, excuse me.

24 MAYOR HUBBARD: Go ahead.

25 ATTORNEY PROKOP: You made a motion, so there

1 should be a second, and then I'll --

2 TRUSTEE PHILLIPS: I'll second it.

3 ATTORNEY PROKOP: Okay. So now, if I could
4 make a comment. So what's happened with this is
5 that there was a discussion at the September work
6 session and we -- and then we subsequently received
7 the minutes from that work session, and I received
8 some notes from Trustees. And, in the meantime, we
9 were work -- we were instructed to work on the
10 LWRP, so we were working on that, because that, you
11 know, that actually folds into all these
12 discussions that we're having, and we completed the
13 LWRP review.

14 So now, within the -- about a week ago, there
15 was a -- based on the minutes of the September work
16 session and the notes that we received about a week
17 ago, those revisions were made, and they were
18 minor, but they were made in the Local Law. So as
19 of now, we have a -- you know, a new version of the
20 Local Law with those comments in it.

21 I can tell -- I can tell you briefly that
22 what it did was it set up a structure of the fee,
23 the payment in lieu. It's \$1,000 for a zero to
24 five, 2500 for five -- from six to 10, and 11 or
25 more -- 11 to 20 is 5,000.

1 There is a provision for a payment plan for
2 up to 10 years at the option of the Planning Board,
3 if they want to do that or not do it, it's up to
4 them, with interest. And I think there's a cap on
5 the amount of spaces, payment in lieu of 50%.

6 The parking requirement, and, Mayor, as you
7 said, it's triggered by the -- by somebody making a
8 change that causes an increase in the requirement
9 for parking without, without any consideration of
10 an exemption that they might have had in the past.
11 So they don't, they don't have to provide for the
12 full amount of that exemption amount that they
13 might have had in the past. They have to --
14 however, they have to provide parking for the full
15 amount of the increase. That is what the Board
16 discussed in the minutes.

17 So that law is done now, it's been done for,
18 as I said, several days. And you might consider
19 closing the public hearing and reopening it with
20 the new version, or you -- or you might just
21 continue along with the public hearing, and we'll
22 circulate in the public that revised Local Law.

23 MAYOR HUBBARD: Okay. So do you recommend
24 that we just keep it open until the work session
25 and then we talk?

1 the Planners to forecast what the amount of revenue
2 would be from that added half a percent in tax,
3 just because it was unclear to me, and maybe that's
4 still uncertain, that, you know, the question as to
5 any of those funds being able to assist.

6 You know, when they say maintenance, it's --
7 you know, and I'm not -- I'm not -- haven't read
8 this in depth and I did not follow the meeting,
9 but, you know, what does maintenance mean?
10 Maintenance means, you know, paying for utilities,
11 or maintenance means, you know, repainting or
12 fixing the front door. What does maintenance mean
13 versus the ability to actually subsidize potential,
14 you know, rental income is one of the questions.

15 And, of course, the other question being if
16 there's a way for that particular board, or agency,
17 or oversight to forecast what is the amount of
18 money we expect to earn based upon typical prior
19 year sales that would fund that particular portion
20 of the housing aspect, so.

21 MAYOR HUBBARD: Yeah. I could say, I know
22 from looking at Town numbers, working with them
23 with the CPF money, it varies from some years to --
24 they get 8 million, some years they get 20 million.
25 Last year they had a lot of money. So if you

1 took -- if say they got 16,000 last year -- or 16
2 million, excuse me, on -- at 2%, you take a quarter
3 of that, that would be another half percent. So
4 using the 16,000, which I think was around the
5 number they had gotten, it would be about
6 \$4 million.

7 RICHARD VANDENBURGH: Okay. And that -- and
8 that -- and was it -- was -- were they able to
9 answer the question as to what the Village would
10 participate in?

11 MAYOR HUBBARD: No, they do not know.

12 RICHARD VANDENBURGH: Okay.

13 MAYOR HUBBARD: We have to be part of it and
14 everything else, but I just want to make sure that
15 the funds that are being paid by new homeowners in
16 Greenport is going to help Greenport out.

17 RICHARD VANDENBURGH: Okay, yeah, agreed.
18 Thank you.

19 MAYOR HUBBARD: Okay.

20 TRUSTEE CLARKE: But if I may, Mr. Mayor.

21 MAYOR HUBBARD: Yes.

22 TRUSTEE CLARKE: You did speak to the number
23 that Greenport had contributed to the Community
24 Preservation Fund in our joint session and it was
25 in excess of millions of dollars per year.

1 MAYOR HUBBARD: Well not per year, but
2 combined, yes. But still, since the inception of
3 it, it's been over a million dollars, and none of
4 that has been spent back in Greenport. That was
5 the reason for my question on this. I don't want
6 to start the same thing going over again.

7 Okay. Anybody else wish to address the Board
8 on any topic?

9 KEVIN STUESSI: Hi there. Kevin Stuessi,
10 420 Clark Street in Greenport.

11 First, I wanted to thank everybody for all of
12 their time and energy at the last work session.
13 Clearly, there's a lot of passion and care for the
14 community, and, you know, seeing everybody
15 definitely wants to do the right thing. My
16 concern, though, is that we are working towards
17 trying to change local Zoning Code, as well as look
18 at the waterfront revitalization plan without the
19 necessary energy that needs to go into.

20 I would also implore you to, please, consider
21 putting a moratorium immediately on development. I
22 would like to hear the perspective of everybody on
23 the Board tonight on potentially considering a
24 moratorium, with date certain, call it six months,
25 where you look at everything that's happening in

1 town, and, at the same time, you also go back and
2 look again at the Waterfront Revitalization Plan.

3 At the last meeting, there was discussion
4 about potentially making it and resubmitting it.
5 But if you look at the code, as well as talking to
6 the State, you'll find out very quickly that you
7 are forced, as a community and as a Board, to bring
8 this back to the community.

9 The plan that is in place was approved in
10 1998, was it? And the versions that are on the
11 Village website of 2010, '11, '12 and '14 were
12 never actually approved by the State. So anything
13 that is there is only what's been approved, you
14 know, in excess of a couple of decades ago, and
15 this needs to be brought back to the community.

16 If you consider doing a moratorium at this
17 moment and you look at everything that's happening
18 in town, which is a significant amount of potential
19 development, your Planning Board earlier was,
20 frankly, rudely talked to by the attorney
21 representing the hotel trying to build 22 rooms at
22 the old candy store, accusing them of being -- I
23 for get the word, but --

24 TRUSTEE PHILLIPS: Adversarial.

25 KEVIN STUESSI: Adversarial, thank you, when

1 they were simply doing their job. And if you
2 listen to what their traffic consultant was saying,
3 which, as a developer, the technical term would be,
4 frankly, a crock of shit with what he was
5 suggesting, you know, the traffic study showed. It
6 was completely inaccurate. The number of employees
7 they were reflecting in the plan was inaccurate.
8 You know, he was called by one of the other members
9 of the Planning Board on it, and, yes, they were
10 missing the person that's going to be driving the
11 bus. The president of the hotel company stated
12 themselves that they needed a security person to
13 manage the yard.

14 You know, one of the things that was never
15 even considered is the fact that Southold Police
16 used that as a staging spot parking next to the
17 hotel to manage traffic on a regular basis. There
18 are a lot of things that need to be studied there.

19 And I believe it was Trustee Robins at a
20 point several meetings ago who brought up the point
21 that the builder said he would gladly write a check
22 to pay for the parking in order to get away with
23 it. Yes, of course. You know, 30, \$40,000, that's
24 around there on a \$7 million investment.

25 I mean, when you look at the potential for

1 the Greenporter Hotel, adding a third floor, 20 --
2 I think it's 21 or 22 new rooms, that's a 58%
3 increase in the occupancy. And the application
4 states that there is no impact to traffic and
5 parking, that's inaccurate.

6 We have a moment in time now where you can do
7 the right thing for this community and hit pause
8 and we can study these things. We can make some
9 very smart decisions, get the community involved,
10 and take six months, very clearly defined what
11 needs to be done over that period of time, study
12 what's being done, look at this parking problem,
13 and figure out, you know, what needs to happen.

14 You have the hotel claiming they're going to
15 use the rail yard parking lot. Well, you just
16 heard the last meeting from the Jitney company that
17 they wanted to use the railroad lot. You also
18 heard them say that Claudio's apparently has
19 something that they are, you know, whipping up to
20 do some future development.

21 Why not hit pause? Do the right thing for
22 the community. I ask again all of you to please
23 consider looking at a six-month moratorium, forming
24 a committee that looks at the entire working
25 waterfront, figure out ways to incentivize people

1 to bring the right businesses here that we want.
2 Resubmit to the State, go after the funding that's
3 available. There's significant funding available.
4 Next year we can apply for the \$4 1/2 million in
5 downtown revitalization that we, you know, could be
6 applying for as part of this, in addition to all of
7 the stimulus money through the Federal Government
8 act that I talked about the last time.

9 So, please, I would ask you tonight for
10 somebody to make a motion on considering it, and
11 I'd like to hear everybody else vote on it. Thank
12 you.

13 MAYOR HUBBARD: Thank you.

14 TRUSTEE CLARKE: Thank you.

15 MAYOR HUBBARD: Anybody else wish to address
16 the Board?

17 MR. SALADINO: John Saladino, Sixth Street.
18 I was at the work session last week and I heard --
19 I heard the affordable housing project that's being
20 discussed for the North Road for Main Street and
21 25. I was confused by one of the Trustee's logic
22 in trying to discourage this Board from making any
23 comment either in favor of or against that project.
24 The logic was that the Southold Town Planning Board
25 has to do their due diligence and we shouldn't

1 interfere with that. I disagree with that. I
2 think the Southold Town Planning Board does what
3 the Southold Town Planning Board does.

4 I don't see any reason why this Board, if
5 you're in favor of the project, if you're -- not
6 even in favor of the project. If you're willing to
7 sell sewer service to that project, whether you're
8 in favor of 40 affordable units, or a medical
9 building, as opposed to -- I think a restaurant was
10 mentioned, he could make it a restaurant. Right
11 now, a letter of -- I believe the Board sent a
12 letter saying that sewer service is available.

13 MAYOR HUBBARD: Yes.

14 MR. SALADINO: My -- one of my questions is
15 was that sent to the Town, or was that sent to the
16 developer?

17 TRUSTEE PHILLIPS: Suffolk County Health.

18 MAYOR HUBBARD: To both Suffolk County --

19 ADMINISTRATOR PALLAS: Suffolk County and the
20 developer.

21 JOHN SALADINO: So the developer has that in
22 his pocket?

23 MAYOR HUBBARD: Yes.

24 MR. SALADINO: That this Board is willing --
25 this Board will make making sewer service available

1 to that piece of property?

2 ATTORNEY PROKOP: No, it's the capacity on it.

3 TRUSTEE PHILLIPS: It's the capacity level.

4 MAYOR HUBBARD: The capacity is here and --

5 MR. SALADINO: Wait, wait, I didn't
6 understand.

7 MAYOR HUBBARD: The letter says that we have
8 the capacity to handle the project and it is
9 available, but there is to contract. We never had
10 a vote that said yes, we are going to do that
11 project.

12 MR. SALADINO: No, I understand there's no
13 contract, because a contract implies a price,
14 amount, time. You know, it's more technical
15 than -- I know this is the wrong term, but I'm
16 going to use it anyway, as opposed to like a Letter
17 of Intent, you know. What is it that you sent
18 to -- what is that you sent to the contractor, a
19 Letter of Availability?

20 MAYOR HUBBARD: A Letter of Availability of
21 sewer for the project.

22 MR. SALADINO: Okay. So, in effect, it's
23 like, well, we have the sewer, it's there, it's
24 available if you want to buy it. Am I kind of
25 getting that right?

1 MAYOR HUBBARD: I believe so.

2 ADMINISTRATOR PALLAS: More or less.

3 MR. SALADINO: So I'm not sure why that would
4 be a detriment having that out there, having this
5 Board -- I'm not even sure what why this Board --
6 why it's a detriment to the Southold Town Planning
7 Board that this Board vote and say, "Yeah, we're
8 going to sell the guy sewer service." We're in the
9 sewer-selling business. I mean, you know, we run a
10 business that sells sewer. Why not? And from my
11 understanding, that it's only 2% of capacity that
12 would be needed, and the plant now is operating at
13 less than 60% capacity. So any future
14 development -- so this would be 62%. Any future
15 development will have 40% capacity to -- with a
16 buffer, 25% capacity. I'm not sure the reluctance
17 of this Board not to be -- not to be more
18 supportive of that project.

