

1 VILLAGE OF GREENPORT
 2 COUNTY OF SUFFOLK : STATE OF NEW YORK
 3 -----x
 4 BOARD OF TRUSTEES
 5 WORK SESSION
 6 -----x

7 Third Street Firehouse
 8 May 19, 2022
 9 7:00 P.M.

10
 11 B E F O R E:

- 12 GEORGE HUBBARD, JR. - MAYOR
 13 JACK MARTILOTTA - DEPUTY MAYOR/TRUSTEE (*Absent*)
 14 PETER CLARKE - TRUSTEE
 15 MARY BESS PHILLIPS - TRUSTEE
 16 JULIA ROBINS - TRUSTEE
 17 *****
 18 JOSEPH PROKOP - VILLAGE ATTORNEY
 19 PAUL PALLAS - VILLAGE ADMINISTRATOR
 20 SYLVIA PIRILLO - VILLAGE CLERK

21
 22
 23
 24
 25

1 *(*The meeting was called to order at 7:02 p.m. *)*

2 MAYOR HUBBARD: I call the meeting to order
3 with a pledge to the flag.

4 ***Pledge of Allegiance***

5 Thank you. All right, just a couple of
6 highlights so everybody knows who is or isn't
7 coming. Trustee Martilotta had to go to Albany
8 today, he's on his way back but he's not going to
9 make the meeting. Treasurer Robert Brandt went
10 home sick today. And the Village Attorney had
11 another meeting he had to attend to, but he was
12 planning on getting here a little late. All
13 right, just so everybody knows --

14 CLERK PIRILLO: Got it.

15 MAYOR HUBBARD: -- who the players are and
16 who we're expecting.

17 Okay, I'll call the Fire Department first.
18 Chief Manwaring is here.

19 CHIEF MANWARING: Good evening. You got
20 all our reports, I hope, and everything else on
21 it?

22 MAYOR HUBBARD: Yes, sir.

23 CHIEF MANWARING: The only thing we have is
24 we'd like you to accept the application for
25 Joseph (*indiscernible*), Star Hose Co. #3.

1 And the other thing we had would be just so the
2 Village knows, like I discussed with George, we
3 will be doing an MCI. I guess everybody probably
4 read in the paper, a mass casualty incident up at
5 the high school of an active shooter out in the
6 field, so, and then he actually runs into the
7 school. So the police will be doing their thing
8 with the school building and the fire departments
9 will be doing their thing for the EMS and what
10 have you. So, there will be -- there will be
11 ambulances running through town and blankety
12 blank.

13 Everything will be coming here, the fire
14 house here will be the hospital. We're not going
15 to flood hospitals with faking patients,
16 especially with COVID and all that stuff, so.
17 This is something that's been well thought out
18 for the last probably three or four years now.
19 The Southold Town Chiefs have been trying to put
20 this together, we finally put it together. We
21 finally got permission from the school to do it
22 and it will be June 4th at 9 a.m., so. That's it
23 for me.

24 MAYOR HUBBARD: Okay. Who --

25 TRUSTEE ROBINS: Is that a Saturday, Chief?

1 TRUSTEE PHILLIPS: *(Inaudible)*

2 TRUSTEE ROBINS: Is that a Saturday?

3 CHIEF MANWARING: Excuse me?

4 MAYOR HUBBARD: Next Saturday, June 4th.

5 TRUSTEE ROBINS: Next Saturday, June 4th.

6 CHIEF MANWARING: Yes.

7 TRUSTEE ROBINS: Okay. Thank you.

8 MAYOR HUBBARD: I just -- I got this letter
9 from you guys at your meeting last night, Paul.
10 The Fire Department would like to be notified of
11 big projects that go before the Planning Board so
12 that they can have input on it. So if you could
13 highlight when a meeting is, send an e-mail to
14 remind them, if somebody from the Fire Department
15 wants to go and speak at it or talk about it, but
16 also any plans of what's going on.

17 ADMINISTRATOR PALLAS: So I had a brief --
18 I had a brief conversation with the Chief just
19 before the meeting started about this and
20 we'll -- we'll come up with a standard process
21 for these projects to go to the Fire Department
22 for review in concert with our planning
23 consultant. I think it's the simplest way --

24 MAYOR HUBBARD: Okay.

25 ADMINISTRATOR PALLAS: -- so if there's any

1 issues that they can point out at that process.

2 CHIEF MANWARING: That also all reflects on
3 that the fire -- we're also trying to revamp our
4 whole preplan incident. So it's not only the
5 Village, we are looking outside the Village, you
6 know, like Peconic land and the bigger buildings
7 that are around. So we are trying to branch out
8 really big to make sure that we are protected.

9 MAYOR HUBBARD: Right

10 CHIEF MANWARING: Which we are, but we just
11 want to make sure that we're --

12 MAYOR HUBBARD: Okay

13 CHIEF MANWARING: -- very knowledgeable of
14 what's going on.

15 TRUSTEE PHILLIPS: Maybe you want to update
16 the other Board Members about the -- Mr. Jester's
17 project with the fire boat and that they're, you
18 know, seeking out grants.

19 CHIEF MANWARING: I've missed the last
20 three or four meetings, the three meetings, I
21 mean, as far as that goes. So I don't know much
22 more than what they're trying for grants and, you
23 know, I don't want to say the wrong thing.

24 TRUSTEE PHILLIPS: Maybe Mr. Patrick is on
25 the -- could he --

1 CHIEF MANWARING: I would think Patrick
2 could probably show you a lot better than I
3 could, so.

4 TRUSTEE PHILLIPS: Could you just kind of,
5 Pat, give us a synopsis of where the group is at
6 at the present moment? Because I'm not sure --

7 CHIEF MANWARING: *(Inaudible)*

8 TRUSTEE PHILLIPS: I'm not sure, I think
9 the rest of the Board Members should know what's
10 going on.

11 PATRICK BRENNAN: Patrick Brennan, I'm with
12 the Fire Department now and I'm working on the
13 committee for the fire boat. And Bob Jester is
14 really our Chairman of our committee and he's
15 doing a great job.

16 So, we're still in the process of
17 developing specifications for a fire boat for our
18 district and we're looking at a couple of
19 different vendors that build boats of this
20 specific type. And we're continuing to look at
21 other districts' boats and trying to evaluate
22 what's out there and what might be a good fit for
23 our village. And it's still very much a work in
24 progress, so we're working on the specifications
25 as well as exploring how we're might fund it

1 through grants and other means.

2 TRUSTEE PHILLIPS: Okay. Thank you.

3 PATRICK BRENNAN: Is that good? Any
4 questions about that?

5 TRUSTEE PHILLIPS: No, I just wanted them
6 to be updated.

7 PATRICK BRENNAN: Okay.

8 MAYOR HUBBARD: Okay. Thank you.

9 CHIEF MANWARING: Thank you.

10 MAYOR HUBBARD: Okay, next is the Village
11 Administrator Report

12 ADMINISTRATOR PALLAS: Thank you,
13 Mr. Mayor. Just to discussion items first.
14 Actually, I thought of these, there's actually a
15 resolution as well.

16 The first item is on the effluent reuse. I
17 haven't had a chance to send it out, but there is
18 a draft letter that John Severini, who I've been
19 working with on this project -- let me back up a
20 little bit.

21 So, I had reported that the study that we
22 had done really didn't result in anything that we
23 thought could end up with a grant to actually
24 implement anything and a lot more study is going
25 to be needed. One of the first steps is to

1 investigate the potential problem of salt water
2 intrusion into the groundwater table. One of the
3 first -- and part of that is to actually do grant
4 water surveys, obviously.

5 It turns out the U.S. Geological Survey is
6 scheduling, I think in a year or two, to do some
7 of that work. And there's a draft letter, it's
8 very brief, basically just requesting them or
9 encouraging them to include that in their study.
10 They likely will, but at least put on the record
11 that they should study that on the North Fork in
12 particular because of a potential problem.

13 I'll send it out tomorrow. If it's all
14 right with you, I'll sign the letter if you're
15 all comfortable with it, after you've had a
16 chance to look at it. There's no urgency other
17 than, you know, we'd like to get it done sooner
18 rather than later, but there's no real deadline.
19 So I'll send that around. If you all are
20 comfortable with it, I'll send it out under
21 Village letterhead under my signature. Just
22 wanted to bring you that brief update on that
23 issue.

24 The next item I have is a micro-grid
25 project. I'm still moving along well. We had a

1 call scheduled for today which was postponed till
2 next week, so I don't have a schedule update;
3 we're waiting for a schedule update from them.
4 No issue with the schedule, it's just a couple of
5 supply chain issues that have been resolved, I'm
6 just waiting for the final dates for some pieces
7 of equipment that have been affected by all the
8 supply chain problems. There's nothing new to
9 report on that.

10 On the ferry cue project, we did finally
11 get comments from the DOT. We're going through
12 them, our consultant is going through them. I
13 can send them out to you, if you're interested,
14 just to see the flavor of the comments there.
15 There are a lot of comments, but in discussion I
16 had with our consultant, he doesn't think
17 anything is insurmountable, it's just a high
18 volume of comments and some of them are
19 repetitive from older comments, but I'll send
20 that out. So I think we're moving in a good
21 direction, finally, with that, with that project
22 as well.

23 My next item is the Suffolk County Downtown
24 Revitalization Grant application. We're -- we --
25 I had sent that -- we have sent out some

1 information on that, it's for the bathroom
2 renovation at Mitchell Park, the public
3 restrooms. We've gotten a quote from one
4 contractor, just so we had a baseline for it, of
5 I think it was 53, \$54,000. We're going to throw
6 in some contingency and request -- request half
7 of 60 because it's a 50%, up to a 50% match.

8 I think we have a good chance of getting
9 this grant. You know, looking at the scoring
10 system, we hit -- we hit a lot of the points at
11 the high end of the score, so I think we're in
12 good shape for that. And the County has
13 expressed interest in the project, so I think I'm
14 looking forward to getting that grant, so
15 that's -- just so you're aware of it. There will
16 be resolutions to be voted on tonight as well and
17 we'll -- Sylvia will handle that at the
18 appropriate time.

19 Any questions on that?

20 MAYOR HUBBARD: No.

21 TRUSTEE PHILLIPS: I just have one comment
22 on it. I understand that -- in discussions with
23 Peter and thinking through the process, I
24 understand the mission statement for the Friends
25 of Mitchell Park is not really to do

1 infrastructure repairs, it's for educational,
2 cultural funding of projects.

3 I do understand, as Peter explained, that
4 the Board of the Friends of Mitchell Park felt
5 that -- that in order for them to continue that
6 type of programming, that the bathrooms needed to
7 be improved. I just hope in the future that we
8 don't reach out to them for other infrastructure
9 projects and work closely with them to create
10 some more cultural land events within Mitchell
11 Park as to their mission statement. Okay?

12 ADMINISTRATOR PALLAS: Sure. Understand
13 that specifically for this grant it requires an
14 outside entity, so.

15 TRUSTEE PHILLIPS: No, no, I understand
16 that. I --

17 ADMINISTRATOR PALLAS: Otherwise, we would
18 have done it differently.

19 TRUSTEE PHILLIPS: Well, we also had the --
20 you know, the original bathroom project was done
21 through the Downtown Revitalization Program and
22 it was done through the BID, the BID was the
23 project because we did a special assessment. So
24 hopefully maybe if we have to improve some other
25 stuff, maybe the BID can be included.

1 ADMINISTRATOR PALLAS: Sure.

2 TRUSTEE PHILLIPS: And I think, Julia,
3 maybe that's a suggestion you could take back to
4 them that, you know, we need to work closer
5 together on this type of project.