19 I hear about code change here. I mean, some
20 Trustees are willing to put four and five-story
21 buildings on Front Street, and put apartments in
22 those buildings, multi-family dwellings in those
23 buildings, that we just heard tonight that it's
24 ludicrous to believe that if you did that, those
25 apartments would serve any need to anybody that

1 lives in the Incorporated -- or wants to live in
2 the Incorporated Village right now. Nobody's
3 paying 4,000 or 5,000. Nobody that needs an
4 apartment is paying 4 or \$5,000 a month to rent one
5 of those apartments looking at the harbor.

6 That could serve a need. That there would be
7 40 of them. It could serve a need. We could get
8 rid of -- we could get rid of the fantasy that
9 we're going to build over the Gusmar Building, and
10 we're going to build a fifth story on the Mills
11 Building, a fourth story on the Mills Building and
12 we're going to make those affordable housing. It's
13 just not the reality of it, it's not the reality of
14 the situation. And to suggest that it is, is
15 you're doing disservice to -- I'm sorry -- to your
16 constituents.

17 Here, you have a guy that wants to build 40
18 apartments. Do I care about a doctor's office?
19 Well, a doctor's office, you know, my doctor is in
20 Shoreham, my other doctor is in Riverhead. Perhaps
21 if one of those guys moved to Main Street, it saves
22 me a 60-mile, 70-mile roundtrip.

23 But I heard also last week that, well, if the
24 doctors' offices don't work out, it could turn into
25 a restaurant. So what? So what? I mean, would a

1 restaurant be something new to Greenport? I think
2 there's like 215 of them. I mean, you know, so
3 what difference does it make? And he's still going
4 to make a living.

5 But the 40 apartments to -- I understand the
6 neighbors' concerns. I don't really, but I'll say
7 that to people, I understand that they might have
8 some concerns, the neighbors. I heard a question
9 about traffic, which surprised me. And the thing I
10 heard when this project first came up about traffic
11 was that it would impair ferry traffic. And my
12 question to this Board is -- my question to anybody
13 is, why should -- why should any Board be more
14 accommodating to somebody, a ferry customer that's
15 just like passing through, as opposed to somebody
16 that wants to live and work here? I mean, if it
17 impairs ferry traffic, my philosophy is so what?
18 So what? You know, so it takes you an extra 15
19 minutes to get to Babylon, or wherever you're going
20 when you get off that ferry.

21 And worse comes to worst, and if you're
22 worried about traffic and people getting out of
23 their driveway onto Route 25, put up a traffic
24 light, then put up a traffic light. Put -- there's
25 two traffic lights in Southold, there's a traffic

1 light in Peconic, there's a traffic light in
2 Cutchogue, there's a traffic light in Jamesport,
3 there's a traffic light in Mattituck. Why is
4 this -- traffic light, it's like, oh, my God, a
5 traffic light. So what?

6 To suggest that those people trying to get
7 out of that development to go to work, or to the
8 store, or to school would be a hardship, I
9 disagree. I live on Sixth Street. I don't know
10 how many houses on Sixth Street. I'm sure it's at
11 least 40, the same as that development would have,
12 maybe 50, maybe 60, I don't know. But when I leave
13 my house and I pull out of my driveway and I drive
14 to Front Street, there's not a line of cars,
15 there's not 40 cars in front of me. All those
16 people that live on Sixth Street, they're not
17 leaving the block at the same time. There's not a
18 line of cars at Front Street. I don't have to wait
19 25 minutes to get out -- off Sixth Street to come
20 here tonight. So, I mean, some of this stuff that
21 you're hearing about this just doesn't make sense
22 to me.

23 Again, I heard -- I heard a Trustees say we
24 should let the Planning Board do its due diligence.
25 I'm not even sure what that means. I mean, we

1 don't work for the Planning, the Southold Town
2 Planning Board, you guys work for the Village of
3 Greenport. Why should we care? I mean, for you
4 guys, if you think it's a viable project, you
5 should say that. You should say this will relieve
6 us of a need that we have.

7 Talk about the developer, the developer --
8 and SEQRA, it was suggested that the builder is
9 afraid of an Environmental Impact Statement.
10 Because, because I attend these SEQRA training
11 sessions, I read the law, and nothing in the DEC's
12 law, nothing in the SEQRA law suggests that this
13 would be a Type I Action that would require an
14 Environmental Impact Statement. It's not required.

15 So the builder got a complete -- a Notice of
16 Completion from the Planning Board that his site
17 plan is complete. The DEC on their website
18 suggests that this wouldn't be a Type I Action.
19 Could the Planning Board say it's an Unlisted
20 Action and perhaps suggest that he does an
21 Environmental -- an Environmental Impact Statement
22 that I've heard is being called for by the
23 neighbors, not by the Planning Board, it's being
24 called for by the neighbors. They don't vote, they
25 don't get a vote, they get to offer an opinion,

1 like Saladino does. They can listen to them, they
2 cannot listen to them.

3 As far as the builder, the builder -- some of
4 yous might know, I volunteer for the Zoning Board.
5 The builder was in front of my Board, the Board
6 that I serve on, five or six, eight months, seven
7 months. He was in front of the Planning Board for
8 an equal amount of time, seven, eight months. We
9 all know builders do what builders do, we're not
10 going to excuse builders from doing what they do.
11 But the guy has always been honest when he says
12 this is what he's going to build. And the thing
13 that struck me the most, that this guy -- I'm not
14 here to advocate for this guy, I'm advocating -- I
15 want to advocate for the project. He was always
16 willing to negotiate with the neighbors. If a
17 neighborhood group, or a Board, or a Statutory
18 Board came up with a suggestion, he was always
19 willing to negotiate, and I think, I think it would
20 be the same thing with that project. Do I know for
21 sure? Of course not. But I don't think, I don't
22 think four doctors' offices and 40 affordable
23 apartments is going to turn Greenport into a
24 wasteland.

25 I think, I think this Board has an

1 opportunity now to offer an opinion. I understand
2 a contractor is more involved than just me up here
3 saying, "Give him a contract," you know, with
4 prices and stuff like that. But if this Board came
5 out and let the people in Southold know that
6 Greenport's not opposed to this, maybe it would
7 make it easier for that Planning Board.

8 From watching Planning Boards for the last 40
9 years, they do take input from other
10 municipalities, and they do take input from the
11 public, and sometimes that little push is all that
12 they need.

13 So I'm sorry for taking up so much time.
14 Thank you, thanks for listening.

15 MAYOR HUBBARD: All right. Thank you.
16 Anybody else wish to address the Board on any
17 topic?

18 LILY DOUGHERTY-JOHNSON: I'm Lily
19 Dougherty-Johnson, 51 Washington Avenue, and I'll
20 be brief.

21 I watched you guys at work session the other
22 night, which was long, and I appreciate all the
23 work that was put into it. And I -- the net
24 metering that was discussed seems like a pretty
25 good plan. I wonder why it's limited to the amount

1 it's limited, and I understand that it needs to be
2 limited in some way, but I wonder what the math of
3 that all is.

4 And I also just wanted to address one thing
5 that I heard there, was that solar is only put on
6 by people with a lot of money. That's not true in
7 my case. I put solar on my roof partly to fund
8 getting a new roof. So with all this talk of like
9 affordable housing and community housing, I think,
10 and maintenance, that was one of the reasons I did
11 it. I also did it because I believe in renewable
12 energy and I wanted to.

13 But I think we just have to think about
14 everyone's situation in the Village, and, of
15 course, I don't want everyone's rates to go up, or
16 to be making a lot of money on my solar. That's
17 not why I did it and that wasn't the case when I
18 started it. But as you're thinking about changing
19 things, I just think -- also, it was said that you
20 don't have to have a public hearing, which maybe
21 you don't, but I do think a discussion, because
22 there was a lot of misinformation and confusion,
23 and just getting everyone's voices out there would
24 be a good thing. So thank you.

25 MAYOR HUBBARD: Thank you.

1 TRUSTEE CLARKE: Thank you.

2 MAYOR HUBBARD: Anybody else wish to address
3 the Board on any topic?

4 (No Response)

5 MAYOR HUBBARD: Okay. We'll move on to the
6 regular agenda.

7 *RESOLUTION #10-2022-1, RESOLUTION adopting*
8 *the October, 2022 agenda as printed. So moved.*

9 TRUSTEE MARTILOTTA: Second

10 TRUSTEE PHILLIPS: Second.

11 MAYOR HUBBARD: All in favor?

12 TRUSTEE CLARKE: Aye.

13 TRUSTEE ROBINS: Aye.

14 TRUSTEE MARTILOTTA: Aye.

15 TRUSTEE PHILLIPS: Aye.

16 MAYOR HUBBARD: Aye.

17 Opposed?

18 (No Response)

19 MAYOR HUBBARD: Motion carried.

20 Trustee Clarke.

21 TRUSTEE CLARKE: *RESOLUTION #10-2022-2,*
22 *Accepting the monthly reports of the Greenport Fire*
23 *Department, Village Administrator, Village*
24 *Treasurer, Village Clerk, Village Attorney, Mayor*
25 *and Board of Trustees. So moved.*

1 TRUSTEE ROBINS: Second.

2 MAYOR HUBBARD: All in favor?

3 TRUSTEE CLARKE: Aye.

4 TRUSTEE ROBINS: Aye.

5 TRUSTEE MARTILOTTA: Aye.

6 TRUSTEE PHILLIPS: Aye.

7 MAYOR HUBBARD: Aye.

8 Opposed?

9 (No Response)

10 MAYOR HUBBARD: Motion carried.

11 TRUSTEE ROBINS: *RESOLUTION #10-2022-3,*
12 *RESOLUTION to declare as surplus, and no longer*
13 *needed for municipal purposes, the vehicle known as*
14 *"8-3-6", which is a 2011 Chevy Tahoe Village of*
15 *Greenport Fire Department vehicle. So moved.*

16 TRUSTEE MARTILOTTA: Second.

17 MAYOR HUBBARD: All in favor?

18 TRUSTEE CLARKE: Aye.

19 TRUSTEE ROBINS: Aye.

20 TRUSTEE MARTILOTTA: Aye.

21 TRUSTEE PHILLIPS: Aye.

22 MAYOR HUBBARD: Aye.

23 Opposed?

24 (No Response)

25 MAYOR HUBBARD: Motion carried.

1 TRUSTEE MARTILOTTA: *RESOLUTION #10-2022-4,*
2 *RESOLUTION authorizing the solicitation of bids for*
3 *the purchase of a new 2023 Dodge Ram 2500 Big Horn*
4 *pick-up truck, as approved by the Village of*
5 *Greenport Fire Department Board of Wardens on*
6 *October 19, 2022; to be used as a Chief's vehicle*
7 *for the Village of Greenport Fire Department, and*
8 *directing Clerk Pirillo to notice the Request for*
9 *Bids accordingly. So moved.*

10 TRUSTEE PHILLIPS: Second.

11 MAYOR HUBBARD: All in favor?

12 TRUSTEE CLARKE: Aye.

13 TRUSTEE ROBINS: Aye.

14 TRUSTEE MARTILOTTA: Aye.

15 TRUSTEE PHILLIPS: Aye.

16 MAYOR HUBBARD: Aye.

17 Opposed?

18 (No Response)

19 MAYOR HUBBARD: Motion carried.

20 TRUSTEE PHILLIPS: *RESOLUTION #10-2022-5,*
21 *RESOLUTION approving the attached Change Order #2*
22 *in the amount of \$7,646.92 from Merrick Utility*
23 *Associates, Inc. for dewatering and excavation of*
24 *buried debris in the work area at the sanitary*
25 *sewer central pump station replacement site that*

1 *was unexpected and not part of the contract work,*
2 *and authorizing Mayor Hubbard to sign Change Order*
3 *#2 from Merrick Utility Associations -- Associates,*
4 *Inc. So moved.*

5 TRUSTEE CLARKE: Second.

6 MAYOR HUBBARD: All in favor?

7 TRUSTEE CLARKE: Aye.

8 TRUSTEE ROBINS: Aye.

9 TRUSTEE MARTILOTTA: Aye.

10 TRUSTEE PHILLIPS: Aye.

11 MAYOR HUBBARD: Aye.

12 Opposed?

13 (No Response)

14 MAYOR HUBBARD: Motion carried.

15 TRUSTEE CLARKE: *RESOLUTION #10-2022-6,*
16 *Authorizing the solicitation of bids for the*
17 *purchase of a minimum of ten (10) new fire*
18 *hydrants, and directing Clerk Pirillo to notice the*
19 *bid solicitation accordingly. So moved.*

20 TRUSTEE ROBINS: Second.

21 MAYOR HUBBARD: All in favor?

22 TRUSTEE CLARKE: Aye.

23 TRUSTEE ROBINS: Aye.

24 TRUSTEE MARTILOTTA: Aye.

25 TRUSTEE PHILLIPS: Aye.

1 MAYOR HUBBARD: Aye.

2 Opposed?

3 (No Response)

4 MAYOR HUBBARD: Motion carried.

5 TRUSTEE ROBINS: *RESOLUTION #10-2022-7,*
6 *RESOLUTION authorizing the solicitation of bids for*
7 *the renovation and remediation of the restrooms in*
8 *Mitchell Park, and directing Clerk Pirillo to*
9 *notice the bid solicitation accordingly. So moved*

10 TRUSTEE MARTILOTTA: Second.

11 MAYOR HUBBARD: All in favor?

12 TRUSTEE CLARKE: Aye.

13 TRUSTEE ROBINS: Aye.

14 TRUSTEE MARTILOTTA: Aye.

15 TRUSTEE PHILLIPS: Aye.

16 MAYOR HUBBARD: Aye.

17 Opposed?

18 (No Response)

19 MAYOR HUBBARD: Motion carried.

20 TRUSTEE MARTILOTTA: *RESOLUTION #10-2022-8,*
21 *RESOLUTION approving the attached Estimate #680*
22 *submitted by DeAl Concrete -- DeAl Corporation for*
23 *the construction of curbs and sidewalks on portions*
24 *of Main Street and Front Street, in the total*
25 *amount of \$35,244.73, to be expensed from account*

1 *H.5110.200 (Road Construction), and authorizing*
2 *Mayor Hubbard to sign the contract between the*
3 *Village of Greenport and DeAl Concrete Corporation.*
4 *DeAl Corporate Conc -- jeez. DeAl Concrete*
5 *Corporation work is contracted off the Suffolk*
6 *County Bid. So moved.*

7 TRUSTEE PHILLIPS: Second.

8 MAYOR HUBBARD: All in favor?

9 TRUSTEE CLARKE: Aye.

10 TRUSTEE ROBINS: Aye.

11 TRUSTEE MARTILOTTA: Aye.

12 TRUSTEE PHILLIPS: Aye.

13 MAYOR HUBBARD: Aye.

14 Opposed?

15 (No Response)

16 MAYOR HUBBARD: Motion carried.

17 TRUSTEE PHILLIPS: *RESOLUTION #10-2022-9,*
18 *RESOLUTION approving an increase in the hourly wage*
19 *rate of Michael Noone, from \$16.48 per hour to*
20 *\$20.89 per hour, effective November 2nd, 2022 owing*
21 *to the assumption of additional duties, per Article*
22 *VII, Section 9(a) - Merit Clause - of the current*
23 *Collective Bargaining Agreement in force between*
24 *CSEA Local 1000 and the Village of Greenport.*
25 *So moved. I'm sorry.*

1 TRUSTEE CLARKE: Second.

2 MAYOR HUBBARD: All in favor?

3 TRUSTEE CLARKE: Aye.

4 TRUSTEE ROBINS: Aye.

5 TRUSTEE MARTILOTTA: Aye.

6 MAYOR HUBBARD: Aye.

7 Opposed?

8 TRUSTEE PHILLIPS: Abstain. And I'm
9 abstaining because I do not understand why we have
10 one resolution written one way for an employee
11 who's on probation, and then Resolution 10-2022-24,
12 we have it written dealing with a half time with
13 job performance. So I'm abstaining because I don't
14 understand why that was written that way.

15 MAYOR HUBBARD: Okay.

16 TRUSTEE CLARKE: *RESOLUTION #10-2022-11,*
17 *Authorizing Interim Treasurer Gaffga to perform*
18 *attached Budget Amendment #5130 to appropriate*
19 *reserves to fund the purchase of a Ford F-650 Dump*
20 *Truck for the Light Department, and directing that*
21 *Budget Amendment #5130 be included as part of the*
22 *formal meeting minutes of the October 27, 2022*
23 *Regular Meeting of the Board of Trustees. So moved.*

24 TRUSTEE ROBINS: Second.

25 TRUSTEE PHILLIPS: Discussion.

1 MAYOR HUBBARD: Okay.

2 TRUSTEE PHILLIPS: Discussion.

3 MAYOR HUBBARD: Go ahead.

4 TRUSTEE PHILLIPS: This dump truck, if I
5 understand correctly, was part of a resolution that
6 we passed March -- back in March, which was March
7 Resolution 2022-11, which included two bucket
8 trucks either on a State contract or bidding. Are
9 we going to finish that resolution by purchasing
10 these bucket trucks?

11 MAYOR HUBBARD: Yeah. Well, this is
12 something different than the other ones.

13 ADMINISTRATOR PALLAS: Yeah, this is not --
14 this is not the bucket trucks. The bucket -- I'm
15 still working on -- I'm working with the Supervisor
16 of the Electric Department to make sure that the
17 equipment that the truck on State bid is the right
18 equipment for us.

19 TRUSTEE PHILLIPS: For the bucket trucks.

20 ADMINISTRATOR PALLAS: Correct. This is
21 separate, will be done separately.

22 TRUSTEE PHILLIPS: It will be done
23 separately?

24 ADMINISTRATOR PALLAS: Yes.

25 TRUSTEE PHILLIPS: So we might see it next

1 month?

2 ADMINISTRATOR PALLAS: Possibly. I believe
3 that the State contract process is quite onerous,
4 so I don't -- once we get -- possibly, but we'll
5 try, we will try to get it.

6 TRUSTEE PHILLIPS: Well, this has been out
7 since March.

8 ADMINISTRATOR PALLAS: We will try to get it
9 next month

10 TRUSTEE PHILLIPS: So it would be
11 appreciated, I believe, because they're -- they
12 need to be ready in case we do have emergencies,
13 and I do know those bucket trucks are old. So
14 that's all I had to say.

15 MAYOR HUBBARD: Okay. Any other discussion?

16 (No Response)

17 MAYOR HUBBARD: All in favor?

18 TRUSTEE CLARKE: Aye.

19 TRUSTEE ROBINS: Aye.

20 TRUSTEE MARTILOTTA: Aye.

21 TRUSTEE PHILLIPS: Aye.

22 MAYOR HUBBARD: Aye.

23 Opposed?

24 (No Response)

25 MAYOR HUBBARD: Motion carried.

1 Okay. Can you read No. 10? We skipped
2 over it.

3 TRUSTEE ROBINS: Yeah, I was going to ask you
4 if it was -- yes.

5 TRUSTEE CLARKE: Okay.

6 TRUSTEE ROBINS: I'm going to read it, Peter,
7 okay?

8 MAYOR HUBBARD: You read No. 10.

9 TRUSTEE ROBINS: Yeah. RESOLUTION --

10 MAYOR HUBBARD: Okay.

11 TRUSTEE ROBINS: Yeah. *RESOLUTION*
12 *#10-2022-10, RESOLUTION authorizing Interim*
13 *Treasurer Gaffga to perform attached Budget*
14 *Amendment #5127 to appropriate reserves to fund the*
15 *commercial driving school expense for Road*
16 *Department employee Chad Osmer and directing that*
17 *Budget Amendment #5127 be included as part of the*
18 *formal meeting minutes of the October 27, 2022*
19 *Regular Meeting of the Board of Trustees. So moved*

20 TRUSTEE MARTILOTTA: Second.

21 MAYOR HUBBARD: All in favor?

22 TRUSTEE CLARKE: Aye.

23 TRUSTEE ROBINS: Aye.

24 TRUSTEE MARTILOTTA: Aye.

25 TRUSTEE PHILLIPS: Aye.

1 MAYOR HUBBARD: Aye.

2 Opposed?

3 (No Response)

4 MAYOR HUBBARD: Motion carried.

5 TRUSTEE MARTILOTTA: I'll do 12?

6 MAYOR HUBBARD: Number 12.

7 TRUSTEE MARTILOTTA: Gotcha. All right.

8 *RESOLUTION #10-2022-12, RESOLUTION*

9 *authorizing Interim Treasurer Gaffga to perform*
10 *attached Budget Amendment #5133 to appropriate*
11 *reserves to fund the design portion of a sewage*
12 *conveyance system for the Sandy Beach area and*
13 *local marinas and directing that Budget Amendment*
14 *#5133 be included as part of the formal meeting*
15 *minutes of the October 27, 2022 Regular Meeting of*
16 *the Board of Trustees. So moved.*

17 TRUSTEE PHILLIPS: Second.

18 MAYOR HUBBARD: All in favor?

19 TRUSTEE CLARKE: Aye.

20 TRUSTEE ROBINS: Aye.

21 TRUSTEE MARTILOTTA: Aye.

22 TRUSTEE PHILLIPS: Aye.

23 MAYOR HUBBARD: Aye.

24 Opposed?

25 (No Response)

1 TRUSTEE ROBINS: Second.

2 MAYOR HUBBARD: All in favor?

3 TRUSTEE CLARKE: Aye.

4 TRUSTEE ROBINS: Aye.

5 TRUSTEE MARTILOTTA: Aye.

6 TRUSTEE PHILLIPS: Aye.

7 MAYOR HUBBARD: Aye.

8 Opposed?

9 (No Response)

10 MAYOR HUBBARD: Motion carried.

11 TRUSTEE ROBINS: *RESOLUTION #10-2022-15,*

12 *RESOLUTION ratifying the approval of the Film*

13 *Permit Application submitted by Austin Willard on*

14 *behalf of DIGA Studios for filming within the*

15 *Village of Greenport on September 21st, 2022.*

16 So moved.

17 TRUSTEE MARTILOTTA: Second.

18 MAYOR HUBBARD: All in favor?

19 TRUSTEE CLARKE: Aye.

20 TRUSTEE ROBINS: Aye.

21 TRUSTEE MARTILOTTA: Aye.

22 TRUSTEE PHILLIPS: Aye.

23 MAYOR HUBBARD: Aye.

24 Opposed?

25 (No Response)

1 MAYOR HUBBARD: Motion carried.

2 TRUSTEE MARTILOTTA: *RESOLUTION #10-2022-16,*
3 *RESOLUTION authorizing Mayor Hubbard to sign the*
4 *attached Certification of Investment Powers*
5 *agreement between RBC Wealth Management, regarding*
6 *the investment of monies pertaining to the Length*
7 *of Service Award Program for the Village of*
8 *Greenport Fire Department. So moved.*

9 TRUSTEE PHILLIPS: Second.

10 MAYOR HUBBARD: All in favor?

11 TRUSTEE CLARKE: Aye.

12 TRUSTEE ROBINS: Aye.

13 TRUSTEE MARTILOTTA: Aye.

14 TRUSTEE PHILLIPS: Aye.

15 MAYOR HUBBARD: Aye.

16 Opposed?

17 (No Response)

18 MAYOR HUBBARD: Motion carried.

19 TRUSTEE PHILLIPS: *RESOLUTION #10-2022-17,*
20 *RESOLUTION extending the term of the contract*
21 *between Haugland Energy Group LLC and the Village*
22 *of Greenport to September 30th, 2023 for the*
23 *construction of a microgrid system per the*
24 *extension of the Subre -- sorry -- Subrecipient*
25 *Agreement between the Village of Greenport and the*

1 *Governor's Office of Storm Recovery.* So moved.