6 TRUSTEE ROBINS: Yeah, we've had this --

7 TRUSTEE PHILLIPS: Okay.

8 TRUSTEE ROBINS: Conversations recently, as
9 a matter of fact.

10 TRUSTEE PHILLIPS: That's all I have to
11 say.

12 ADMINISTRATOR PALLAS: My next item is the
13 New York State Energy Research & Development
14 Authority Grant application. I've talked about
15 this a few times but -- and I had sent out an
16 e-mail to you all regarding the three projects
17 that I'm hoping to get done; it's due next week.
18 I've been working on the Suffolk County grant so
19 I'm a little behind on it. But I'm hoping to get
20 all three of them; if not, at least one,
21 certainly.

22 One is on street lights, changing out all
23 our street lights to LED lights. And I had
24 mentioned that -- that they have a system, and
25 this is through the New York Power Authority,

1 where the street lights can actually monitor
2 things like noise and flood conditions in the
3 street. So I'm looking into maybe getting,
4 hopefully getting a grant to cover the
5 installation, not just of the lights but this
6 enhanced system as well as monitoring our
7 distribution system so you can monitor the health
8 of the distribution system.

9 The second project I'm looking to do is
10 what's known as a net zero building. We own two
11 residential structures and one of them I think is
12 a good candidate to potentially make it a net
13 zero, zero carbon footprint I think is the term
14 of art that is used for that. So I'm going to
15 put in -- that's going to be to my second
16 application.

17 These are all -- these are very onerous
18 applications and they're all separate; you can't
19 make -- fill out one application and then lump
20 all these projects. Each one is a unique
21 application, so it's a little bit of -- a little
22 onerous.

23 And the last one is to use both the
24 wastewater treatment plant and the firehouse,
25 solar battery installation, to use them not just

1 for emergencies but to use them in real time in
2 response to high prices. When the -- because we
3 buy some of our energy from the market when those
4 -- when prices are high it's usually when we're
5 buying a lot of energy, so the thought is we
6 might be able to use these to curb some of that.

7 Now, understand that the impact will be
8 minimal, this is more just a demonstration to
9 see, you know, proof of concept, can it work.
10 If it does and there are more locations where we
11 could put larger solar battery installations,
12 then we could use this information, if the study
13 is successful, to justify an installation and
14 make it cost beneficial to do so

15 . So those are the three -- the three
16 projects that I have for that.

17 On resolutions specifically, I -- we had
18 received and you all had seen the Fire Department
19 Annex Building Engineering Study. We received
20 two bids, we -- the low bid was a company called
21 Sendlewski Architects. They -- which they had
22 multiple references and we checked them all, or
23 we called them all, we received responses from
24 most of them and they came with high praise of
25 the responsiveness, you know, cost effectiveness,

1 all -- all good responses on their -- on their
2 reference check. So I'm proposing we just
3 approve them and get that project underway as
4 well.

5 The next item is the Sunset Motel
6 wastewater connection contract. I believe the
7 draft was sent out to you all, I know it was sent
8 out only today; we were kicking some things
9 around but we did finally get that out to you.
10 It's a simple, straight-forward connection
11 contract we've done in the past, it's modeled the
12 same way as we've done in the past. There's
13 no -- I don't see any real, major issues. Our
14 wastewater treatment plant Supervisor has no
15 concerns about adding this connection to the
16 system.

17 TRUSTEE ROBINS: Paul, I did send you an
18 mail with a question about our capacity in our
19 wastewater treatment system just to make sure
20 that we weren't overcommitting to private
21 businesses and would lose any of our potential
22 for future, affordable housing that might need --
23 you know, want to tap into that system. And I
24 think we had a conversation and you said it's not
25 a significant amount --

1 ADMINISTRATOR PALLAS: It's not.

2 TRUSTEE ROBINS: -- we're talking about
3 here?

4 ADMINISTRATOR PALLAS: No.

5 TRUSTEE ROBINS: It doesn't reduce our
6 capacity?

7 ADMINISTRATOR PALLAS: Well, I mean,
8 anything -- any lab reduces it, but it's not --
9 it's not very impactful. It's -- you know, I
10 forget the numbers offhand, but we're so far
11 below our limits that it's not a -- it's a
12 virtual non-issue, to be honest.

13 TRUSTEE PHILLIPS: Paul, can I just --
14 because cliff-side we -- is it a pump station
15 that needs to go there?

16 ADMINISTRATOR PALLAS: For cliff side or --

17 TRUSTEE PHILLIPS: Well, cliff side we did
18 something where we took ownership --

19 ADMINISTRATOR PALLAS: Yeah, this will need
20 a pump station.

21 TRUSTEE PHILLIPS: Okay. So --

22 ADMINISTRATOR PALLAS: But we are not going
23 to take ownership of it.

24 TRUSTEE PHILLIPS: Oh, you're not taking
25 ownership.

1 ADMINISTRATOR PALLAS: Yeah. The last few
2 contracts that we've done since I've been here
3 required it to be owned by the facility, there's
4 no need for these individual pump stations that
5 serve a single -- in essence, a single customer;
6 a single site, if you will, for that to be
7 something that the Village maintains. It's for
8 their benefit.

9 TRUSTEE PHILLIPS: Okay. But then he's
10 like *I didn't see it in here*, so that's why I'm
11 asking.

12 ADMINISTRATOR PALLAS: It's in the con --
13 it should be in the -- it is in the contract
14 somewhere --

15 TRUSTEE PHILLIPS: Yeah, yeah. I just --

16 ADMINISTRATOR PALLAS: -- because it's
17 modeled after Vineyard View. It's buried in with
18 all pertinence as pipes and all of the --

19 TRUSTEE PHILLIPS: Yeah.

20 ADMINISTRATOR PALLAS: Anything on-site,
21 essentially.

22 TRUSTEE PHILLIPS: As I said, this came
23 late this afternoon, so I didn't have a chance --

24 ADMINISTRATOR PALLAS: Yeah, we modeled
25 after the last one we've done, so it definitely

1 should -- I'll double check it, but it should be
2 in there.

3 Anything else?

4 Next one, Clark's Beach access agreement.
5 Again, I apologize for getting that out so late
6 today. There's a company, Higgins Marine, that's
7 looking to use Clark's Beach as a staging area to
8 do some work along the beach front for some
9 residential properties on the beach and it's the
10 simplest access for them. They need an area of
11 about 400 square feet, not very big, I think it's
12 either 10 or 20 days, if I'm not mistaken. They
13 have agreed to pay 5,000 for that plus post a
14 \$10,000 bond just in case there's any -- any
15 issues. They've actually already sent me their
16 insurance agreement for that. The Village
17 Attorney is working on the agreement, we hope to
18 have it to you in the next day or two, so there's
19 plenty of time for review prior to the meeting
20 next week.

21 TRUSTEE PHILLIPS: Has Southold Town
22 Trustees approved all these projects yet?

23 ADMINISTRATOR PALLAS: As far as I know
24 they -- I'm hoping they did; I didn't get a copy
25 of it, but I would assume that they have.

1 TRUSTEE PHILLIPS: Okay.

2 ADMINISTRATOR PALLAS: It's multiple
3 properties, so it's not just a single company.
4 I can't imagine that this contractor would try
5 that --

6 TRUSTEE PHILLIPS: No, I'm just -- I'm just
7 asking because this letter is dated October 20th
8 of 2021, that's why I'm asking.

9 ADMINISTRATOR PALLAS: Yeah, we -- again,
10 this has been kicking around a little bit, but
11 there was a miscommunication between myself and
12 the contractor, so it's -- we finally resolved
13 everything.

14 TRUSTEE ROBINS: Well, you said there's a
15 \$10,000 bond; is there also a liability
16 insurance --

17 ADMINISTRATOR PALLAS: Yes, we already have
18 that in hand, the insurance --

19 TRUSTEE ROBINS: Okay.

20 ADMINISTRATOR PALLAS: -- document.

21 TRUSTEE PHILLIPS: And as far as the
22 fencing and securing things in and out so we
23 don't have the fisherman, are they going to be
24 taking care -- I mean, are they going to make
25 sure?

1 ADMINISTRATOR PALLAS: We'll have a double
2 lock, like we did for the divers.

3 TRUSTEE PHILLIPS: Okay.

4 ADMINISTRATOR PALLAS: I think the double
5 lock is still there and we will -- you know, I
6 mean, we will trust that they will do it. If we
7 find that they didn't, we'll certainly have an
8 issue with them.

9 TRUSTEE PHILLIPS: No, because I noticed in
10 the paper that Southold Town had an issue in the
11 Police report. So two of the local beaches as
12 being overcrowded with sport fisherman fishing
13 off the beach and they've been chased away, so
14 they're going to be looking for new spots.

15 ADMINISTRATOR PALLAS: Okay. I'll keep an
16 eye on it.

17 The next item I have wasn't on my original
18 list, but I had sent out a note to you all. The
19 Fifth Street bathroom facility, we had discovered
20 after we finished the project last year that the
21 sidewalk around the facility, actually, is
22 pitched into the men's room, so that when the
23 people use the showers or we get heavy rain,
24 water goes into the room and sits there, it's not
25 very attractive. And we were -- we couldn't --

1 didn't really have time to fix it, so we knew
2 that we were going to wait till the season. The
3 contractor is going be here anyway to do some
4 touch-up work, and so I asked him for a proposal
5 to fix that and the proposal I had sent out to
6 you is 5300. It's really a continuation of the
7 same project. They had done work on the floor
8 anyway, but they didn't include repitching it, it
9 was just cutting and resurfacing to accommodate
10 some plumbing pipes. So, you know, he's going to
11 be here in a couple -- two or three weeks, so I'd
12 would like to get that accomplished as well when
13 they are here. So, any questions on that?

14 That's, I think, everything I have.

15 TRUSTEE PHILLIPS: I just have a question
16 on the Claudio's situation, the special permit
17 and what's going on with that.

18 ADMINISTRATOR PALLAS: I received an
19 application today, they are going to get me -- I
20 verbally went over what they're going to do,
21 they're going to give me an e-mail tomorrow.
22 Everything they're doing is in keeping with the
23 code requirements for -- a special use permit I
24 think is the title, I'm not -- I always forget
25 the title in the code. And they've paid us; it's

1 only a \$50 fee and they've paid us for that so
2 everything is in order for that right now.

3 TRUSTEE PHILLIPS: Okay. But what about
4 the events that are in the water?

5 ADMINISTRATOR PALLAS: The only event that
6 they've told me about, and I'm sure they're going
7 to send me the same thing in writing, they have a
8 few boats for display and one -- I don't know
9 what it's called, a motorized surf board, a
10 motorized surf board.

11 CLERK PIRILLO: *(Inaudible)*

12 ADMINISTRATOR PALLAS: That's the only
13 displays of their -- that they have indicated to
14 me that they're going to have.

15 TRUSTEE PHILLIPS: Okay.

16 CLERK PIRILLO: *(Inaudible)*

17 ADMINISTRATOR PALLAS: Yeah, and they
18 did -- they did go through Southold Town Marine
19 folks and were approved for -- or I don't know if
20 they approve it or they're aware of it, they've
21 gotten all their information to Southold that
22 they needed to.

23 TRUSTEE PHILLIPS: The Southold Baymen?

24 ADMINISTRATOR PALLAS: Yes.

25 TRUSTEE PHILLIPS: Bay Constables.

1 ADMINISTRATOR PALLAS: I believe so.

2 TRUSTEE PHILLIPS: Okay.

3 MAYOR HUBBARD: Okay. Anything else for
4 Paul? Thank you.

5 ADMINISTRATOR PALLAS: Yep. And you know
6 that, as the Mayor said, the Treasurer is not
7 here. If there's any questions on his report, I
8 can take those back to him; I may be able to
9 answer them, but if not -- I'll slide the mic.

10 MAYOR HUBBARD: Were there any questions on
11 the Treasurer's Report?

12 (No Response)

13 Okay. The Village Clerk Report?

14 CLERK PIRILLO: Thank you. Good evening,
15 everyone. I just have one additional resolution
16 this month and that is for a public assembly
17 permit application for the Pole Drum Life
18 Experience Project in conjunction with the
19 Southold Town Police Department for the use of a
20 portion of Mitchell Park on August 4th. This is
21 an annual event that they've held for several
22 years, child-based and it has been successful in
23 the past.