2 TRUSTEE CLARKE: Second.

3 MAYOR HUBBARD: All in favor?

4 TRUSTEE CLARKE: Aye.

5 TRUSTEE ROBINS: Aye.

6 TRUSTEE MARTILOTTA: Aye.

7 TRUSTEE PHILLIPS: Aye.

8 MAYOR HUBBARD: Aye.

9 Opposed?

10 (No Response)

11 MAYOR HUBBARD: Motion carried.

12 TRUSTEE CLARKE: *RESOLUTION #10-2022-18,*
13 *Ratifying a Change Order in the amount of \$5,575.00*
14 *to the contract between the Village of Greenport*
15 *and Haugland Energy Group LLC for the replacement*
16 *of the PSEG backup line pole located on the Main*
17 *Road in the Village of Greenport, pursuant to the*
18 *contract between the Village of Greenport and*
19 *Haugland Energy Group LLC for the construction of a*
20 *microgrid system.* So moved.

21 TRUSTEE ROBINS: Second.

22 MAYOR HUBBARD: All in favor?

23 TRUSTEE CLARKE: Aye.

24 TRUSTEE ROBINS: Aye.

25 TRUSTEE MARTILOTTA: Aye.

1 TRUSTEE PHILLIPS: Aye.

2 MAYOR HUBBARD: Aye.

3 Opposed?

4 (No Response)

5 MAYOR HUBBARD: Motion carried.

6 TRUSTEE ROBINS: *RESOLUTION #10-2022-19,*
7 *RESOLUTION approving the attached SEQRA resolution*
8 *regarding the Wetlands Permit Application submitted*
9 *by Cole Enviro -- Cole Environmental Services on*
10 *behalf of Paula Casey per the public hearing on*
11 *June 23rd, 2022; adopting lead agency status,*
12 *determining that the approval of the Wetlands*
13 *Permit Application is an Unlisted Action for*
14 *purposes of SEQRA that will not have a significant*
15 *negative impact on one or more aspects of the*
16 *environment, and adopting a negative declaration*
17 *for purposes of SEQRA. So moved.*

18 TRUSTEE MARTILOTTA: Second.

19 MAYOR HUBBARD: All in favor?

20 TRUSTEE CLARKE: Aye.

21 TRUSTEE ROBINS: Aye.

22 TRUSTEE MARTILOTTA: Aye.

23 TRUSTEE PHILLIPS: Aye.

24 MAYOR HUBBARD: Aye.

25 Opposed?

1 (No Response)

2 MAYOR HUBBARD: Motion carried.

3 TRUSTEE MARTILOTTA: *RESOLUTION #10-2022-20,*
4 *RESOLUTION approving the Wetlands Permit*
5 *Application submitted by Cole Environmental*
6 *Services on behalf of Paula Casey per the public*
7 *hearing held on June 23rd, 2022 for the property*
8 *located at 20 Beach Road (aka Sandy Beach Road),*
9 *Greenport, New York, 11944 to construct an*
10 *8' x 12.25' raised deck leading to a 4' x 89'*
11 *catwalk 4.5' above grade with open grate decking,*
12 *leading to a 3' x 14' ramp and a 6' x 16' float,*
13 *with the existing bulkhead to be removed and*
14 *replaced, and the 10' return on the northwestern*
15 *side to be realigned on the property line. The*
16 *resulting Wetlands Permit will be valid for two*
17 *years, and is contingent upon the Conservation*
18 *Advisory Board recommendation that the specific*
19 *source of the fill be provided prior to the*
20 *installation. So moved.*

21 TRUSTEE PHILLIPS: Second.

22 MAYOR HUBBARD: All in favor?

23 TRUSTEE CLARKE: Aye.

24 TRUSTEE ROBINS: Aye.

25 TRUSTEE MARTILOTTA: Aye.

1 TRUSTEE PHILLIPS: Aye.

2 MAYOR HUBBARD: Aye.

3 Opposed?

4 (No Response)

5 MAYOR HUBBARD: Motion carried.

6 TRUSTEE PHILLIPS: *RESOLUTION #10-2022-21,*
7 *RESOLUTION ratifying the authorization of*
8 *attendance of any interested Trustee, Management*
9 *Staff Member or statutory Board Member at the SCVOA*
10 *Fall Municipal Training session from 5:30 p.m.*
11 *through 9:30 p.m. on October 12, 2022 at the*
12 *Atlantis in Riverhead, New York at a cost of \$65.00*
13 *per person for the session and dinner, and with*
14 *mileage and travel expenses to be reimbursed in*
15 *accordance with the Village Travel Reimbursement*
16 *Policy; and be expensed from the corresponding*
17 *account(s). So moved.*

18 TRUSTEE CLARKE: Second.

19 MAYOR HUBBARD: All in favor?

20 TRUSTEE CLARKE: Aye.

21 TRUSTEE ROBINS: Aye.

22 TRUSTEE MARTILOTTA: Aye.

23 TRUSTEE PHILLIPS: Aye.

24 MAYOR HUBBARD: Aye.

25 Opposed?

1 (No Response)

2 MAYOR HUBBARD: Motion carried.

3 TRUSTEE CLARKE: *RESOLUTION #10-2022-22,*
4 *Ratifying the attendance of Village Administrator*
5 *Paul Pallas at a meeting with the New York Power*
6 *Authority in the New York Power Authority White*
7 *Plains, New York office on October 17th, 2022 to*
8 *discuss potential grant funding, with all*
9 *applicable travel, mileage and meal expenses to be*
10 *reimbursed per the official Village of Greenport*
11 *Travel Policy. So moved.*

12 TRUSTEE ROBINS: Second.

13 MAYOR HUBBARD: All in favor?

14 TRUSTEE CLARKE: Aye.

15 TRUSTEE ROBINS: Aye.

16 TRUSTEE MARTILOTTA: Aye.

17 TRUSTEE PHILLIPS: Aye.

18 MAYOR HUBBARD: Aye.

19 Opposed?

20 (No Response)

21 MAYOR HUBBARD: Motion carried.

22 TRUSTEE ROBINS: *RESOLUTION #10-2022-23,*
23 *RESOLUTION approving an increase in the hourly wage*
24 *rate of the following seasonal, part-time*
25 *Recreation Department employees, from \$15.00 per*

1 *hour to \$16.50 per hour, effective November 2nd,*
2 *2022: Andrea Malinowski, Christopher Mathew*
3 *Malinowski and Christy Revel1. So moved.*

4 TRUSTEE MARTILOTTA: Second.

5 MAYOR HUBBARD: All in favor?

6 TRUSTEE CLARKE: Aye.

7 TRUSTEE ROBINS: Aye.

8 TRUSTEE MARTILOTTA: Aye.

9 TRUSTEE PHILLIPS: Aye.

10 MAYOR HUBBARD: Aye.

11 Opposed?

12 (No Response)

13 MAYOR HUBBARD: Motion carried.

14 TRUSTEE MARTILOTTA: *RESOLUTION #10-2022-24,*
15 *RESOLUTION correcting Resolution #09-2022-6 from*
16 *the September 22nd, 2022 Regular Meeting of the*
17 *Board of Trustees to read as follows:*

18 *RESOLUTION approving an increase in the*
19 *hourly wage rate of Chad Osmer, from \$21.29 per*
20 *hour to \$23.29 per hour, effective September 28,*
21 *2022; owing to the assumption of additional duties,*
22 *per Article VII, Section 9(a) - Merit Clause - of*
23 *the current Collective Bargaining Agreement in*
24 *force between CSEA Local 1000 and the Village of*
25 *Greenport. Furthermore, the work performance of*

1 *Chad Osmer is to be reviewed on or by March 28th,*
2 *2023; and if deemed satisfactory, an additional*
3 *hourly wage rate increase of \$2.00 will become*
4 *effective, resulting in an hourly wage rate of*
5 *\$25.29 effective March 29th, 2023 for Chad Osmer.*

6 So moved.

7 TRUSTEE PHILLIPS: Second.

8 MAYOR HUBBARD: All in favor?

9 TRUSTEE CLARKE: Aye.

10 TRUSTEE ROBINS: Aye.

11 TRUSTEE MARTILOTTA: Aye.

12 TRUSTEE PHILLIPS: Aye.

13 MAYOR HUBBARD: Aye.

14 Opposed?

15 (No Response)

16 MAYOR HUBBARD: Motion carried.

17 TRUSTEE PHILLIPS: Mr. Mayor, I believe that
18 we had a question from the audience in reference to
19 moratorium, and I believe Trustee Robins wanted to
20 have a discussion about it, or I'm not quite sure
21 what you wanted to do, Julia.

22 MAYOR HUBBARD: Let's finish the agenda
23 first.

24 TRUSTEE PHILLIPS: Okay, okay, fine.

25 *RESOLUTION #10-2022-25, RESOLUTION approving*

1 *all checks per the Voucher Summary Report dated*
2 *October 24th, 2022, in the total amount of*
3 *\$2,829,421.25 consisting of:*

4 *o All regular checks in the amount of*
5 *\$1,975,969.72, and*

6 *o All prepaid checks (including wire*
7 *transfers) in the amount of \$853,451.53.*

8 So moved.

9 TRUSTEE CLARKE: Second.

10 MAYOR HUBBARD: All in favor?

11 TRUSTEE CLARKE: Aye.

12 TRUSTEE ROBINS: Aye.

13 TRUSTEE MARTILOTTA: Aye.

14 TRUSTEE PHILLIPS: Aye.

15 MAYOR HUBBARD: Aye.

16 Opposed?

17 (No Response)

18 MAYOR HUBBARD: Motion carried.

19 Any other discussion?

20 TRUSTEE ROBINS: Mayor, yes. I would like to
21 make -- I'd like to offer -- I'd like to offer a
22 motion to put a moratorium in place for six months
23 to review and get public comment on the LWRP to be
24 used as a comprehensive planning document for the
25 Village of Greenport.

1 MAYOR HUBBARD: A moratorium on what?

2 TRUSTEE ROBINS: A moratorium on future --
3 current Planning -- current applications in front
4 of the Planning and the Zoning Board.

5 MAYOR HUBBARD: Okay. Ones that are there
6 now, or one -- any future ones?

7 TRUSTEE ROBINS: There, everything,
8 immediately. So yes, current plans that are in
9 there right now.

10 MAYOR HUBBARD: You're offering a motion for
11 a moratorium on everything before Planning, Zoning,
12 anything in the future for six months?

13 TRUSTEE ROBINS: Correct, yes.

14 MAYOR HUBBARD: Okay.

15 TRUSTEE MARTILOTTA: Is it just time --

16 TRUSTEE CLARKE: Discussion, perhaps,
17 Mr. Mayor?

18 TRUSTEE PHILLIPS: We have to have a second.

19 TRUSTEE MARTILOTTA: Oh, I'm sorry, I'm
20 sorry.

21 TRUSTEE PHILLIPS: We have to have a second,
22 so I'll second it, and for discussion. Go ahead.

23 MAYOR HUBBARD: All right. We have a motion
24 and a second. Discussion?

25 TRUSTEE MARTILOTTA: So this is all

1 time-based?

2 MAYOR HUBBARD: She said six months.

3 TRUSTEE ROBINS: I said six months, yeah.

4 TRUSTEE MARTILOTTA: Well, you're going --

5 TRUSTEE ROBINS: I think like -- you know,
6 I've requested this in the past and, you know,
7 nobody was interested in it. But I still think
8 that this is a pivotal time for the Village, and we
9 need to pause and take time to reevaluate what we
10 want this Village to become.

11 TRUSTEE MARTILOTTA: But you had said this --
12 just so for like my own edification. You were
13 saying six months to review. So we're assuming at
14 the end of -- is that part of this, too, like at
15 the end of six months we'll have maybe LW -- I'm
16 not -- I'm not -- I'm not sure what the -- right.
17 I believe when the Attorney had told us if we were
18 going to have a moratorium, there's got to be a
19 task to be accomplished at the end of it, if I'm --
20 if I'm remembering it correctly. So maybe it can
21 just be time-based, but like when I'm hearing you
22 say that, it sounds to me, and please correct me if
23 I'm wrong, that it's six months and the completion
24 of the LW -- I'm not -- I'm not sure what's --

25 MAYOR HUBBARD: No. I mean, we have to go by

1 what she's saying.

2 TRUSTEE ROBINS: So --

3 MAYOR HUBBARD: She's not saying completion
4 of anything, just to review.

5 TRUSTEE ROBINS: No, no.

6 TRUSTEE MARTILOTTA: Just -- so just --

7 MAYOR HUBBARD: Six months, stop everything.

8 TRUSTEE MARTILOTTA: Oh, okay. I was just --

9 TRUSTEE PHILLIPS: Is it -- is it six months
10 stop everything, or is it six months in taking a
11 stop to review the different zones that we
12 currently have and their -- all of the zones, not
13 just -- just not two of them, Julia; is that what
14 you're discussing?

15 TRUSTEE ROBINS: Well, I mean, you know, if
16 it is -- it's the uses. I mean, it's the
17 waterfront, obviously, which is the -- what the
18 LWRP is looking at. But, you know, I think what I
19 wanted all along was that we should have a
20 comprehensive planning document that defines what
21 we really envision this Village becoming, because I
22 believe that we are at a crossroads right now, and
23 that if we don't do something to get -- you know,
24 to define what we want this Village to be, that it
25 will be too late. Once things are built, that's

1 it, they're done, okay? So that's what I'm saying,
2 is we need to pause, okay, whether it's, you know,
3 public hearings or whatever.

4 But, clearly, the last meeting that we had a
5 month ago, you know, a lot of people came here and
6 told us that they're concerned about what's going
7 on, and that we need to hear from them. And I
8 think that, you know -- you know, the review that
9 is being done right now on the LWRP, basically, is
10 clerical in nature, it's correcting verbiage and
11 stuff like that, but it's really not dealing with
12 content. And I thought that the LWRP could become
13 a comprehensive planning document, okay?

14 I was told, when I originally proposed this,
15 that it would take forever to come up with a
16 comprehensive plan, so we shouldn't do it. I
17 disagree with that, I think that we need to do
18 something. So that's where I'm coming from, Mayor.

19 TRUSTEE PHILLIPS: So if I can get a
20 clarification, it's my understanding with the LWRP,
21 and I think perhaps the Village Attorney and the
22 Village Administrator can make this clear, we
23 passed a resolution, and, I'm sorry, I don't have
24 it. I found the resolution that was passed to send
25 the draft document to the Department of State. The

1 Department of State did not even review it, if --
2 my understanding is it came back for the clerical
3 errors and for the font, the font, and it had to be
4 put in a proper format; is that not my
5 understanding? They did not come back --

6 ATTORNEY PROKOP: That's correct, they didn't
7 even set the --

8 ATTORNEY PROKOP: They did not come -- right.
9 They did not come --

10 ATTORNEY PROKOP: I think we took it to the
11 end, the end of our -- you know, whatever we had to
12 do, submit it to the State, and they didn't
13 consider it, because it needed some what they
14 called formatting changes. There were other,
15 what's referred to as clerical things, because of
16 the -- but they didn't consider it for -- at that
17 time. But they wanted us to resubmit it in that --
18 in the other format. Same content, just a
19 different format.

20 TRUSTEE PHILLIPS: So, but the review, my
21 understanding is that they review it and then they
22 come back with comments to us of things that they
23 are either unclear of, or don't agree with, or
24 doesn't fit within their current waterfront or the
25 codes that they have for waterfront consistency, I

1 can't remember the term for it; is that not
2 correct?

3 ATTORNEY PROKOP: That's the process. I'm
4 not sure what the status -- I wasn't involved
5 specifically in that, so I'm not sure what the
6 status was with the --

7 TRUSTEE PHILLIPS: We haven't received any
8 comments back from them, other than it had to be
9 put in a new format; is that not correct?

10 ADMINISTRATOR PALLAS: Yes, that is correct.

11 ATTORNEY PROKOP: That's correct.

12 TRUSTEE PHILLIPS: All right. So we still
13 have a lot of work to do with the LWRP. We still
14 have to go -- they have to review it, come back to
15 us. We have to have a public hearing on it,
16 because we have to review the draft. I mean, I
17 went through the outline, so it's -- for a
18 comprehensive plan, it's probably one quarter of
19 the way there. And is it going to get put to the
20 forefront? I'm not sure.

21 We missed out on an opportunity to perhaps
22 getting it finished and get a new grant to update
23 everything, because this is behind the eight ball.
24 So as far as the moratorium, of course, I've
25 suggested it, along with Trustee Robins. I feel

1 that we need to have an outcome of where we're
2 going to be with Waterfront Commercial, which we
3 are already working on. I have no problem, but I
4 think Commercial Retail and some of the other items
5 that are in our code need to be a little bit clear.
6 But I want the Waterfront Commercial discussion to
7 continue, and I'm torn, to be honest with you, so.

8 TRUSTEE CLARKE: I, too, supported --

9 MAYOR HUBBARD: Okay. Call the roll.

10 TRUSTEE CLARKE: I, too, supported the
11 moratorium when it was first on the table. We
12 didn't take action on it, but the -- I believe
13 there were three Trustees that were interested in
14 the idea.

15 I also am cautious about the usage of it and
16 the need for a very specific set of results, as
17 well as specific actions that need to take place,
18 that we get to those results by the end of the time
19 period. Otherwise, the detriment of a moratorium
20 would not be alleviated by potential benefits that
21 we would achieve by a specific timeline.

22 That said, I'm not sure that voting on the
23 resolution tonight in this format, without it being
24 reviewed and written by us collectively, is in the
25 best interest. I'm very inspired by Mr. Stuessi's

1 suggestion and request. I think it was a moving
2 request that I paid attention to.

3 Would it be out of process for us to be able
4 to have a full discussion in the November work
5 session and vote on it early at that time, rather
6 than tonight? Could that be done? I know it's out
7 of our normal process, but it would give us a
8 chance to put something together in writing that we
9 have a specific goal that we can all review and
10 comment on.

11 We've engaged, I think, by putting forth a
12 resolution tonight in something that is out of the
13 ordinary for us, and I applaud that. But, at the
14 same time, I don't want to be overly cautious, but
15 I think that we might come out with a better result
16 for everyone if we could take the three weeks to
17 review and bring back and vote on it at that time.

18 TRUSTEE PHILLIPS: Is it --

19 TRUSTEE ROBINS: We never discussed it
20 originally when I proposed it, you know, and so --
21 but if you want -- if we will have a serious
22 discussion about it at a work session, then yes, as
23 long as, you know, I can be sure that we're going
24 to -- we're going to discuss it. But it was kind
25 of pushed aside the last time and I don't want to

1 see that happen again. I mean, I think we have to
2 seriously consider, but we can then, you know, put
3 the parameters on and refine it and say what it is
4 we're really trying to achieve with it. But I
5 definitely think that we need to do that, and I
6 think we need to bring the public in to get their,
7 you know, input on it as well.

8 TRUSTEE CLARKE: Yes.

9 TRUSTEE PHILLIPS: I have a question, and
10 perhaps the Village Attorney can answer it. A
11 moratorium is easy for us to discuss here, okay, it
12 is, because we're -- we're into it, into discussion
13 with code and everything we do. Is there some
14 vehicle where we could put it out to the Village
15 community and get their input?

16 ATTORNEY PROKOP: We could --

17 TRUSTEE PHILLIPS: Without it being a -- I
18 mean, you know, without an actual -- I mean, a
19 public hearing is not going to do -- I mean, is
20 there some other vehicle that we could --

21 ATTORNEY PROKOP: We could accept -- you
22 could say that you're accepting public comment on
23 that, you know, in writing, or you could say that
24 you will accept public comment at the public
25 comment portion of the work session.

1 TRUSTEE PHILLIPS: Is that something that we
2 can get out to the Village residents via some
3 communication?

4 ATTORNEY PROKOP: Yes, through the -- you
5 know, through the website or probably -- you know,
6 probably through the website. But let me -- let me
7 just go back to what we discussed several months
8 ago now, when the word "moratorium" first came up.

9 So a moratorium to be enforceable is actually
10 done by a Local Law, it's not -- it's not done by a
11 vote or a resolution. What you normally -- what
12 Boards normally do when they go a moratorium on
13 something is they -- they adopt a Local Law, but
14 they adopt a resolution in the meantime while the
15 Local Law is being considered and, you know, coming
16 to a vote, and actually being filed in Albany. A
17 moratorium goes in effect when a Local Law is filed
18 in Albany. So that's the public comment period.
19 So it's -- those are the steps. It's a
20 resolution -- it's a resolution to adopt a Local
21 Law, and to have a moratorium pending that
22 adoption, if that's what you wanted to do. And
23 that's how the public gets involved, because there
24 has to be a public hearing and the public -- on the
25 Local Law.

1 TRUSTEE PHILLIPS: So there's two steps, if
2 I'm understanding you correctly. In other words,
3 the resolution needs to be passed in order to
4 create the public hearing to hear the public, and
5 then --

6 ATTORNEY PROKOP: No, to hear -- to -- excuse
7 me, I'm sorry.

8 TRUSTEE PHILLIPS: Okay.

9 ATTORNEY PROKOP: A resolution to -- and I'm
10 not taking sides by explaining the resolution --
11 explaining the moratorium. Just I don't want to --
12 us to spin off into litigation just because of a
13 procedural issue.

14 A moratorium is adopted by a Local Law, it's
15 created and enforceable by a Local Law. So the --
16 so the resolution is to consider -- to set a public
17 hearing on a Local Law setting a -- setting a
18 moratorium, and do that. And then if you want to
19 have a moratorium in the meantime, you could
20 include that in the resolution. But, generally, a
21 moratorium that's done by resolution is not
22 enforceable. It's not enforceable until you
23 actually file that Local Law in Albany. So the
24 public input period would be the public hearing on
25 that Local Law. That's --

1 TRUSTEE PHILLIPS: Well, that's what I'm
2 getting to --

3 ATTORNEY PROKOP: Yeah.

4 TRUSTEE PHILLIPS: -- is a resolution could
5 be passed. It's not going to go into effect until
6 after we have a public hearing, upon which this
7 Board then takes another vote to either say yay or
8 nay to continue with the moratorium; is that my
9 understanding?

10 ATTORNEY PROKOP: No, to -- a yes or no on
11 the public -- on the Local Law.

12 TRUSTEE PHILLIPS: On the Local Law.

13 ATTORNEY PROKOP: Yeah.

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

15 ATTORNEY PROKOP: Yeah.

16 TRUSTEE PHILLIPS: Okay. So it's a two -- in
17 my mind, it's a two-step process. So passing a
18 resolution to get an opportunity for a public
19 hearing for the public to weigh in on something
20 that is majorly important to every one of us in the
21 Village of Greenport, as a resident and a business,
22 we would be able to get it from the public to give
23 us proper input, instead of us having reached out
24 to several people, but it gives the community a
25 chance to tell us exactly what they think.

1 ATTORNEY PROKOP: Would be the public hearing
2 on the Local Law, yes.

3 TRUSTEE PHILLIPS: Okay.

4 ATTORNEY PROKOP: But there's another problem
5 that you have, from what I heard so far tonight,
6 which is that to have -- and then, again, this is
7 what we spoke about. I was reading off the New
8 York State Department of State information sheet
9 the last time we discussed this to confirm what I
10 was saying. But, basically, to have a moratorium,
11 you have to -- you have to have a purpose, and you
12 have to have, you know, a clear purpose. You have
13 to have a definitive time period and -- but you
14 also have to have a clear description on what it
15 is, and you have to have the right to stop it. You
16 have to have a clear description on what you're
17 stopping and have the right to stop that. So I
18 don't know. Like I heard the six months, and I
19 heard to develop the LWRP, but I don't know that
20 there was something expressed.

21 And I know that it was spontaneous tonight,
22 so I'm not being critical in any way. I'm sorry,
23 but I didn't hear a clarifica -- something really
24 clear enough that -- that I think could be the
25 wording of the moratorium. That is my comment.

1 TRUSTEE PHILLIPS: So going back to what
2 Trustee Clarke said, is that if we take the next
3 couple of weeks before the work session, we would
4 be able to come up with a definite purpose and
5 outcome. That's what you --

6 ATTORNEY PROKOP: If you wanted to, that's up
7 to the Board.

8 TRUSTEE PHILLIPS: Is that what you were
9 saying, Peter?

10 TRUSTEE CLARKE: Yes.

11 TRUSTEE PHILLIPS: Julia --

12 TRUSTEE CLARKE: Because then the resolution
13 would be voted on with specific language that
14 everyone's had a chance to review and look at. We
15 would be in a different format with a different
16 environment to have a more robust discussion like
17 last week.