24 Four additions regarding HEAP. The
25 emergency benefit component has been extended

1 through August 31st. There will be a third round
2 this year of heat and heat-related emergency
3 benefit and that will be available beginning the
4 2nd of May, or that was available beginning the
5 2nd of May.

6 Dances in the Park. Trustee Clarke and I
7 are working on adding to the program. Now that
8 we have the program solidified, we'd like to add
9 local artists, adult and children from the
10 schools, so we are working on that together.
11 And I wanted to thank a new sponsor, which is the
12 North Fork Chamber of Commerce, for their \$500
13 contribution.

14 Another addition to my report is under the
15 financial section. The amount of \$2,105 total is
16 owed to the Village by the Town for April, 2022
17 Justice Court fees.

18 Paul mentioned resolutions that were
19 required for the grant that we're working on.
20 Its round 20 of the Downtown Revitalization
21 Grant; that paperwork is due by 4 p.m. tomorrow
22 which leads us to two resolutions required for
23 tonight; one is corresponding SEQRA and the other
24 is a resolution supporting the application. I
25 have the wording for both of those in my Work

1 Session Report. Mr. Mayor, with your approval,
2 if we could please vote on those tonight, that
3 would be great.

4 MAYOR HUBBARD: You didn't want to read
5 this whole SEQRA resolution?

6 CLERK PIRILLO: No *(laughter)*. We're just
7 approving the attached one

8 *(Laughter*)*

9 MAYOR HUBBARD: Is it on the back?

10 TRUSTEE PHILLIPS: So it's the one that's
11 on page three of your report?

12 CLERK PIRILLO: Yes, please. Under the
13 heading *Resolutions for the Work Session meeting*.

14 MAYOR HUBBARD: Oh, all right. Okay. I
15 went right over it and I saw the whole back one
16 which is the whole 10-page form and I said we
17 don't need to go and read them.

18 All right, I'll offer *Resolution approving*
19 *the attached SEQRA resolution regarding the*
20 *project detailed in the application by the*
21 *Friends of Mitchell Park for Round 20 of the*
22 *Suffolk County Downtown Revitalization Grant for*
23 *the renovation of the public restrooms in*
24 *Mitchell Park. Adopting Lead Agency Status,*
25 *determining that the restoration of the public*

1 *restrooms will not have a significant negative*
2 *impact on the environment, declaring the*
3 *renovation of the public restrooms to be an*
4 *Unlisted Action for purposes of SEQRA and*
5 *adopting a Negative Declaration for the purposes*
6 *of SEQRA. So moved.*

7 TRUSTEE PHILLIPS: Second.

8 MAYOR HUBBARD: All in favor?

9 TRUSTEE ROBINS: Aye.

10 TRUSTEE CLARKE: Aye.

11 TRUSTEE PHILLIPS: Aye.

12 MAYOR HUBBARD: Opposed? Motion carried
13 *(Approved - VOTE: 4/0/0/1 - Not Present: Trustee*
14 *Martilotta).*

15 CLERK PIRILLO: Thank you.

16 MAYOR HUBBARD: Okay, I'll offer a
17 *resolution approving the attached resolution*
18 *supporting the application by the Friends of*
19 *Mitchell Park for Round 20 of the Suffolk County*
20 *Downtown Revitalization Grant for the renovation*
21 *of the public restrooms in Mitchell Park,*
22 *approving an Inter-Municipal Agreement between*
23 *the Village of Greenport and Suffolk County and*
24 *executing an easement. So moved.*

25 TRUSTEE ROBINS: Second.

1 MAYOR HUBBARD: All in favor?

2 TRUSTEE CLARKE: Aye.

3 TRUSTEE PHILLIPS: Aye.

4 TRUSTEE ROBINS: Aye.

5 MAYOR HUBBARD: Opposed? Motion carries

6 *(Approved - VOTE: 4/0/0/1 - Not Present: Trustee*
7 *Martilotta).*

8 CLERK PIRILLO: Thank you.

9 MAYOR HUBBARD: Okay. So, that'll complete
10 the application and that'll go out tomorrow.

11 TRUSTEE PHILLIPS: That reminds me; isn't
12 there a resolution that Robert needed to add for
13 the -- he sent it to us in an e-mail for the
14 cement work, the curbing and the sidewalks around
15 the fire house here?

16 CLERK PIRILLO: Yes, I've already -- I've
17 already created that --

18 TRUSTEE PHILLIPS: Okay.

19 CLERK PIRILLO: -- for addition on the
20 Regular Meeting.

21 MAYOR HUBBARD: That's for the Regular
22 Meeting, correct.

23 CLERK PIRILLO: That's the Regular Meeting.

24 TRUSTEE PHILLIPS: Okay. All right, okay.

25 CLERK PIRILLO: It was for DL Concrete, it

1 was for Third Street and Fourth Avenue and the
2 amount is a little over a hundred thousand; I'm
3 sorry I don't remember the exact number. A
4 hundred and one --

5 TRUSTEE CLARKE: 101,957.

6 CLERK PIRILLO: Sorry; 101 -- *(laughter)*,
7 thank you, and that will be included.

8 TRUSTEE PHILLIPS: Because that's also part
9 of the consortium grant that we received.

10 CLERK PIRILLO: Yes, and that will be fully
11 reimbursed.

12 TRUSTEE PHILLIPS: Okay.

13 CLERK PIRILLO: Anything else on my report
14 or Robert's?

15 TRUSTEE ROBINS: A couple of questions.
16 Sylvia, is he -- hiring of the TCO, I see that
17 you had had one response; what's the status of
18 hiring a TCO?

19 CLERK PIRILLO: The status is that I
20 readvertised the second time at great expense
21 with no response. We have one response, the
22 person was interviewed, that person is not
23 available until mid-June and as of now is our
24 only option for --

25 TRUSTEE ROBINS: So we --

1 CLERK PIRILLO: Help for our current Code
2 Enforcement official.

3 TRUSTEE ROBINS: Okay. So until at least
4 mid-June we won't have any TCO on the street,
5 correct, except for --

6 CLERK PIRILLO: No, not correct. Our Code
7 Enforcement official will be working as TCO.

8 TRUSTEE ROBINS: Alex; no, I understand.

9 CLERK PIRILLO: No, Memorial Day weekend.

10 TRUSTEE ROBINS: Okay. And Southold PD
11 doesn't write tickets or anything, for parking
12 for us, do they?

13 CLERK PIRILLO: Yes, they do.

14 TRUSTEE ROBINS: They will if they -- I
15 thought that -- okay.

16 MAYOR HUBBARD: If they see somebody in
17 front of a fire hydrant --

18 TRUSTEE ROBINS: Yes.

19 MAYOR HUBBARD: -- they'll write those
20 tickets.

21 TRUSTEE ROBINS: That's right.

22 MAYOR HUBBARD: They're not going to do
23 timed parking, they're not going to do it.

24 TRUSTEE ROBINS: Yeah, they're not going
25 to, that's what I thought. They do the -- they

1 collect violations that are legal, not just --

2 TRUSTEE PHILLIPS: God, I wish they'd write
3 them for U-turns.

4 TRUSTEE ROBINS: My other question was
5 about the paving. It seems to have stalled,
6 paving of Fourth and Wiggins Streets; do we have
7 any update when they're going to resume?

8 TRUSTEE PHILLIPS: It stalled --

9 MAYOR HUBBARD: It's not stalled at all.

10 TRUSTEE ROBINS: It's not?

11 MAYOR HUBBARD: DL Concrete had to do the
12 curbs before they could do the paving on Wiggins
13 Street. They finished up last Friday, cleaned up
14 the area, they're working cleaning up all their
15 scraps up on --

16 TRUSTEE ROBINS: Oh, okay.

17 MAYOR HUBBARD: -- Moores Lane now.
18 Because {Innie} was down there today covering up
19 the dirt on the edges of the -- where they dug
20 the trenches out in the new curbs and we're on
21 the schedule to be paved right after that.

22 TRUSTEE ROBINS: Got it. Okay. Thank you.

23 MAYOR HUBBARD: They milled it and then
24 they did the other roads, but then DL had to do
25 the curbs going down Wiggins Street. And so he

1 couldn't pave it because he'd be tearing up new
2 stuff.

3 TRUSTEE ROBINS: No, finish it, okay.

4 All right, I understand.

5 MAYOR HUBBARD: So, it's going through the
6 normal progression of the project as it is, you
7 know, so. They're doing a big project. Of
8 course here he is making the asphalt for somebody
9 else who is paving five miles of roads on Shelter
10 Island right now. So as soon as they're done
11 making the asphalt for there, they'll be doing
12 ours.

13 TRUSTEE ROBINS: That was my concern. I
14 just thought were we being kind of passed over
15 and --

16 MAYOR HUBBARD: No, we were waiting on DL
17 to get the work done, to get the work done that
18 we contracted for.

19 TRUSTEE PHILLIPS: Right.

20 MAYOR HUBBARD: It had to be done first
21 before they could pave.

22 TRUSTEE PHILLIPS: Right.

23 TRUSTEE ROBINS: Okay.

24 MAYOR HUBBARD: That's all.

25 TRUSTEE PHILLIPS: Maybe, Paul, you could

1 contact the railroad company again for the
2 railroad tracks there? Because there's big gaps.
3 Or is that something Corazzini's going to take
4 care of?

5 MAYOR HUBBARD: No.

6 ADMINISTRATOR PALLAS: No, that's --

7 MAYOR HUBBARD: We've been complaining
8 about that for a year now, monthly.

9 ADMINISTRATOR PALLAS: Yeah, I just -- the
10 last one I signed was about two week ago, if I
11 remember correctly. It's on my list to do a
12 follow up with them. It's the same response
13 every time. Yes, we're all --

14 TRUSTEE PHILLIPS: Because it's getting
15 bigger.

16 ADMINISTRATOR PALLAS: We're going to have
17 the engineering group look at it, that's what I
18 hear, so.

19 TRUSTEE PHILLIPS: Okay.

20 MAYOR HUBBARD: Yeah, but liability --

21 ADMINISTRATOR PALLAS: I'll be a little
22 more emphatic.

23 TRUSTEE PHILLIPS: Yeah, I know.

24 MAYOR HUBBARD: Corazzini won't touch it,
25 they won't go near --

1 TRUSTEE PHILLIPS: No, I don't blame them.
2 But they also --

3 TRUSTEE ROBINS: That's railroad property,
4 correct?

5 MAYOR HUBBARD: Yes.

6 TRUSTEE PHILLIPS: But I also notice --

7 MAYOR HUBBARD: And if a train -- a train
8 derails on it because they have asphalt too high
9 or they hit something, they won't touch it
10 between the -- the gates.

11 TRUSTEE PHILLIPS: It's just it's getting
12 worse.

13 MAYOR HUBBARD: Uh-huh.

14 ADMINISTRATOR PALLAS: They're aware of it.

15 TRUSTEE PHILLIPS: Somebody's going to have
16 an accident with their car --

17 ADMINISTRATOR PALLAS: Yep.

18 TRUSTEE PHILLIPS: -- on top of it.

19 MAYOR HUBBARD: Okay. Anything else for
20 the Clerk?

21 CLERK PIRILLO: Thank you.

22 MAYOR HUBBARD: Thank you.

23 Okay, now Village Attorney is not here yet
24 so we'll move on to Trustee Reports; we'll do
25 that first so we can give Joe a little more time.

1 He said half-hour, 45 minutes, so. We'll start
2 with Trustee Robins.

3 TRUSTEE ROBINS: Okay. First off, I
4 attended the NYAC conference with Paul Pallas on
5 April 19th through the 21st up in Saratoga
6 Springs. Very interesting and good to get back
7 in-person with everybody again.