18 I admire the spirit of the spontaneity for
19 this evening, which was -- which was brought
20 forward by public comment. And I have supported
21 the concept before, as have two other Trustees. So
22 there is some interest in this that we abandoned in
23 the interest of trying to get other work done. But
24 the suggestion was made tonight that perhaps the
25 march of commerce is outstripping our ability to

1 conclude our code work in a timely basis to
2 preclude certain development that we are not in
3 support of, and that the only recourse we would
4 have would be to resort to this moratorium. But I
5 think we need time to discuss it in a different
6 environment, where we can write and propose
7 something definitive that we can then vote on.
8 That's --

9 TRUSTEE ROBINS: I mean, yeah. And my
10 request is not out of the blue, by the way. I
11 appreciate your comments, Mr. Stuessi, very much,
12 but I have had many people, you know, contact me
13 and let me know that they think a moratorium is a
14 good idea. So it's not something that I haven't
15 been thinking about and discussing with people --

16 TRUSTEE CLARKE: Absolutely.

17 TRUSTEE ROBINS: -- since that first time
18 that I brought it to the Board.

19 KEVIN STUESSI: So please make a motion
20 tonight and --

21 MAYOR HUBBARD: No, it's not open for
22 discussion right now, it's a Board discussion.
23 Please continue.

24 TRUSTEE ROBINS: No.

25 MAYOR HUBBARD: You were done?

1 TRUSTEE ROBINS: No.

2 MAYOR HUBBARD: Okay. Just --

3 TRUSTEE ROBINS: And I would go along with
4 what Peter is requesting. You know, I think --

5 MAYOR HUBBARD: Okay.

6 TRUSTEE ROBINS: -- I will certainly write my
7 comments to the Attorney, you know, and let him
8 know what I'm talking about. But, you know --

9 MAYOR HUBBARD: Okay. I just -- I just want
10 to correct a couple of comments that you had made.

11 TRUSTEE ROBINS: Okay.

12 MAYOR HUBBARD: You said you got brushed
13 aside from this. We had a long discussion about it
14 several meetings. I said myself that I was opposed
15 to it. Joe outlined the whole way we would go
16 about doing a moratorium three months ago, and
17 everybody knew the procedure was, he explained in
18 detail to all of us. And if you wanted this, you
19 should have done some homework and had it written
20 for what you want.

21 We never said we were taking a -- you never
22 said the moratorium was going to be on everything,
23 you said any new applications would not be
24 accepted. That is what you had said the previous
25 meetings.

1 TRUSTEE ROBINS: I have to go down -- I mean,
2 I did bring it to a meeting. I had it in writing,
3 you know, what I was requesting, I don't have it in
4 front of me tonight.

5 MAYOR HUBBARD: Okay. But this time, what
6 you said earlier, you're requesting everything
7 that's going on. So Planning and Zoning, you said
8 you wanted everything to stop and nothing to
9 happen, is what you said this evening.

10 TRUSTEE ROBINS: Yes, yes.

11 MAYOR HUBBARD: Yes, okay.

12 TRUSTEE ROBINS: Yes.

13 MAYOR HUBBARD: That was never discussed
14 before today. The stuff that was -- applications
15 that were already in that had been accepted, that
16 was never discussed of stopping those applications.

17 TRUSTEE PHILLIPS: No, Mr. Mayor, that was
18 my -- my comment was, when I was discussing the
19 moratorium, it was that we already had some that
20 were in existence. And that's why there was some
21 question as to when the Village Attorney was
22 proceeding with the -- the procedure that we have
23 to follow, which I do agree with him, that we could
24 easily end up with some very upset people. But I
25 think the meetings have taken place for the Zoning

1 and Planning Board, and I think we have time to
2 create a document that we can clearly discuss. And
3 I think that that's something that the Village
4 Attorney could work with not only Trustee Robins,
5 but perhaps Trustee Clarke and myself.

6 I think -- as I said, I am a strong believer
7 that we need to go out to the public to get their
8 input on it. And I myself have had quite a few
9 people approach me that moratorium is what they
10 want to see happening so that we take a breath, but
11 that doesn't put it on the record, it was in
12 conversations.

13 I think we as a Board, and I believe there
14 are a lot who feel that way, that a moratorium
15 should take place, but it needs to be where we have
16 it here, put on the record, so that we can proceed,
17 knowing that the community is behind us. So that's
18 how -- you know, that's where I'm at at the moment.

19 MAYOR HUBBARD: Okay. Any other discussion?

20 ATTORNEY PROKOP: I just ask that since the
21 Board is -- since there's, you know, differing
22 opinions on the Board, that rather than taking
23 direction from a few of the Trustees on this,
24 which -- you know, which I'm happy to do, you know,
25 we -- I enjoy the working relations that we did --

1 we have. But, still, on this important action, I
2 would prefer that my direction comes from a vote of
3 the Board, if you don't mind, please, and then I'll
4 work with whoever comes forward. But it's at -- I
5 would like it to be at the direction of a vote of
6 the Board, please.

7 TRUSTEE PHILLIPS: So you're looking for a
8 resolution that would be authorizing you to work
9 along with the Village -- the Mayor and the Village
10 Board with input on a possible resolution to go out
11 to public hearing for a moratorium; is that what
12 you're looking for?

13 ATTORNEY PROKOP: Yes.

14 TRUSTEE PHILLIPS: I so -- well, wait a
15 minute, we have one on the table already.

16 TRUSTEE ROBINS: No, I --

17 CLERK PIRILLO: Wait, we have a motion.

18 MAYOR HUBBARD: Yeah, we have a motion and a
19 second on the floor.

20 TRUSTEE ROBINS: I would -- I would defer to
21 Mary Bess' resolution, okay? I'll remove my
22 resolution, then, and I'll go along with Mary Bess'
23 resolution.

24 MAYOR HUBBARD: What is Mary Bess'
25 resolution, then, if we're going to --

1 TRUSTEE ROBINS: Sure. Say that again, Mary
2 Bess.

3 CLERK PIRILLO: I'm sorry, wait. I'm sorry.
4 Are you rescinding yours, then?

5 TRUSTEE ROBINS: Yes.

6 CLERK PIRILLO: Okay. So let's do that.

7 TRUSTEE PHILLIPS: Okay, we're starting
8 again.

9 ATTORNEY PROKOP: She's rescinded it.

10 CLERK PIRILLO: Okay.

11 MAYOR HUBBARD: The motion and the second
12 were rescinded. We'll start over.

13 TRUSTEE PHILLIPS: Okay. My motion is that
14 we authorize the Village Attorney to work with the
15 Village Board members to create the resolution, or
16 the wording of the resolution, to present -- I
17 mean, to -- to go out to public hearing on the
18 subject of a moratorium. Is that the best way? Is
19 that --

20 ATTORNEY PROKOP: Yes, I understand that.

21 TRUSTEE PHILLIPS: Okay. I so move.

22 TRUSTEE ROBINS: I'll second.

23 MAYOR HUBBARD: Okay. Any discussion?

24 (No Response)

25 MAYOR HUBBARD: I'll ask the Clerk to call

1 the roll, please.

2 TRUSTEE MARTILOTTA: Can we just hear that
3 one more time? I don't mean to -- is that -- like
4 can we just go through it, so I understand what
5 we're doing, because I was trying to follow along,
6 I think I lost it somewhere.

7 TRUSTEE PHILLIPS: Okay. The resolution is
8 to authorize the Village Attorney to work with the
9 Village Board to create the language for a
10 resolution to go out to public hearing on the
11 subject of a moratorium. Is that clear enough,
12 Joe?

13 ATTORNEY PROKOP: Yes.

14 TRUSTEE PHILLIPS: Okay. So moved.

15 TRUSTEE ROBINS: And I second.

16 TRUSTEE PHILLIPS: Is that clear?

17 TRUSTEE MARTILOTTA: Yeah, I think.

18 MAYOR HUBBARD: You don't need a time frame
19 or anything else, we're just -- you're going to go
20 with that?

21 TRUSTEE PHILLIPS: For the next --

22 TRUSTEE CLARKE: No, I believe there is a
23 time frame.

24 TRUSTEE PHILLIPS: I'm sorry. For the next
25 work session. All right. For the next work

1 session.

2 ATTORNEY PROKOP: Well, I'll take --

3 MAYOR HUBBARD: Well, no, but that's not in
4 the resolution she just read.

5 TRUSTEE PHILLIPS: All right. Well, then --

6 MAYOR HUBBARD: That's what I'm saying, we
7 need to know what we're voting on.

8 TRUSTEE CLARKE: Absolutely.

9 MAYOR HUBBARD: That's the only question.

10 TRUSTEE CLARKE: Absolutely, Mr. Mayor.

11 TRUSTEE PHILLIPS: Okay. So then I --

12 MAYOR HUBBARD: Is that -- what she just read
13 off, is that okay to vote on?

14 ATTORNEY PROKOP: I -- you could amend it to
15 say that to report back to the Board --

16 TRUSTEE PHILLIPS: At the next --

17 ATTORNEY PROKOP: -- at the November work
18 session.

19 TRUSTEE PHILLIPS: Okay. I'm sorry, I just
20 was under the impression --

21 ATTORNEY PROKOP: I'm sorry.

22 TRUSTEE PHILLIPS: Okay. I will amend the
23 motion to say that.

24 TRUSTEE MARTILOTTA: I'm not trying to be
25 difficult, I'm not, like legitimately. Like so

1 this is --

2 CLERK PIRILLO: I'm sorry. Can we get a
3 second on the amended motion?

4 TRUSTEE MARTILOTTA: Oh, I'm sorry, I
5 apologize.

6 TRUSTEE PHILLIPS: I thought Julia seconded it.

7 TRUSTEE ROBINS: I seconded it.

8 CLERK PIRILLO: I'm sorry. Thank you.

9 TRUSTEE CLARKE: All right. So you can -- we
10 can discuss it.

11 TRUSTEE MARTILOTTA: Okay.

12 MAYOR HUBBARD: Yeah, go ahead.

13 TRUSTEE MARTILOTTA: How long, how long is
14 the -- I'm not sure.

15 TRUSTEE PHILLIPS: Okay.

16 TRUSTEE MARTILOTTA: So how long is the
17 moratorium for? Like what are --

18 TRUSTEE PHILLIPS: No, no. What the
19 resolution is doing -- okay, let me see, let me try
20 this for the third time.

21 TRUSTEE MARTILOTTA: Okay.

22 TRUSTEE PHILLIPS: The resolution authorizing
23 the Village Attorney to work with the Village Board
24 Members to create the language for a resolution to
25 go out to public hearing for a moratorium where

1 the -- with -- to be discussed at the next work
2 session, with the requirements that need to be in
3 to go out for a moratorium. Is that clear enough?

4 ATTORNEY PROKOP: Yeah. So, it's
5 basically -- I'm sorry.

6 TRUSTEE PHILLIPS: That's okay.

7 ATTORNEY PROKOP: That's your stated
8 resolution, just by -- if we could have a second,
9 then I'll discuss it, if that's okay.

10 MAYOR HUBBARD: Does she have a second?

11 TRUSTEE ROBINS: I second it.

12 ATTORNEY PROKOP: So, basically, my
13 understanding is that what I'll be doing is taking
14 input from all of you, all five of you, and to try
15 to create something that you can at least discuss
16 at the next -- at the work session.

17 TRUSTEE PHILLIPS: I believe that was Peter's
18 suggestion.

19 TRUSTEE CLARKE: That's my suggestion. I
20 think it would be more meaningful than for us to
21 pass a resolution on that subject tonight.

22 MAYOR HUBBARD: Okay. Well, let's see if it
23 passes first. Is there any other discussion?

24 (No Response)

25 MAYOR HUBBARD: I'll ask the Clerk to call

1 the roll.

2 (Roll Call By Clerk Pirillo)

3 TRUSTEE CLARKE: Aye.

4 TRUSTEE ROBINS: Aye.

5 TRUSTEE MARTILOTTA: No.

6 TRUSTEE PHILLIPS: Yes.

7 MAYOR HUBBARD: No.

8 Okay. The motion passed. We'll --

9 TRUSTEE MARTILOTTA: All right, let's do it.

10 MAYOR HUBBARD: Let's start working with the
11 Village Attorney and come up with what you want.

12 Any other business before the Board?

13 (No Response)

14 MAYOR HUBBARD: I'll offer a motion to
15 adjourn the meeting at 8:43.

16 TRUSTEE PHILLIPS: Second

17 TRUSTEE MARTILOTTA: Second.

18 MAYOR HUBBARD: All in favor?

19 TRUSTEE CLARKE: Aye.

20 TRUSTEE ROBINS: Aye.

21 TRUSTEE MARTILOTTA: Aye.

22 TRUSTEE PHILLIPS: Aye.

23 MAYOR HUBBARD: Aye.

24 Opposed?

25 (No Response)

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MAYOR HUBBARD: Motion carried.

Thank you all for coming.

(The Meeting Was Adjourned at 8:43 p.m.)

C E R T I F I C A T I O N

1
2
3 STATE OF NEW YORK)
4) SS:
5 COUNTY OF SUFFOLK)
6

7 I, LUCIA BRAATEN, a Court Reporter and Notary
8 Public for and within the State of New York, do
9 hereby certify:

10 THAT, the above and foregoing contains a true
11 and correct transcription of the proceedings taken
12 on October 27, 2022.

13 I further certify that I am not related to
14 any of the parties to this action by blood or
15 marriage, and that I am in no way interested in the
16 outcome of this matter.

17 IN WITNESS WHEREOF, I have hereunto set my
18 hand this 10th day of November, 2022.

19
20 *Lucia Braaten*
21 _____
22 Lucia Braaten
23
24
25

#	\$200,000 [2] - 7:9, 8:6 \$203,420 [1] - 9:5 \$21.29 [1] - 77:19 \$23.29 [1] - 77:20 \$25.29 [1] - 78:5 \$30,000 [2] - 15:24, 16:13 \$35,244.73 [1] - 62:25 \$40,000 [1] - 45:23 \$5,000 [2] - 17:16, 51:4 \$5,575.00 [1] - 72:13 \$500,000 [1] - 7:22 \$65.00 [1] - 75:12 \$7,000 [1] - 8:2 \$7,500 [1] - 8:13 \$7,646.92 [1] - 60:22 \$75,000 [1] - 7:12 \$853,451.53 [1] - 79:7	11 [5] - 3:11, 3:16, 38:24, 38:25 11944 [1] - 74:9 11th [1] - 2:20 12 [3] - 68:5, 68:6, 75:11 12.25 [1] - 74:10 14 [1] - 74:12 15 [1] - 52:18 150 [2] - 7:25, 21:23 150-4 [1] - 21:8 1500 [1] - 8:15 16 [2] - 42:1, 74:12 16,000 [2] - 42:1, 42:4 17 [1] - 11:6 17th [1] - 76:7 19 [1] - 60:6 1991 [2] - 34:20, 34:22 1998 [1] - 44:10	23rd [2] - 73:11, 74:7 24 [1] - 69:7 24th [1] - 79:2 25 [4] - 34:10, 47:21, 52:23, 53:19 25% [1] - 50:16 2500 [2] - 38:24, 60:3 25th [1] - 4:25 27 [5] - 1:7, 64:22, 67:18, 68:15, 106:12 28 [1] - 77:20 28th [1] - 78:1 29th [2] - 2:11, 78:5 2nd [2] - 63:20, 77:1	6 6 [1] - 74:12 6,000 [1] - 8:14 60 [1] - 53:12 60% [1] - 50:13 60-mile [1] - 51:22 62% [1] - 50:14 6th [2] - 3:11, 3:15
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October 21, 2022

LOCAL LAW NO. OF THE YEAR 2022

A LOCAL LAW AMENDING THE PARKING REGULATIONS
OF THE VILLAGE OF GREENPORT
BE IT ENACTED BY THE BOARD OF TRUSTEES
OF THE INCORPORATED VILLAGE
OF GREENPORT AS FOLLOWS:

- Section 1.0 Title, Enactment, Effective Date,
Purpose and Intent.
- 1.1 Title of Local Law
 - 1.2 Enactment.
 - 1.3 Effective Date.
 - 1.4 Purpose and Intent of Local Law.
- 2.0 General Provisions.
- 2.1 Amendment of Section 150-12(C).
 - 2.1 Amendment of Section 150-16(A)(1).
 - 2.2 Deletion of Section 150-16(A)(2)
 - 2.3 Amendment of Section 150-16(G).
- 3.0 Severability.
- 1.1 Title.

This Local Law shall be entitled “Local Law of 2022 Amending
the Parking Regulations of the Village of Greenport.

- 1.2. Enactment.

Pursuant to Section 10 of the Home Rule Law and the Village Law of the State
of New York, the Incorporated Village of Greenport, County of Suffolk and State of
New York, hereby enacts by this Local Law of 2022, a Local Law of the Village of
Greenport.

October 21, 2022

1.3. Effective Date.

This Local Law shall take effect on the filing of the approved Local Law with the Secretary of State of New York, which shall be within twenty (20) days after its approval by the Board of Trustees of the Incorporated Village of Greenport.

1.4 Findings, Purpose and Intent of Local Law.

The Board of Trustees hereby finds that it is necessary to amend the off-street parking requirements contained in Chapter 150 of the Greenport Village Code due to the fact that that the existing requirements were adopted in 1990, and there have been significant changes in the development of the Village, the uses in the commercial and residential districts, and the needs of the residents, workers, visitors and guests of the Village for parking in the more than thirty years that the existing regulations have been in effect. It is therefore necessary to amend the off-site parking requirements to protect the health, safety and welfare of the residents, workers, visitors and guests of the Village and, and the continued growth and success of the businesses and institutions of the Village.

The purpose and intent of this Local Law is to adopt amendments to the off-site parking regulations contained in Chapter 150 that will benefit the residents, guests, workers and visitors of the Village of Greenport and the businesses and institutions of the Village of Greenport by amending the parking regulations contained in Chapter 150 of the Greenport Village Code to address the need for parking in the Village, to promote the orderly development of the Village, to provide reasonable access to the services and benefits offered in the Village, and to provide the parking and access that is required for the workers, residents, guests, and visitors in the Village.

2.0 General Provisions.

October 21, 2022

2.1 Amendment of Section 150-12(C)

Section 150-12(C) of the Greenport Village Code is hereby amended to read as follows:

“150-12(C) Where for any property that at the time of the adoption of this local law is located in either the CR Retail Commercial District or the WC Waterfront Commercial District, or is a use in another district with a requirement to provide off-street parking, and for which there is (1) an alteration of a premises; (2) an application for building permit or site plan change or approval is applied for or required; (3) a building department inspection is applied for or required; or (4) a change in the use or nature of use of a property or portion of a property that requires a building permit, site plan approval, or building department inspection, for a change of use; the off-street parking requirement for the use of the property or portion of the property shall not be increased unless the off-street parking requirement for the use of the property or the subject portion of the property increases above the off-street parking requirement of the property or portion of the property as of the date of the filing of this local law with the New York State Secretary of State without regard to the exemption that was previously allowed for properties in existence as of July 1, 1991; whereupon the person or entity owning or occupying the property or portion of the property affected by the change or increase shall be required to provide off-street parking for the amount by which the off-street parking requirement for the property or portion of the property has increased above the amount that the off-street parking requirement that either was required as of the date of the filing of this Local Law or would have been required as of the date of the filing of the Local Law without taking into account any exemption that was previously provided for a property in existence as of July 1, 1991.

October 21, 2022

2.2 Creation of Section 150-12(D)

Section 150-12(D) shall be created to read as follows:

150-12(D) The off-street parking requirements contained in Sections 150-12(A) and 150-12(B) are the minimum off-street parking requirements for properties located in the residential and commercial zoning districts respectively, of the Village.

The off street parking requirements contained in 150-12(B) are the minimum off street parking requirements for properties located in the specified commercial districts of the Village. In the event that the use or uses of a property are contained in the table located in Section 150-16 of the Greenport Village Code, then the off-street parking requirement for a property or a use of a property or portion of a property shall be the greater of the off-street parking requirement as calculated by Section 150-12(A) or 150-12(B) and the off-street parking requirement as calculated by Section 150-16.

In the event that the particular use or uses are not specified in Section 150-16 but another use is listed that is similar to the use, then the greater of the requirement for that similar use or the requirement calculated by Section 150-12(A) or 150-12(B) shall be the applicable off-street parking requirement.

In the event that a building or property contains both residential and commercial uses; then the off-street parking requirement for the building, property or use shall be the combined off-street parking requirements for the uses as calculated pursuant to Section 150-12(A) and Section 150-12(B) and Section 150-16.

October 21, 2022

2.2 Amendment of Section 150-16(A)(1)

A. The first paragraph only of Section 150-16(A)(1) shall be amended to read as follows:

“§ 150-16(A)(1)

Parking and loading regulations.

A. Off-street parking requirements. Off-street parking spaces, open or enclosed, are permitted accessory to any use, subject to the following provisions:

(1) Schedule of parking requirements. Accessory off-street parking spaces, open or enclosed, shall be provided for any use as specified below. Any land which is developed as a unit under single ownership and control shall be considered a single lot for the purpose of these parking regulations. Reasonable and appropriate off-street parking requirements for structures and uses which do not fall within the categories listed below shall be determined by the Planning Board upon consideration of all factors entering into the parking needs of each such use.

2.3 Deletion of Section 150-16A(2)

Section 150-16A(2) of the Greenport Village Code shall be deleted and Section number 150-16A(2) shall be reserved for future use by the Village.

2.4 Amendment of Section 150-16(G) of the Greenport Village Code.

Section 150-16(G) of the Greenport Village Code shall be amended to read as follows:

“G. (1)(A) The Planning Board may-require an owner to deposit a cash payment in lieu of any parking requirements set forth in this section or § 150-12. The number of parking spaces for which a payment in lieu is granted by the Planning Board shall not exceed more than 50 % of the required parking spaces. The amount per space to be paid under a payment in lieu shall be \$1,000 for the first five spaces paid in lieu, \$2,500 for the sixth through the tenth spaces paid in lieu, and \$5,000 for the eleventh space and every space thereafter;

October 21, 2022

(1)(B) The Planning Board may grant a payment plan to the owner or entity responsible to provide off-street parking where a party may pay the payment in lieu amount to the Village, plus interest in the amount of ten percent (10%), in equal payment over up to ten years. Said funds will be deposited and maintained by the Village in a special fund and used by the Village for the construction, acquisition or maintenance of public parking facilities.

(2) Any decision of the Planning Board pursuant to this section may be appealed to the Village Board of Trustees within 60 days of the filing of the Planning Board's decision with the Village Clerk.

(3) The Planning Board may determine to not grant any waiver for any portion of the off-street parking requirement, as may be determined by the Planning Board to be in the best interests of the Village of Greenport.

3.0 Severability

In the event that any section or portion of this Local Law or Chapter shall be deemed void or not effective, the remaining provisions of this Local Law and Chapter shall remain in full force and effect.

Change Order No. 2

August 4, 2022

INC. VILLAGE OF GREENPORT
New Sanitary Sewer Central Pump Station Replacement
Project No. GrptV 19-04

Description of Change

Excessive extra dewatering and excavation of buried debris.

Reason for Change

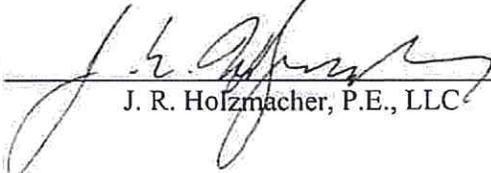
Unforeseen excavation of buried car parts, tires, and debris including disposal fees. Additional dewatering effort was also required to facilitate installation of new sanitary wet well.

Cost Change

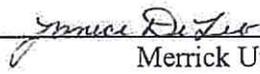
a) Total Increase in Construction Cost \$ 7,646.92

Contract Cost Change

Original Contract Award	\$ 1,545,360.00
Change Order No. 1 (Pine Tree Removal, Previously Approved))	\$ 3,500.00
Change Order No. 2 (Additional Dewatering/Debris Excavation)	\$ 7,646.92
New Total	\$ 1,556,506.92

Recommended By:  Date: 08/05/2022
J. R. Holzmacher, P.E., LLC

Approved By: _____ Date: _____
Village of Greenport

Accepted By:  Date: 10/11/2022
Merrick Utility Associates, Inc.

P:\2019\GrptV\19-04 Central Pump Station\Task 4 - Construction Phase Services\Change Order\2022-07-22 Central Pump St. Change Order2.doc

Merrick Utility Assoc. Inc.