8 The key Renewable Energy Initiative in New
9 York State right now is the electrification of
10 the State; expansion of electric vehicles is the
11 goal. Sources of clean energy include solar,
12 wind, community, heat pumps and green hydrogen.
13 Challenge for small units call electric utilities
14 and cooperatives is to deal with mandates and
15 provide reliable electricity to their ratepayers
16 at a cost that protects low income customers.
17 This is a big challenge for our unions and co-ops
18 to do this and follow these goals.

19 So, the -- the goals are basically put out
20 by the Climate Action Council Public Hearing
21 which is taking place in Tupper Lake on May 10th.
22 The CLPA is New York State Climate Leadership and
23 Community Protection Act. It was signed into law
24 in 2019. Its subjectives are carbon neutral
25 economy, mandating at least 85% reduction in

1 emissions below 1990 levels; 40% reduction in
2 emissions by 2030; 100% zero carbon electricity
3 by 2040; 70% renewal electricity by 2030; 9,000
4 megawatts of off-shore wind by 2035; 6,000
5 megawatts of distributed solar by 2025; 3,000
6 megawatts of energy storage by 2030; and 185
7 thermal British units on-site energy savings by
8 2025. And commitments to the climate, justice
9 and just transition.

10 These are goals, they are not a reality.
11 In conversations, most of the engineers that work
12 for the Upstate utilities and our Long Island
13 utilities say that these are only goals but that
14 the most important thing in the world of public
15 power and energy is reliability. And right now
16 we did the technology and battery storage does
17 not exist to meet the current goals. So, it's a
18 conundrum, really, for the utilities to have to
19 deal with this.

20 Paul spoke about some of the grants and
21 things that we are going to be eligible to sign
22 up for and the street light mandate we're talking
23 about, NYPA would be willing to, I think, work
24 with us, Paul --

25 ADMINISTRATOR PALLAS: Correct, yes.

1 TRUSTEE ROBINS: -- and give us help in
2 writing those grants, which are onerous to say
3 the least. But they do have a program. I had a
4 conversation with a representative from NYPA
5 who's working to help the municipal utilities
6 write those grants, so that's a big deal for us
7 because I think that street light program will be
8 a huge benefit to the Village in many ways.

9 We had a presentation by the -- Richard
10 Dewey, he's the CEO of the Independent System
11 Operator. They're the people that run all the
12 power lines and basically provide our incremental
13 power, power that we don't get from Niagra Falls
14 that we have to buy which is approximately, Paul,
15 about 25, 30% of our electricity we get from ISO;
16 is that correct?

17 ADMINISTRATOR PALLAS: Yeah. Yes.

18 TRUSTEE CLARKE: Somewhere along those
19 lines.

20 TRUSTEE ROBINS: Yes. Anyhow, so as I
21 said, it was an extremely informative conference.
22 If anybody would like to see it, I do have Power
23 Points from all of the presentations including a
24 book that one of the participants wrote on
25 battery storage. So, there's a lot of

1 information there, I'd be happy to share it with
2 anyone on the Board and anybody from the public
3 if they'd like to see those Power Points.

4 Okay, the next thing is affordable housing.
5 As you know, I've been working on a Housing Task
6 Force. Last month, March 30th, we had Mitchell
7 from the Long Island Builder's Institute. He
8 served as a member of the Community Development
9 Corporation of Long Island Board, Suffolk County
10 Workforce Housing Commission and the Nassau
11 County workforce Housing Commission. He shared
12 his experience and ideas for possible affordable
13 housing development in Greenport and Southold.
14 The group understands that Greenport must partner
15 with Southold on creating community affordable
16 housing projects. Mitchell noted that Greenport
17 is the key factor in this because of our sewer.
18 He offered to organize a visit for Board Members
19 to a housing project in Patchogue with Mayor Paul
20 Pontierie that was built near the train station.
21 Several of our group and members of the BID would
22 like to attend. The group will continue to
23 advocate for accessory apartment creation in the
24 Village. We also plan on developing a community
25 housing prototype for Village/Town collaboration.

1 I attended a carousel meeting on May 3rd
2 with Dave Abatelli, Arlene Klein, Margo Devito
3 and myself. We discussed the condition of the
4 carousel and continued to have a discussion about
5 ways to make sure that we are looking towards
6 long term maintenance and wear and tear on the
7 parts moving forward.

8 We did have a little bit of a discussion
9 about distribution of weight on the ride that
10 should be considered, not always able to get the
11 employees to take that into account, but weight
12 does -- is supposed to be distributed on the ride
13 equally. I think usually we don't have that many
14 riders there, you know, that are significant, but
15 when -- you're looking surprised; I mean, does
16 that -- that's not the --

17 ADMINISTRATOR PALLAS: No, the staff is
18 trained to make sure that people are spread out
19 on the ride.

20 TRUSTEE ROBINS: Okay, that's all the
21 conversation was about, to make sure that the
22 staff is doing that.

23 ADMINISTRATOR PALLAS: Yes.

24 TRUSTEE ROBINS: We also talked about the
25 fact that the change to the 2.50 ride was

1 creating some problems with dealing with coinage.
2 I've heard that, you know, they're finding
3 quarters and things under the ride and stuff like
4 that. And looking at payment options, they were
5 hoping that we would be looking into a token
6 machine at some point.

7 ADMINISTRATOR PALLAS: If I may?

8 TRUSTEE ROBINS: Please.

9 ADMINISTRATOR PALLAS: Robert and I have
10 been having ongoing discussions and we're getting
11 very close to making a recommended -- a
12 recommendation on which machine to get. I would
13 hope that we would have a recommendation or at
14 least an announcement. We may not need even need
15 a formal bid on it because we don't believe -- I
16 just don't remember the cost, so -- but we will
17 certainly -- our goal is to have it before the
18 next -- the next meeting

19 TRUSTEE ROBINS: Good. Okay. That's my
20 report.

21 MAYOR HUBBARD: Just a question; they're
22 having problems with quarters?

23 TRUSTEE ROBINS: That's what I -- you know,
24 I heard that, you know, people -- you know, that
25 coins are flying around and being dropped on the

1 floor and things like that, so.

2 MAYOR HUBBARD: Okay.

3 TRUSTEE PHILLIPS: You mean from the
4 riders?

5 TRUSTEE ROBINS: Yeah.

6 TRUSTEE PHILLIPS: Oh, okay.

7 ADMINISTRATOR PALLAS: I haven't heard.
8 Nothing's been reported to me, so.

9 TRUSTEE ROBINS: Okay.

10 MAYOR HUBBARD: Okay. I mean, because a
11 quarter or a token; if we're going to go to
12 tokens, a token is just a quarter. That's why
13 I'm just asking if quarters are dropping, I guess
14 you'd be more protective of a 2.50 token than you
15 are a quarter?

16 TRUSTEE ROBINS: I have no idea. I just --
17 I heard that. It was reported, I'm not going to,
18 you know, say --

19 MAYOR HUBBARD: Okay. Well, no, just if
20 somebody has something, they really should report
21 that to the Village Administrator so that he
22 knows that something's going on there to talk
23 with staff about it. So, whoever it was that
24 reported it, just have -- if they have a concern
25 like that to report it to the Village so the

1 Village knows about it. That would just be
2 helpful that way so the information gets back to
3 Village Hall so we could take corrective measures
4 if it was an issue.

5 TRUSTEE ROBINS: I think that did get back
6 to -- I'm sure the person who said it --

7 MAYOR HUBBARD: Okay,

8 TRUSTEE ROBINS: -- will speak with Paul
9 about it. Okay?

10 MAYOR HUBBARD: All right, very good.

11 TRUSTEE ROBINS: Yeah, that's it for me
12 right now. I was going to give you a big report,
13 but the BID has an annual meeting coming up and
14 you'll be hearing a little bit more about that,
15 okay?

16 TRUSTEE CLARKE: What's the date on that,
17 Julia?

18 TRUSTEE ROBINS: I'm sorry?

19 TRUSTEE CLARKE: Do you know the date?

20 TRUSTEE ROBINS: The date of their annual
21 meeting is June 2nd, it's at 6 p.m. at Claudio's.
22 A formal invitation to the Board and management
23 is going to be forthcoming in an e-mail tomorrow.
24 Okay?

25 TRUSTEE CLARKE: I'm sorry; what's coming

1 tomorrow?

2 TRUSTEE ROBINS: A formal invitation to the
3 Board --

4 TRUSTEE CLARKE: Got it.

5 TRUSTEE ROBINS: -- and management to come
6 to the annual meeting at Claudio's

7 TRUSTEE CLARKE: Okay, great. In the
8 evening?

9 TRUSTEE ROBINS: 6 p.m.; refreshments will
10 be served. It's going to be upstairs at
11 Claudio's.

12 TRUSTEE PHILLIPS: This is their annual --
13 it's an annual meeting along with the annual vote
14 for the Board Members.

15 TRUSTEE ROBINS: Elections, yeah, it's
16 all -- this all will be in the e-mail that I'll
17 send out that they put out. It will be the
18 election of officers and the -- it'll be like a
19 Power Point presentation, basically, of the
20 projects and events and things like that they do.
21 It should be pretty well done, actually, they're
22 planning it, so

23 MAYOR HUBBARD: Okay.

24 TRUSTEE PHILLIPS: Out of curiosity, were
25 they happy with the increase to their budget?

1 TRUSTEE ROBINS: Yes, actually, they were.

2 TRUSTEE PHILLIPS: Okay.

3 TRUSTEE ROBINS: They appreciated that; it
4 came up at the meeting yesterday and they thanked
5 the Village for that.

6 TRUSTEE PHILLIPS: Okay, that's great. I'm
7 glad that they're happy.

8 MAYOR HUBBARD: I hadn't heard anything
9 back on it, so I didn't --

10 TRUSTEE PHILLIPS: No, me either, so that's
11 why I was asking.

12 MAYOR HUBBARD: Okay.

13 TRUSTEE PHILLIPS: I'm glad to hear that
14 they appreciated that we listened to them and we
15 were able to come up with something. I think
16 that's great.

17 MAYOR HUBBARD: Okay.

18 TRUSTEE ROBINS: Thank you.

19 MAYOR HUBBARD: Trustee Phillips.

20 TRUSTEE PHILLIPS: Pretty much, the only
21 thing that I really want to bring up is last
22 month I had brought up the topic of the speed
23 signs that flash as a car goes by as to what the
24 speed is. Robert did look into the price of
25 them. Paul, do you remember what the numbers

1 were? Because I caught him as he was leaving
2 today and he wasn't feeling well and I wasn't
3 pressing the issue.

4 ADMINISTRATOR PALLAS: I actually reviewed
5 the -- there were some documents I think that you
6 had provided or he had provided, I don't remember
7 where, and I went to their website and there's no
8 pricing information.

9 TRUSTEE PHILLIPS: Well, he did get prices
10 but he couldn't remember exactly.

11 ADMINISTRATOR PALLAS: I know that he did
12 and he -- he and I didn't connect.

13 TRUSTEE PHILLIPS: But there were two
14 options, one of them was actually solar and the
15 other one was actually hooking into our -- into
16 the electric in a pole. I think there was only
17 like a \$300 difference between the two, if I
18 remember correctly.

19 But I would like to perhaps at least
20 purchase one of them and ask the State that we
21 could get it somewhere from the North Road coming
22 into Greenport because I do understand that
23 there's a lot of traffic coming in and they're
24 not reading the 25 mile per hour sign and perhaps
25 the flashing sign somewhere along there would

1 slow them down a little bit before they get into
2 town.

3 I know that on the side coming in from the
4 main road they get slowed down because the school
5 has the --

6 MAYOR HUBBARD: Fifteen.

7 TRUSTEE PHILLIPS: The 15 mile per hour.
8 But Main Street has become a little bit of a
9 speedway and I would hope that DOT would allow us
10 to do -- I would love the DOT to pay for it but I
11 doubt that would happen, so. That's the only
12 thing I'm really looking for for this month.

13 MAYOR HUBBARD: Okay, thank you. Paul will
14 get the prices and send it around once Robert's
15 back in.

16 ADMINISTRATOR PALLAS: Yes.

17 TRUSTEE PHILLIPS: Okay.

18 MAYOR HUBBARD: Okay. Trustee Clarke?

19 TRUSTEE CLARKE: If it's not too expensive
20 it's a worthwhile initiative, unless they had
21 complaints about First Street not having any
22 posted speed signs. Because it's an alternate
23 north/south route and there's no posted speed
24 sign on First Street in either direction.

25 MAYOR HUBBARD: Yeah, there's actually none

1 posted on any of the roads in the Village besides
2 Front and Main Street

3 TRUSTEE CLARKE: The two things I have to
4 report were, as you heard, the successful
5 conclusion of the grant application process for
6 Friends of Mitchell Park and the Downtown
7 Revitalization which I am very happy about.

8 I reported back to Friends of Mitchell Park
9 the approval from the Board on the story walk
10 installation for July and they're looking forward
11 to working directly with the Village
12 Administrative on figuring out the tactics on
13 that.

14 And then most recently, this week and last
15 we were able to purchase all of our seasonal
16 plants for the Village planting for Memorial Day
17 and got them in so that they've got a good couple
18 of weeks to develop before our parade is hosted
19 here.

20 We took the budget up 10% due to a 10%
21 price increase this year versus last year on the
22 same number of plants. And then I asked for an
23 additional 5% for additional plants so that we
24 had more at hand for -- we ran a little short
25 last year when we got to Village Hall. Then we

1 prioritize the plantings by the corner memorials
2 first, then the Civil War, then Village Hall,
3 then Fifth Street Beach, leaving the remainder to
4 be used by the park and marina staff for Mitchell
5 Park. And that was all completed I'd say
6 yesterday maybe we got finished with everything.

7 MAYOR HUBBARD: Okay.

8 TRUSTEE CLARKE: So that will look good.

9 MAYOR HUBBARD: Yes. Thank you.

10 TRUSTEE CLARKE: And I don't have anything
11 else to report.

12 MAYOR HUBBARD: Okay. Thank you.

13 (**Village Attorney Prokop*

14 *Entered the meeting at 7:45 a.m.**)

15 MAYOR HUBBARD: I just -- one more thing.
16 I just wanted to ask Trustee Phillips; the
17 morning parade for next week.

18 TRUSTEE PHILLIPS: I'm working on it.

19 MAYOR HUBBARD: Are we --

20 TRUSTEE PHILLIPS: It's coming -- I'll have
21 a better answer tomorrow, I have one more thing I
22 have to put in place.

23 MAYOR HUBBARD: Okay. If you need
24 assistance with anything, let us know.

25 TRUSTEE PHILLIPS: If what I'm going -- if

1 this doesn't -- if the one person doesn't answer
2 then I'm going to ask for assistance, but I'll
3 probably be good with it.

4 MAYOR HUBBARD: Okay.

5 TRUSTEE PHILLIPS: It's -- as I told you,
6 some people it's hard getting them to make a
7 commitment, so. I know there's a group of Boy
8 Scouts that are extremely interested, Greenport
9 and Mattituck, and Jack reached out to the one in
10 Mattituck, I'll probably reach out to him
11 tomorrow. And I did reach out to Cliffy last
12 night, he didn't call me back this morning.

13 I'm having a problem finding someone to
14 play Taps, but I think that if I reach out to the
15 Boy Scouts they may have somebody within their
16 ranks that could do that, so.

17 MAYOR HUBBARD: Okay.

18 TRUSTEE PHILLIPS: Okay? And I'm pretty
19 much -- I'm getting there. There just isn't
20 going to be any of the coffee cake or whatever
21 afterwards because they all have to start lining
22 up at 9:30, according to Jack's.

23 MAYOR HUBBARD: Uh-huh.

24 TRUSTEE PHILLIPS: So it's probably going
25 to go from there straight to wherever they have

1 to line up. You have to, you know, come off the
2 railroad dock and then maybe march back to here
3 and disperse, but.

4 MAYOR HUBBARD: Okay. So you're not
5 doing --

6 TRUSTEE PHILLIPS: No, we're not doing --

7 MAYOR HUBBARD: No juice and donuts and
8 stuff.

9 TRUSTEE PHILLIPS: No, no, we're not doing
10 that.

11 MAYOR HUBBARD: Okay. Just when people ask
12 or whatever so you just --

13 TRUSTEE PHILLIPS: Yes, I know. It's been --

14 MAYOR HUBBARD: Okay. And you have an have
15 MC?

16 TRUSTEE PHILLIPS: No, not at the moment.
17 Linda Goldsmith has promised to do her usual
18 singing and it may end up being maybe me or
19 Nancy, but that's okay, we'll see.

20 MAYOR HUBBARD: Okay. Well, I heard that
21 Gary Charters had done it last year, I don't know
22 if you want to reach out to him.

23 TRUSTEE PHILLIPS: I could reach out to
24 him, I didn't realize he did it last year. So I
25 will --

1 MAYOR HUBBARD: Yes.

2 TRUSTEE PHILLIPS: Okay, I will reach out
3 to him. That would be a good point to do.

4 MAYOR HUBBARD: Okay. And I told you I
5 did speak to Father Peter but he's already going
6 out to Orient for their event.

7 TRUSTEE PHILLIPS: Right. I'm waiting for
8 the answer from the minister down at the Baptist
9 Church.

10 MAYOR HUBBARD: Okay. If you don't get an
11 answer to --

12 TRUSTEE PHILLIPS: That's the one thing I'm
13 waiting on an answer on.

14 MAYOR HUBBARD: Okay. We also can ask
15 Mr. Musto.

16 TRUSTEE PHILLIPS: Well, that was what I
17 was thinking, because he does it for the Fire
18 Department.

19 MAYOR HUBBARD: Yes, he does, and he does a
20 nice job. So if you need, let me know and I
21 could contact Frank --

22 TRUSTEE PHILLIPS: I will. I think maybe
23 I'll just do -- why don't you contact him,
24 because I've had a hard time getting a hold of
25 her.

1 MAYOR HUBBARD: Okay.

2 TRUSTEE PHILLIPS: Okay. Why don't I call
3 you in the morning, if you don't mind.

4 TRUSTEE PHILLIPS: Let me know in the
5 morning.

6 TRUSTEE PHILLIPS: Okay.

7 MAYOR HUBBARD: I will talk to Roger at the
8 corner of Holy Trinity, he's --

9 TRUSTEE PHILLIPS: Oh, that's true. Okay.
10 I didn't think of that.

11 TRUSTEE CLARKE: That's a Boy Scouts meme.

12 TRUSTEE PHILLIPS: That's true, I didn't
13 think about that. I'm so sorry. I just --

14 MAYOR HUBBARD: No, that's why -- I'm just
15 trying to --

16 TRUSTEE PHILLIPS: Yeah. No, I've been --

17 MAYOR HUBBARD: -- talk it over now because
18 it's going to -- next Monday's going to be here
19 soon, so.

20 TRUSTEE PHILLIPS: No, it was on my agenda
21 for Wednesday, but unfortunately the blue fish
22 hit so it's been a little crazy in my house. But
23 I do know that the pieces are coming together,
24 so.

25 MAYOR HUBBARD: Okay.

1 TRUSTEE PHILLIPS: Jack helps a lot with --

2 TRUSTEE CLARKE: Doesn't Collin play the
3 trumpet?

4 TRUSTEE PHILLIPS: Collin usually does but
5 he committed to Orient.

6 TRUSTEE CLARKE: Okay, that's the only one
7 I could think of.

8 TRUSTEE PHILLIPS: No, he committed to
9 Orient and then I guess he's going to be doing
10 the one up here for the Legions.

11 TRUSTEE CLARKE: The 10 o'clock parade.

12 TRUSTEE PHILLIPS: The 10 o'clock parade,
13 yes.

14 TRUSTEE ROBINS: Did you check with the
15 school? Do they have a trumpet player at the
16 school that could do it? They used to send
17 students here to play.

18 TRUSTEE PHILLIPS: Well, as I said, I was
19 reaching out to the Boy Scouts first because they
20 probably have someone among them that do it, too.

21 TRUSTEE ROBINS: Really?

22 TRUSTEE PHILLIPS: Because there's an older
23 group, so. But I -- tomorrow is on my project to
24 complete it and get it done.

25 MAYOR HUBBARD: Okay.

1 TRUSTEE PHILLIPS: I just was trying to do
2 it yesterday, it didn't work out.

3 MAYOR HUBBARD: That's fine.

4 TRUSTEE PHILLIPS: Sorry about that.
5 I just ran out of time.

6 MAYOR HUBBARD: It happens.

7 TRUSTEE PHILLIPS: Twenty-four-hours has
8 been the name of the game in my house this last
9 couple of days.

10 MAYOR HUBBARD: Okay. All right, that's
11 all I had. So if you need an address, let me
12 know about --

13 TRUSTEE PHILLIPS: No, I was going to reach
14 out to you tomorrow, so.

15 MAYOR HUBBARD: All right, very good.

16 Okay, we'll backtrack now to the Village
17 Attorney Report. Good evening, Joe.

18 ATTORNEY PROKOP: Hi. Good evening. I'm
19 sorry for coming late tonight.

20 MAYOR HUBBARD: That's all right.

21 ATTORNEY PROKOP: So, I had several things
22 covered in my report. Are there any questions
23 that you'd like to ask me about them?

24 MAYOR HUBBARD: Um --

25 TRUSTEE PHILLIPS: Just give me a minute to

1 go through them.

2 TRUSTEE CLARKE: I'm anticipating that the
3 Mayor will want to lead a discussion on the
4 parking letter from the Planning Board, so I
5 would wait for his report before I bring that up.
6 That's the only thing I would maybe have a
7 question on, or at least a discussion tonight.

8 MAYOR HUBBARD: Okay, we'll have a
9 discussion of that, go right ahead.

10 TRUSTEE CLARKE: No, I'm waiting for --

11 ATTORNEY PROKOP: All right. You know,
12 just a couple of highlights. So I'm working with
13 management on the LWRP, I started some work on
14 the review of that anticipating either finishing
15 up or getting it to a consultant as we had hoped
16 to finish up.

17 We had -- the Board had directed me
18 previously to correspond with the Town of
19 Southold regarding possible participation in the
20 Community Housing Fund Tax that's now been
21 approved and we're -- that's moving forward,
22 hopefully, at least for a discussion regarding
23 that.

24 So we're required, as I -- as we have
25 previously discussed, we're required -- in order

1 to participate, we have to develop a joint plan
2 with the Town of Southold and, you know,
3 hopefully we can do that with a discussion with
4 this Board.

5 TRUSTEE PHILLIPS: I have a question,
6 Mayor. Is Joe going to be attending the joint
7 meeting with us on the 14th?

8 MAYOR HUBBARD: Well, I was going to
9 just -- as he was mentioning that, we have a
10 joint meeting between the Town and the Village
11 Boards on June 14th at Southold Town Hall at 9
12 a.m.. I don't know if they were -- if they're
13 having an attorney there. Are we supposed to
14 have the Village Attorney there?

15 CLERK PIRILLO: I don't know that answer
16 but I could find out.

17 ATTORNEY PROKOP: I mean, I planned on
18 attending but it's up to you. If you tell me not
19 to --

20 CLERK PIRILLO: Joe already planned on
21 attending.

22 TRUSTEE ROBINS: He should be there.

23 MAYOR HUBBARD: Okay. That's one of the
24 topics for discussion at the June 14th meeting.

25 ATTORNEY PROKOP: Yeah. Because if I'm

1 going to be putting together an IMA or a
2 resolution, you know, it's helpful to get it
3 firsthand.