91 Marine St.
 Farmingdale, NY 11735
 631-249-2560
 office@merrickutility.com

Bill To:

Inc. Village of Grenport

Invoice

Number: **1005**

Date: **July 22, 2022**

Ship To:

Central Pump Station

PO Number	Terms	Project		
Item	Description	Qty	Rate	Amount
	Additional cost for dewatering.			
	Pump Rental (United Rental)	1.00	3,248.33	3,248.33
	4" pump (owned)	1.00	0.00	0.00
	3" Pump (owned)	1.00	0.00	0.00
	The above is in addition to the 4 deep wells installed.			
	Generator rental (Herc)			
	Additional week rental	1.00	974.00	974.00
	Additional Hours	97.519	24.35	2,374.59
	Dump Fees (Unsuitable, car parts, tires, misc. debris)	1.00	1,050.00	1,050.00
	Dissassemble storm water pump station. Unclogged valves and piping. Reassemble all piping. Furnish and install clean out on discharge piping.	1.00	0.00	0.00
Total				\$7,646.92

Exclusions: Any and all fees and/or permits, restoration.

0 - 30 days	31 - 60 days	61 - 90 days	> 90 days	Total
\$7,646.92	\$0.00	\$0.00	\$0.00	\$7,646.92

Description	Amount
SUFFOLK COUNTY DPW CONTRACT #ADA-090519 VILLAGE OF GREENPORT	
JOB #312 THIRD STREET	
CONCRETE WALK 3CY X 900.00= \$2,700.00	
EXCAVATION 4CY X 130.00= \$520.00	
TOPSOIL 1CY X 80.00= \$80.00	
SEED 32SF X 7.00= \$224.00	
TRAFFIC MAINT. 7% X 3,524.00= \$246.68	
TOTAL \$3,770.68	
JOB MAIN ST. FROM #750 TO TOWNSEND MANOR INN	
CURB 40LF X 30.00= \$1,200.00	
CONCRETE 15CY X 750.00= \$11,250.00	
EXCAVATION 28CY X 130.00= \$3,640.00	
PAVING 4TONS X 200.00= \$800.00	
BASE 10CY X 85.00= \$850.00	
TOPSOIL 5CY X 80.00= \$400.00	
SEEDING 75SY X 7.00= \$525.00	
TRAFFIC MAINT. 07% X 18,665.00= \$1,306.55	
TOTAL \$19,971.55	
JOB FRONT ST MITCHEL PARK	
CONCRETE 4CY X 900.00= \$3,600.00	
EXCAVATION 5CY X 130.00= \$650.00	
TOPSOIL 1CY X 80.00= \$80.00	
SEED 15SY X 7.00= \$105.00	
TRAFFIC 07% X 4,435.00= \$310.45	
TOTAL \$4,745.45	
JOB #327 FRONT ST BY HEALTH CARE	
CONCRETE 5CY X 900.00= \$4,500.00	
EXCAVATION 7CY X 130.00= \$910.00	
TOPSOIL 1CY X 80.00= \$80.00	
SEED 15SY X 7.00= \$105.00	
TRAFFIC MAINT. 07% X 6,315.05= \$442.05	
TOTAL \$6,757.05	
TOTAL FOR ALL JOBS \$35,244.73	



Governor's Office of
Storm Recovery

KATHY HOCHUL
Governor

September 19, 2022

To Whom It May Concern:

Pursuant to 80 FR 26943, the U.S. Department of Housing and Urban Development (HUD) has granted an expenditure deadline extension related to Community Development Block Grant Disaster Recovery (CDBG-DR) funding. Accordingly, the Village of Greenport's Subrecipient Agreement with the Governor's Office of Storm Recovery (GOSR) has now been extended from September 30, 2022 to September 30, 2023. Please contact Harry McKay if there are any questions or concerns. Thank you.

Sincerely,

A handwritten signature in black ink that reads "Eileen Méus".

Eileen Méus

Deputy Executive Director, Community Reconstruction and Infrastructure
New York State Governor's Office of Storm Recovery



RBC Wealth Management



5G20221004-0199430303748UCIP02

Account Number 30303748

Rep ID 0002FW Alternate Branch 010AY

CERTIFICATION OF INVESTMENT POWERS

CORPORATE/LIMITED LIABILITY COMPANY/PARTNERSHIP
FAMILY LIMITED PARTNERSHIP/SOLE PROPRIETORSHIP ACCOUNTS

CLIENT INFORMATION

Name and Address

Village Of Greenport
LENGTH OF SERVICE AWARD PGM
ATTN ROBERT BRANDT/TREASURER
236 Third Street
GREENPORT NY 11944-1647

CLIENT CERTIFICATION

In consideration of RBC Wealth Management, a division of RBC Capital Markets, LLC ("RBC WM"), Member NYSE/FINRA/SIPC, agreeing to open and maintain an account for the Corporation/Limited Liability Company/Partnership/Family Limited Partnership/Sole Proprietorship (the "Entity") named above, I or we, the undersigned Officer(s), Manager(s), Partner(s) and/or Sole Proprietor (collectively, the "Authorized Party" or "Authorized Parties"), as applicable, certify as follows:

- 1. The Entity was incorporated or organized in the state/country of New York in 1838 (year)
2. Distributions, Investments and RBC Express Credit (margin) or Other Credit Transactions. We certify that we have full authority to:
a. Make distributions/transfers from the account.
b. Enter into transactions to trade, buy, sell, convey, pledge, mortgage, lease, transfer title or otherwise acquire or dispose of any interest in real or personal property including, without limitation, stocks, bonds, notes, warrants and other securities, and annuities, futures, currencies and commodities, EXCEPT as limited by the following: NONE
c. Engage in the following borrowing and other credit transactions (check all that apply):
[] RBC Express Credit (margin) transactions, including the granting of a security interest in favor of RBC WM in the assets of the account.
[] Pledge or subject to a security interest in favor of RBC WM or third parties any of the property of the Entity as security for any liability of the Entity or third parties.
[] Option transactions: (check all that apply)
___ Covered Call Writing/Protective Put Purchasing
___ Cash Backed Put Writing
___ Purchasing Puts/Calls
___ Spreads
___ Naked Call/Put Writing & Writing Combinations/Straddles
___ Other
3. Single Authorized Party's Ability to Bind the Entity. We represent and warrant that:
a. Any one of the Authorized Parties who signs below may independently exercise any of the Entity's powers, including the power to take the actions set forth in Item No. 2.
b. Any one Authorized Party may individually act on behalf of, and bind the Entity, as well as execute any documents on behalf of the Entity that RBC WM requires, including an agreement to arbitrate all disputes concerning the Entity accounts.
4. We, the Authorized Parties jointly and severally, and on behalf of the Entity named above, agree to indemnify, and agree that the Entity shall indemnify RBC WM and hold RBC WM harmless from any liability for effecting transactions of the type specified above, if RBC WM acts pursuant to instructions given by any of the Authorized Parties listed under Item No. 7.
5. We agree to inform RBC WM in writing of any amendment to the relevant investment authorization resolution or other authorization by the Entity, any changes in the composition of the Authorized Parties named below, or any other event which could materially alter the certifications made herein.
6. This Certification of Investment Powers shall not be deemed to be, or construed as, an amendment or modification to any agreement(s) between RBC WM and the account owner(s) named above.



RBC Wealth Management



5G20221004-0199430303748UCIP02

Account Number 30303748

Rep ID 0002FW Alternate Branch 010AY

CERTIFICATION OF INVESTMENT POWERS

CORPORATE/LIMITED LIABILITY COMPANY/PARTNERSHIP
FAMILY LIMITED PARTNERSHIP/SOLE PROPRIETORSHIP ACCOUNTS

CLIENT CERTIFICATION CONTINUED

7. Authorized Parties with Investment Authority. We hereby certify that the undersigned are all of the Authorized Parties entitled to make investment decisions on behalf of the Entity and that such authority has been granted by resolution or other required Entity action duly adopted by the governing body of the Entity.

SIGNATURES

Table with 2 columns: Authorized Party Signature, Date. Multiple rows for signature and name entry.

(All officers with investment authority must sign. Attach extra page if necessary.)

SECRETARY CERTIFICATION (REQUIRED IF ENTITY IS A CORPORATION)

I hereby certify that I am the duly appointed Secretary or Assistant Secretary of the Entity and that the Board of Directors of the Entity has granted the Authorized Parties listed above the authority to, on behalf of the Entity, purchase, invest in, acquire, sell, assign, transfer, or otherwise dispose of any and all types and kinds of securities including but not limited to stocks, bonds, debentures, notes, rights, options, warrants, certificates of every kind and nature whatsoever; and to enter into agreements, contracts, and arrangements with respect to such security transactions, and to execute, sign or endorse on behalf of the Entity such agreements and to affix the corporate seal on same.

I further certify that the authority thereby conferred is not inconsistent with the Charter or Bylaws of the Entity and that the Authorized Parties listed above are officers of the Entity as of the present date.

In Witness whereof, I have hereunto set my hand this ___ day of ___ (month) (year)

Table with 2 columns: Signature of Secretary/Assistant Secretary, Date, Print Name of Secretary/Assistant Secretary

RBC WEALTH MANAGEMENT
LOSAP Contact List

ACCOUNT NAME:

Village of Greenport
LENGTH OF SERVICE AWARD PROGRAM

ACCOUNT:

303-03748

PRIMARY CONTACT #1

Name: _____

Title: _____

Address: _____

Home Phone: _____

Business Phone: _____

Cell Phone: _____

Business Fax: _____

E-Mail Address: _____

ADDITIONAL CONTACT #2

Name: _____

Title: _____

Address: _____

Home Phone: _____

Business Phone: _____

Cell Phone: _____

Business Fax: _____

E-Mail Address: _____

ADDITIONAL CONTACT #3

Name: _____

Title: _____

Address: _____

Home Phone: _____

Business Phone: _____

Cell Phone: _____

Business Fax: _____

E-Mail Address: _____

ADDITIONAL CONTACT #4

Name: _____

Title: _____

Address: _____

Home Phone: _____

Business Phone: _____

Cell Phone: _____

Business Fax: _____

ADDITIONAL CONTACT #5

Name: _____

Title: _____

Address: _____

Home Phone: _____

Business Phone: _____

Cell Phone: _____

Business Fax: _____

E-Mail Address: _____

ADDITIONAL CONTACT #6

Name: _____

Title: _____

Address: _____

Home Phone: _____

Business Phone: _____

Cell Phone: _____

Business Fax: _____

E-Mail Address: _____

BOARD OF TRUSTEES
VILLAGE OF GREENPORT

SEQRA RESOLUTION REGARDING THE WETLANDS PERMIT APPLICATION
OF COLE ENVIRONMENTAL SERVICES ON BEHALF OF
PAULA CASEY

WHEREAS an application for a wetlands permit approval was filed by Cole Environmental Services as applicant on behalf of Paula Casey with the Board of Trustees of the Village of Greenport; and

WHEREAS the Board of Trustees of the Village of Greenport has duly considered the obligations of the Village of Greenport with respect to the wetlands permit application and the Board of Trustees of the Village of Greenport with regard to SEQRA, and completed a short form EAF for purposes of SEQRA, it is therefore;

RESOLVED that the Board of Trustees adopts Lead Agency status for purposes of SEQRA with regard to the consideration and approval of the wetlands permit application and it is further

RESOLVED that the Board of Trustees hereby determines that the approval of the wetlands permit application is an Unlisted Action for purposes of SEQRA; it is further;

RESOLVED that the Board of Trustees of the Village of Greenport hereby determines that the approval of the wetlands permit application;

Will not have a significant negative impact on the environment in the action, and;

Will not result in a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, substantial increase in solid waste production, a substantial increase in potential for erosion, flooding, leaching or drainage problems, and;

Will not result in the removal or destruction of large quantities of vegetation or fauna, substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on habitats, or other significant adverse impact on natural resources, impairment of a critical environmental area and;

Will not result in the creation of a material conflict with a community's current plans or goals, and;

Will not result in the creation of a hazard to human health, and;

Will not result in a substantial change in land use, and;

Will not encourage or attract an additional large number of people to a place for more than a few days, and;

Will not result in the creation of a material demand for other actions, and;

Will not result in changes in two or more elements of the environment, each of which is not significant but when reviewed together are significant two or more related actions each of which is not significant but when reviewed together are significant.

RESOLVED that a Negative Declaration is hereby adopted for purposes of SEQRA.

Upon motion by Trustee

seconded by Trustee

this resolution is carried as follows:

Dated: September 29, 2022