4 There's a coincidence to that, I just
5 wanted to bring to your attention. I don't know
6 if anybody noticed this from my report, but we --
7 we actually asked the Town formally for
8 participation in the Community Preservation Fund
9 two years -- excuse me, a year ago. We had
10 developed A discussion before that, but the
11 formal request we had was made on June 14th,
12 2021. So I have to go back and do some research
13 and see if there's any significance to schedule
14 the meeting exactly one year later. I'm not
15 sure --

16 (*Laughter*)

17 -- if there's a pending statute of
18 limitations or something, but we will -- I'm glad
19 that at least there is a meeting scheduled. It's
20 refreshing that we got to contact their legal
21 office and get a response, which I appreciate.

22 TRUSTEE ROBINS: Joe, can I ask you, was
23 that previous year's request, was that for just
24 the water quality or? Because now we were also
25 talking about, you know, CPF fines going into a

1 housing fund, correct?

2 ATTORNEY PROKOP: Yeah. So that was
3 just --

4 TRUSTEE ROBINS: That was passed this year,
5 wasn't it?

6 ATTORNEY PROKOP: Yeah, the half of percent
7 for the housing hadn't existed yet, so.

8 TRUSTEE ROBINS: Right.

9 ATTORNEY PROKOP: So what we were trying to
10 do was to get -- there is a portion -- the 2%
11 money now can be used for water quality, it
12 doesn't just have to be used for purchasing
13 vacant land. And we had projects in the Village
14 that the Village Administrator indicated and the
15 Mayor indicated that -- the Board indicated also
16 that we wanted to try to make an application to
17 get some of the 2% money and that's what was
18 done.

19 TRUSTEE ROBINS: For water quality.

20 ATTORNEY PROKOP: Yeah, water quality.

21 TRUSTEE ROBINS: So now we have this
22 additional half-percent that's going into a
23 housing fund, correct?

24 ATTORNEY PROKOP: Yes.

25 MAYOR HUBBARD: Well, if it's approved by

1 referendum --

2 TRUSTEE PHILLIPS: Right, yeah.

3 MAYOR HUBBARD: -- and if it gets -- that's
4 not approved yet.

5 TRUSTEE ROBINS: No, I know.

6 MAYOR HUBBARD: The State passed a law.

7 TRUSTEE ROBINS: Right.

8 MAYOR HUBBARD: Oh, well, you just said we
9 have an additional; we don't have anything now.

10 TRUSTEE ROBINS: No, I meant that's what
11 we're talking about, though, is the additional
12 half percent.

13 MAYOR HUBBARD: That's what we're talking
14 about. The original part was \$750,000 to pay
15 half the cost of upgrading the central pump
16 station on Third Street.

17 TRUSTEE ROBINS: Right.

18 MAYOR HUBBARD: And Paul and I went to a
19 Town Board Work Session, gave the whole pitch and
20 everything else on it and that's where it ended.
21 We had conversations with the previous town
22 attorney, or Joe did, and he retired and moved on
23 and now Joe's been reaching out to the two new
24 town attorneys trying to get back on the schedule
25 for that. So, that's a discussion we'll be

1 having at the meeting on the 14th with the whole
2 Town Board.

3 Those kickback because the representative
4 from Fishers Island wanted the same thing then
5 to -- if they're going to give Greenport money
6 you have to give it to us, and that's where it
7 ended.

8 TRUSTEE ROBINS: Really?

9 MAYOR HUBBARD: Yes.

10 TRUSTEE ROBINS: Okay.

11 TRUSTEE PHILLIPS: But isn't --

12 TRUSTEE ROBINS: That was their
13 explanation.

14 MAYOR HUBBARD: That's what she said at the
15 meeting and that's where it ended. At the Work
16 Session at Open Comments, yes; because if we're
17 going to get it, they want it, too.

18 TRUSTEE PHILLIPS: But the Town --

19 TRUSTEE ROBINS: They did watch that work
20 session.

21 TRUSTEE PHILLIPS: But the Town of Southold
22 just recently started doing something with
23 Fisher's Island with their sewer upgrades or
24 whatever. So, I mean, it's --

25 MAYOR HUBBARD: They could be using General

1 Fund, not CPF money for it.

2 TRUSTEE PHILLIPS: But isn't -- I thought
3 Fishers Island was in the Town of Southhold, so
4 it's part of the 2% CPF money; is it not?

5 ATTORNEY PROKOP: Yes.

6 MAYOR HUBBARD: Yes.

7 TRUSTEE PHILLIPS: So they would qualify
8 anyway, so what is she squeaking -- never mind.

9 MAYOR HUBBARD: They didn't want to set a
10 precedent of using the 20% that can be used for
11 water quality projects.

12 TRUSTEE PHILLIPS: It's there for farmland
13 because they --

14 MAYOR HUBBARD: They want to keep buying
15 farmland and preservation rights.

16 TRUSTEE PHILLIPS: That's because their
17 preservation plan just includes farmland, it
18 doesn't include the water quality; that's right.

19 MAYOR HUBBARD: Right. The other towns are
20 doing it because they have so much money in CPF
21 and they don't have land that they can preserve,
22 as much farmland as we have in Southold Town. So
23 like in East Hampton they're putting, you know,
24 four, \$5 million into that 20% because they've
25 got hundreds of millions of dollars and no land

1 to preserve because they were pretty much all
2 built out.

3 TRUSTEE PHILLIPS: Right.

4 MAYOR HUBBARD: Where Southold has a lot of
5 vacant land that they're trying to save and they
6 wanted to stick with that. But at the time, we
7 had reviewed the records going back 20 years and
8 the Village had paid in almost a million dollars
9 into the fund from residents of the Village
10 purchasing properties and the Town had spent zero
11 dollars in the Village because there was no land
12 to preserve. That was our pitch that we gave
13 trying to get the money, that using the figures
14 and the numbers, we were using less than what the
15 20% would have been over the past 20 years to try
16 to get funding for that.

17 TRUSTEE PHILLIPS: But I would say recently
18 we may have increased that number, correct, with
19 some of the property exchanges that just
20 recently --

21 MAYOR HUBBARD: The prices of what things
22 are going for right now, one month covered what
23 we would have gotten in a year.

24 TRUSTEE PHILLIPS: That's what I thought.
25 Okay.

1 ATTORNEY PROKOP: So the --

2 TRUSTEE ROBINS: There's no request for the
3 Village to recoup any of that money that we were
4 denied, is there?

5 TRUSTEE PHILLIPS: The problem is is if the
6 Village never signed in when this originally went
7 into law.

8 MAYOR HUBBARD: We were not denied, the
9 application just went nowhere.

10 ATTORNEY PROKOP: So what other villages
11 have done, one of the villages has done that's in
12 this -- in one of the five East End towns is they
13 did identify a project within the Village
14 territory, I think it's the Village of East
15 Hampton, that they were able to get -- convince
16 the Town of East Hampton to spend money to buy
17 that. And it was not farmland, but it was -- it
18 was a parcel that was a smaller parcel but it was
19 identified as having a value as being preserved
20 as a park. It actually was a commercial property
21 that was in the middle of the Village, but the
22 Village identified as having value if they could
23 stop the commercial use. Because the commercial
24 use had stopped, I think the owner had passed
25 away; and I may be getting bits and pieces of

1 this story only, but the concept I have. They
2 were able to get the Town to spend the CPF money
3 to buy the property and I believe convert it to a
4 village/park use.

5 So that we don't have to look for farmland.
6 The fact that there's no farmland in the Village
7 doesn't mean that we can't use CPF money also for
8 preservation. If we see a parcel that would be
9 valuable to maintain as a vacant lot, even if
10 it's a small lot, you know, because it might be
11 on one of these trail -- the trail system that
12 we -- I've heard mentioned or close to that or,
13 you know, other places in the Village where it
14 might be valuable to have a park, or even a small
15 open space, we could do that.

16 MAYOR HUBBARD: Yes. I know Southampton is
17 using some of their CPF money for maintenance of
18 these buildings. They preserve them but they're
19 all going to need maintenance and they use the
20 money for that which is also a legal expense.
21 But they take in hundreds of million dollars a
22 year because everything over there is outrageous
23 in praise tags.

24 ATTORNEY PROKOP: Yeah. So that's --
25 right. One of -- there is -- it's amazing, the

1 amount of money that some of the towns have
2 accumulated. One of the things that they had
3 hoped would have happened this time when they
4 renewed it was that they lowered the 2% to 1% or
5 a half of a percent, because when the tax was
6 approved there was 2% times -- you know,
7 ocean-front property was \$500,000, you know, or a
8 million dollars back then. There's ocean-front
9 properties now selling for \$50 million, so it's
10 2% of a much larger number. So they had hoped
11 that they would have reduced the percentage but
12 nobody had the foresight so it wasn't done.

13 TRUSTEE CLARKE: When is the Village
14 required to pass the resolution to participate,
15 at what stage of this program?

16 ATTORNEY PROKOP: I thought that we did it
17 the last -- didn't we put -- wasn't it on the
18 agenda?

19 TRUSTEE CLARKE: Has it already been
20 completed?

21 MAYOR HUBBARD: Yes, I think we had a
22 resolution saying we were interested in
23 participating in the affordable housing half
24 percent --

25 ADMINISTRATOR PALLAS: Yeah.

1 MAYOR HUBBARD: -- program when adopted by
2 Southold Town or passed by referendum.

3 TRUSTEE CLARKE: Got it. So we're already
4 good on that.

5 MAYOR HUBBARD: Yes, I believe our
6 resolution is all there.

7 ADMINISTRATOR PALLAS: Yeah, I think it
8 might have -- I thought so. I think it also
9 authorized the IMA, I believe.

10 TRUSTEE PHILLIPS: It did, yeah, it
11 authorized the discussion of the IMA. It was
12 last month, wasn't it?

13 ADMINISTRATOR PALLAS: We'll verify that.

14 MAYOR HUBBARD: Okay.

15 TRUSTEE ROBINS: My understanding, though,
16 is that the Town doesn't feel that they're going
17 to have their referendum prepared in time --

18 MAYOR HUBBARD: Correct.

19 TRUSTEE ROBINS: -- to submit it this year,
20 so they're going to push it off another year.
21 They've hired a consultant to write their
22 referendum. That was the last I heard from the
23 Town.

24 MAYOR HUBBARD: Uh-huh.

25 TRUSTEE PHILLIPS: But I believe several of

1 the other towns are doing the same thing because
2 there was confusion that it had to be done by
3 September in order to get onto the ballot and
4 then they came down and directed from someplace
5 that it had to be completed by August in order to
6 get on to the ballot.

7 So, many of the towns, I believe even Town
8 of Southampton, is going to delay it for a year.
9 It's not just the Town of Southold, it's -- I
10 think the only one that I remember hearing and
11 reading about maybe is the Town of East Hampton;
12 they may be ready to go, but I don't think the
13 other municipalities are going to be.

14 TRUSTEE ROBINS: It's a shame the
15 government works so slowly, because the housing
16 crisis doesn't wait for referendums in government
17 to work.

18 ATTORNEY PROKOP: Well, I think even if
19 they don't do that particular part of it this
20 year, it's still valuable to have that discussion
21 with them, and so we'll be ready for next year.

22 MAYOR HUBBARD: Uh-huh.

23 ATTORNEY PROKOP: There's a lot of work
24 that has to be done.

25 TRUSTEE PHILLIPS: Well, that's the reason

1 why I think they took a step back.

2 MAYOR HUBBARD: Right, they have to find
3 volunteers, they have to get people, they have to
4 appoint a Board, guidelines and everything else.
5 It's a whole -- because it's not just passing the
6 referendum, the law says this is what needs to be
7 done, there's a lot of stuff that's involved in
8 setting that all up.

9 TRUSTEE ROBINS: No, I understand the
10 process. I'm just making a comment that, you
11 know, it's frustrating, that's all.

12 MAYOR HUBBARD: Well, I know, but the
13 housing prices have been going up for 25 years.

14 TRUSTEE ROBINS: But, I mean, you know, in
15 different levels. I mean, it's certainly a much
16 higher, critical level right now than it was ten
17 years ago here.

18 MAYOR HUBBARD: Okay.

19 TRUSTEE ROBINS: You know, because I deal
20 with a lot of people that are becoming homeless
21 right now because of the housing crisis here, so
22 it's real. It's real.

23 MAYOR HUBBARD: Oh, it's always been real;
24 yes, I know.

25 Okay, anything else on Joe's report? What

1 else you got, Joe?

2 ATTORNEY PROKOP: No, there's one other
3 thing that we haven't spoke about in a while.
4 So there's not a lot happening with the Opioid
5 litigation that we -- you know, that we got
6 involved in. The State tried -- the State was
7 able to circumvent the local municipalities and
8 the attorneys that we hired did take legal action
9 to try to preserve our rights. As far as I
10 know -- they haven't said that it's not pending,
11 as far as I know it still is pending, our attempt
12 to participate in those funds. If I get an
13 update I'll pass it along to you. You know, it's
14 in my report, we haven't brought it up lately but
15 I wanted to mention that to you.

16 MAYOR HUBBARD: Okay. Any questions for
17 Joe?

18 TRUSTEE ROBINS: Thank you, Joe.

19 MAYOR HUBBARD: Okay. What did -- you
20 wanted to bring up, you wanted to talk about
21 the --

22 TRUSTEE CLARKE: Well, it's the -- I know
23 we have another public hearing because we revised
24 our direction on the changes to the code on
25 parking.

1 MAYOR HUBBARD: Uh-huh.

2 TRUSTEE CLARKE: But then we received the
3 letter from the Planning Board, and Joe mentioned
4 that in his report. And so it's not that I want
5 to talk about it, I thought we would have a
6 discussion about it, or should we wait and
7 discuss that after the second public hearing?
8 It's really your discretion, so.

9 MAYOR HUBBARD: Yeah, if you would like to
10 discuss it, go ahead and discuss what you'd like.

11 TRUSTEE CLARKE: My thoughts are that we
12 should continue to pursue our direction. There
13 are many suggestions in the letter from the
14 Planning Board, many suggestions of things that
15 we should or could be doing and a lot of
16 considerations. But at the end of the day, I
17 feel that we are on a good track and should stay
18 the course.

19 There are a couple of good suggestions in
20 here that might be taken into consideration of
21 which are specifications on the verbiage eating
22 and drinking places, also updating all the
23 categories of business rather than leaving them
24 to the Planning Board's discretion. So there are
25 some solid suggestions in here. I don't know if

1 anyone else had any thoughts about it or any
2 reaction or any --

3 MAYOR HUBBARD: I read most of it, it was
4 very long and --

5 TRUSTEE CLARKE: It is very long.

6 MAYOR HUBBARD: You know, and I didn't
7 expect that long of a --

8 TRUSTEE CLARKE: And it was a lot of
9 suggestions, so it's kind of a lot to chew on.
10 So, I thought it -- I thought it was something
11 that should be -- that we should at least discuss
12 amongst ourselves before the second public
13 hearing, but --

14 MAYOR HUBBARD: Okay. Does anybody else
15 have comments on the paperwork?

16 TRUSTEE PHILLIPS: It was a lengthy
17 document. I understand that they're looking
18 towards the current -- the current draft of the
19 LWRP but, I mean, we do have an existing LWRP
20 that isn't that different from what we have going
21 on at the moment.

22 I do know that it's my understanding that
23 this second document or the revised document
24 needs to go back to them for comment; is that the
25 understanding?

1 ATTORNEY PROKOP: The second version of the
2 Local Law?

3 TRUSTEE PHILLIPS: Yes.

4 ATTORNEY PROKOP: Yes. If it was -- no, it
5 was given to them.

6 TRUSTEE PHILLIPS: Yes, it was.

7 ADMINISTRATOR PALLAS: Yes.

8 ATTORNEY PROKOP: It was given to them
9 prior to them issuing their opinion, but it was
10 not --

11 TRUSTEE PHILLIPS: No, it wasn't.

12 ATTORNEY PROKOP: It was -- it was but
13 probably not enough time for them to digest it.

14 TRUSTEE ROBINS: Have we seen it?

15 TRUSTEE PHILLIPS: No. Paul, they
16 didn't -- if I understood from them, they didn't
17 have it.

18 ADMINISTRATOR PALLAS: They didn't have it
19 in time for the meeting.

20 ATTORNEY PROKOP: Okay.

21 TRUSTEE PHILLIPS: So my understanding is
22 that they'll be reviewing this again, correct?

23 ATTORNEY PROKOP: Yes. I mean, there were
24 significant changes as far as the grandfathering
25 and things like that, that they commented on that

1 didn't exist in the new version.

2 TRUSTEE CLARKE: That is true, they
3 specifically did address that.

4 TRUSTEE PHILLIPS: Address what, Peter?
5 I'm sorry; the new one or the old one?

6 TRUSTEE CLARKE: The -- from the way I read
7 it, they are responding to changes that were made
8 in the revised proposal that we discussed with
9 the Village Attorney last month in the April Work
10 Session.

11 MAYOR HUBBARD: We had discussions and
12 everything else and the Village Attorney took all
13 our comments along with the minutes and took any
14 comments that everybody here had and created
15 another document.

16 TRUSTEE PHILLIPS: Right, but the Planning
17 Board didn't have it when they created their
18 comments, that's what I'm getting to.

19 MAYOR HUBBARD: Right, because that just
20 was circulated this past week, Monday it went out
21 to the public and everybody else on Monday.

22 TRUSTEE PHILLIPS: Right.

23 MAYOR HUBBARD: We got it on Friday.

24 TRUSTEE PHILLIPS: Right.

25 MAYOR HUBBARD: So we've had it, so the new

1 Local Law --

2 TRUSTEE PHILLIPS: No, I'm -- yeah. No,
3 I'm just talking about the Planning Board
4 reviewing it again and many of their ideas are
5 already in here. I'm just -- was just trying to
6 clarify that they would be reviewing this again,
7 that's all.

8 MAYOR HUBBARD: Yeah, according to State
9 law, any changes of Chapter 150 has to be
10 reviewed by --

11 TRUSTEE PHILLIPS: The Planning Board.

12 MAYOR HUBBARD: Right. So we were going to
13 continue with the revised version, have the
14 public hearing, get comments from everybody on
15 it, and if everybody's comfortable with it then
16 it will go back to the Planning Board and they
17 have 45 days to respond back with comments on
18 that.

19 TRUSTEE PHILLIPS: Okay. All right.

20 MAYOR HUBBARD: Do we have additional
21 comments? If you want to change that back, we
22 can cancel the public hearing and give input to
23 the Village Attorney and the Village
24 Administrator and they can change the document
25 more, but we need that input of what you're

1 looking for.

2 TRUSTEE PHILLIPS: No, I'm -- I had my
3 input on the last one. I know a lot of people,
4 you know, this thing of the grandfathering thing
5 disappearing, and I think we -- we put wording in
6 here that would hopefully not make that totally
7 disappear, but I'm not sure. Julia, you and I
8 have had some discussions, are you comfortable
9 with some of that wording or no?

10 TRUSTEE ROBINS: You know, I had proposed
11 this originally, it's not become what I had -- my
12 original intent. I'm still concerned about the
13 payment in lieu of taxes, payment in lieu of
14 parking, you know, and the ability of businesses
15 that intensify, basically, to pay their way out
16 of requirements for parking.

17 Personally, I think that parking is not the
18 biggest problem in this Village, it's the
19 situational use that we're dealing with here.
20 The intensification of use and the lack of
21 supporting infrastructure is really what I think
22 is the greatest problem. That we have projects
23 here right now that are going to clearly increase
24 the traffic, the truck stops, the deliveries and
25 create a tremendous amount of difficulty for

1 people to navigate and drive through the Village.
2 And I just -- I don't see that these -- you know,
3 changing these laws is necessarily going to
4 answer that problem. We have a big problem with
5 truck deliveries coming in right now, they stop,
6 they block the road, they block the traffic and
7 we really don't have the code enforcement to
8 necessarily stop them from doing it. They do it
9 all the time, I see it on Front Street, I see it
10 on Main Street, I see it on First Street. And I
11 think that, you know, not only is it a dangerous
12 situation for drivers, pedestrians, but also they
13 limit access for our First Responders.

14 So, you know, that's my big concern,
15 really, is that the -- if we're going to allow
16 big businesses, basically, to pay to play here in
17 the Village and get what they want and say *Well,*
18 *we're just going to put it into a parking fund*
19 *and paint lines and pave parking lots* and stuff
20 like that, but that's not the problem, that's not
21 the problem. The problem is that our Village
22 cannot support -- our Village infrastructure, our
23 flow, our roads cannot support some of the
24 development that's coming our way right now and
25 how do we address that.

1 You know, I thought that these parking law
2 changes would be the answer, but now from where
3 we've gone to and what we've developed in these
4 revised laws, I don't see it happening. I just
5 don't see we can -- that it's going to be
6 effective. That's just my biggest concern right
7 now, so.

8 TRUSTEE PHILLIPS: But another issue is
9 that if we don't do something, and the way it's
10 currently written now, it's not even -- it's not
11 even as, as everyone is saying, pay to play; it's
12 just automatically just go ahead.

13 TRUSTEE CLARKE: Just play.

14 TRUSTEE PHILLIPS: Just play. And --

15 TRUSTEE CLARKE: For free.

16 TRUSTEE ROBINS: Well, that's why I
17 proposed the moratorium route, you know. Let's
18 put a moratorium on all new permits in
19 commercial -- you know, waterfront commercial and
20 CR until we come up with a plan. I mean, you
21 know, whether it's the LWRP or a comprehensive
22 plan. But that would be the only way. You know,
23 otherwise we do nothing and you're right, you
24 know, and it's business as usual, basically.

25 MAYOR HUBBARD: Okay. You're bringing up

1 the moratorium again, we discussed that last
2 month and I asked to have input back from
3 everybody that wanted it and we've gotten zero
4 input back in the past month.

5 TRUSTEE ROBINS: You wanted input in what
6 form, in an e-mail?

7 MAYOR HUBBARD: What do you want to put a
8 moratorium on is the direct question I asked. I
9 asked everybody to endorse it; what do you want
10 to put a moratorium on? Give us -- tell us what
11 you want this to be. What are we going to say,
12 no what and for how long and what is the reason
13 for it, which is what you need legally to do, and
14 the Village Attorney and the Village
15 Administrator got zero response from the Board.
16 So to throw it out there again that we need to do
17 a moratorium, we still need to know what you want
18 a moratorium on and for what reason and for how
19 long.

20 TRUSTEE ROBINS: Duration would be subject
21 to, you know, I mean, how long it would take to
22 develop a comprehensive plan for development of
23 the Village.

24 MAYOR HUBBARD: That could take years. It
25 took the town 10 years to get one done. I

1 mean --

2 TRUSTEE ROBINS: Well, you asked me what I
3 thought, that's what I think.

4 MAYOR HUBBARD: Okay. So you want to put a
5 hold on any construction and waterfront
6 commercial, commercial retail; for how long?

7 TRUSTEE ROBINS: One year.

8 MAYOR HUBBARD: Okay. I think that could
9 be a death blow to the downtown for businesses
10 and everything else. But at least we have
11 those -- your opinion. Is there any other
12 opinions on it?

13 TRUSTEE PHILLIPS: I -- I have discussed
14 it, I thought about it, voiced it. And I'm
15 trying to go back to the real issue of -- is
16 parking really the issue or is it the fact that
17 we have no mechanism to control the
18 intensification of the development.

19 You know, parking in the past was -- going
20 back to 1991 with the grandfathering, we were
21 encouraging and wanted to encourage the downtown
22 Commercial District to invest in itself and to
23 improve. And now we have it to where it's
24 invested and improving and the type of businesses
25 that are coming in are extremely intense. You

1 know, their occupancy levels are increased
2 because we went from retail stores of occupancy
3 of 10 to 12 people maybe at a time to a
4 restaurant that has a larger -- you know, a
5 larger occupancy level. You know, it's no joke,
6 we've turned into the restaurant mecca of the
7 North Fork. But -- and with that, it's brought a
8 lot of extra -- extra stress on the parking
9 situation because of the employees and the
10 customers alike.

11 So, is it really the parking that's the
12 issue, or is it the fact that we don't have a
13 clear-cut description of different types of uses
14 within our Commercial Retail District?

15 Other places break down different -- I
16 believe it's in the Village of East Hampton that
17 if you're an existing restaurant and you have a
18 purchaser that buys it and it stays a restaurant
19 that's fine. If it ceases to be a restaurant,
20 then it has to -- it no longer can go back to
21 being a restaurant; I think that's how the code
22 reads.

23 I just -- it's the question of is the
24 parking really the issue or is it the fact that
25 we have no way to control -- control the inten --

1 control the increase in a business that comes in
2 that increases the occupancy of the business. I
3 think I'm being clear on that. Peter, am I
4 making sense?

5 TRUSTEE CLARKE: I understand what you're
6 saying.

7 MAYOR HUBBARD: Right, Planning and Zoning
8 does that. If it meets our current code and if
9 it needs a variance they'll go and ask for a
10 variance on it. But what -- you're allowed to
11 have three-story buildings in the Village, you
12 have a height maximum, if it goes above that they
13 have to go get a variance, so those are the
14 checks and balances that are in place for it.
15 Just be -- it's hard because when somebody takes
16 a single-story building and says *I want to put a*
17 *three-story building in* right next to another
18 three-story building and it's allowed by our
19 code, it's very hard to say that you can't do it,
20 you know.

21 TRUSTEE PHILLIPS: No, I'm not --

22 MAYOR HUBBARD: No, I understand what
23 you're saying. You know, parking, the motel down
24 there is not going to have a lot of deliveries
25 because there's no restaurant, there's no food,

1 it's just a motel, so there's not going to be a
2 lot of deliveries here. Gas, there's going to
3 be laundry services and other stuff, and supplies
4 but it's not that much, but that's what planning
5 is dealing with now with that project, you know.

6 TRUSTEE PHILLIPS: But the other -- the
7 other part of that point is is that over
8 intensification of that lot size, I mean, that --
9 you know, is that lot size going to take -- or
10 let's not pick that one. Let's say that someone
11 comes in and they want to put a building and they
12 want to use the whole, whole -- whole envelope of
13 the property; is that something that we should
14 allow them to continue to do? I know with the
15 houses we have certain footprint that we use
16 for -- you know, to do the side yards and
17 whatever.

18 MAYOR HUBBARD: Uh-huh.

19 TRUSTEE PHILLIPS: Is that something that
20 we should be looking at in the Commercial
21 District? I'm sorry, I don't have the code in
22 front of me and it's been a while since I've
23 looked at that stuff. But it seems to be
24 everything -- everything that's coming in lately
25 has to cover the whole lot.

1 MAYOR HUBBARD: In the Commercial District
2 they do it.

3 TRUSTEE PHILLIPS: Right.

4 MAYOR HUBBARD: It's a one-foot setback
5 around the perimeter of it and that's what
6 they're doing.

7 TRUSTEE PHILLIPS: So, is that something --

8 MAYOR HUBBARD: They used the motel that
9 went up right on the corner of Third Street.

10 TRUSTEE PHILLIPS: So is that
11 something that we should be looking at?

12 MAYOR HUBBARD: Well, that would be a code
13 change or something if we wanted to change the
14 code --

15 TRUSTEE PHILLIPS: Right.

16 MAYOR HUBBARD: -- to do that.

17 TRUSTEE PHILLIPS: That's what I'm saying,
18 is parking really the issue or is it how we're
19 allowing what's being allowed on the property as
20 far as the setbacks and the heights. I mean, we
21 have a problem with the heights with the 35
22 because it says 35 or three-stories.

23 ATTORNEY PROKOP: I thought it was three.

24 TRUSTEE PHILLIPS: Whatever the fee. I
25 don't need to --

1 ATTORNEY PROKOP: I thought it was
2 two-and-half-stories, I don't think it's three
3 stories.

4 TRUSTEE PHILLIPS: No, it's two-and-a-half.

5 ATTORNEY PROKOP: Yeah. So, you know,
6 there's --

7 TRUSTEE PHILLIPS: But we need to clean
8 that up because --

9 ATTORNEY PROKOP: Yeah, there's a number of
10 issues. Like one of the things that, you know,
11 Planning, when you build out on a lot you have
12 two impacts. The first is that you place demands
13 on the surrounding areas if the demands aren't
14 for parking and, you know, pedestrian traffic,
15 things like that. So some of them are a good --
16 you know, some of those you want, infrastructure,
17 right.

18 The other thing is as the future of the --
19 the Village builds out, you should look at how
20 these other Villages have built out, you know,
21 that are -- ones that Suffolk County have
22 prominently mentioned and see if you're happy
23 with it. But you lose -- you know, you end up --
24 you'll end up walking down the street and it will
25 look like, you know, you'll basically be looking

1 at building unless you look it straight up. You
2 know, that's not the future next year or ten
3 years from now, but the long run future if it's
4 built out. So it's one of the things to
5 consider.

6 TRUSTEE ROBINS: I agree with Mary Bess, I
7 think that there's going to be code change needed
8 to make this happen. And, you know, again, it's
9 the peripheral stuff, it's not just the parking
10 per se to the building, it's all of the
11 peripheral stuff. If we're looking at that area
12 right now from Adam Street over to Central
13 Avenue, three big developing, big developments of
14 a project, you know, that are going to happen in
15 that little quadrant of area and they're all
16 going to create a tremendous amount of activity,
17 road activity, walking activity, you name it.
18 And there will -- there will be support services
19 involved in all of those businesses, a lot.

20 And I just know what happens on Front
21 Street when a party bus comes and, you know,
22 plunks down in front of the Harbor Front for a
23 half an hour and the vehicles all have to go
24 around and nobody can see around and there's near
25 misses and people having to pass to get around

1 and stuff like that. And now, I mean, why
2 wouldn't you be having that same thing happening
3 on Main Street? And it's by an intersection,
4 it's right by that blinker, I mean. So I'm very,
5 very concerned about that.

6 And like I said, I don't know how we can
7 put the brakes on it but I think we have to find
8 a way, I really do. And Mary Bess, I tend to
9 agree with you. I mean, the Code change is
10 probably what's in order here, even beyond it, a
11 moratorium. But Code change takes time which is
12 why I was proposing that we give us a little
13 breathing room with a moratorium. That's all.

14 MAYOR HUBBARD: Okay. Any other
15 discussion? So, do we want to continue with the
16 public hearing on this for next week?

17 TRUSTEE CLARKE: I do

18 TRUSTEE PHILLIPS: Yeah, I think we need to
19 hear from the public. I mean, they're the ones
20 that probably see more than we do and live more
21 than we to and it's --

22 MAYOR HUBBARD: They look at it differently
23 than what we're -- we're stuck looking at the
24 same page with minor revisions over and over
25 again for months.

1 TRUSTEE PHILLIPS: And let's just --

2 MAYOR HUBBARD: And if we're missing
3 something, Mr. Saladino will let us know.

4 TRUSTEE PHILLIPS: That's right, he will.

5 (*Laughter*)

6 Along with Randy he'll review it and --

7 (*Laughter*)

8 But we'll have the public hearing, we'll
9 continue on with that and then it'll have to go
10 back before Planning Board anyway if we're going
11 to do that.

12 TRUSTEE PHILLIPS: Right. But I -- you
13 know, as I said, it's a tough topic and it's --
14 as I said someplace else the other day, you know,
15 we were this rural, rural North Fork that was
16 untouched and we all were used to it and we've
17 now become a destination and it has brought with
18 it a lot of other entities that we thought we
19 would never deal with, so, and we're going to
20 have to deal with them, so.

21 TRUSTEE ROBINS: I just think that dealing
22 with this one issue at a time is not the way to
23 go. We definitely have to have a better game
24 plan for all of this, so.

25 TRUSTEE CLARKE: Well, the Planning Board

1 certainly thinks we could have a better playing
2 game and a better approach. The lift that we
3 have in front of us with what going on is,
4 frankly, unprecedented; maybe not during World
5 War II, but that's not within our generation.
6 Maybe not at other times in the Village's
7 history, but certainly this is a tipping point, a
8 point in history of our destiny.

9 And I don't think that this one code change
10 is going to solve all our problems, the need for
11 increased development of planning services, of
12 comprehensive planning, of updating an LWRP, of
13 having a vision of where we want to be is better
14 than trying to legislate what we don't want to
15 be. It's much easier to describe where you want
16 to go and then rally everyone to get you there
17 than to say, *Well, we don't want to go here and*
18 *so we're going to put laws in place.* But you've
19 got to start somewhere and the load is heavy to
20 lift for the administration and the Board and the
21 Mayor and all the services that we have. And I
22 say that we have to start somewhere, but it's not
23 going to be a one-shot fix at all. We need to
24 look at the auxiliary parking, we need to create
25 a vision for how we want to use the Morris Lane

1 corridor which has been discussed by the Mayor
2 and I was happy to hear, but we've got to paint a
3 picture that the public can buy into. We need to
4 figure out how are we going to do that, how are
5 we going to pay for it.

6 The suggestion that we are trying to fix a
7 hole in our municipal budget with this code
8 change is something I took issue with because
9 that is not the intention. But I do believe that
10 the Village, which I am always surprised people
11 don't really realize the amount of money that we
12 use to manage the Village, they think that it's a
13 rich village --

14 TRUSTEE PHILLIPS: Uh-huh.

15 TRUSTEE CLARKE: -- and they think that we
16 have tens of millions of dollars to run the
17 Village. And I am required to remind people that
18 the General Fund from the tax assessment on real
19 estate in this Village and the fees that are
20 collected amounts to a very small sum to
21 encompass all of the activity that we're required
22 to encompass and all of the features and benefits
23 that are provided in the Village. And as such,
24 it's incumbent on us to find ways to pay for a
25 future vision. Yes, it makes more sense to have

1 the vision fully cooked, but I don't think we
2 have the time. If we were to argue over the
3 chicken and egg, you know, we're going to lose
4 more time.

5 So I think it's incumbent on us to take
6 action of some sort. If it wants to be this
7 code, great, let's get that done; if we want to
8 do parking meters, let's get that done; if we
9 want an auxiliary parking lot on Moores Lane,
10 let's price that out and get that done. Let's
11 collect the money, let's hire another TCO, let's
12 hire another code enforcement officer that's
13 full-time with the extra money. There's a
14 hundred things that the Village could do with
15 extra money. And it's not about patching up a
16 hole in our existing budget, it's about adding
17 services and people that are sorely needed in
18 order to pave the path to the future.

19 So, I fully endorse us proceeding with this
20 because I don't see any other way to help us get
21 to the future at the rate that we're going. And
22 I don't intend that to be a criticism of myself
23 or anyone else, I just think it's a very blunt
24 assessment of the situation that we're in. We're
25 behind an eight ball. A lot of changes happened

1 that, you know, we've been slow to react to and
2 now we're -- we've got a lot -- we've got a lot
3 to do. And I would like to see us try and do one
4 thing and build on it rather than slow everything
5 down or turn it off in order to try and get it
6 all figured out, because I don't think that's the
7 way it's going to work. I don't think so. I
8 think it'll take a long time. The wheels grind
9 slowly no matter how dedicated and devoted your
10 public servants are and that we'll lose more time
11 and we need to build on action. And I think each
12 action step that we take, anything that we
13 accomplish, even if it's moderately or modestly
14 flawed is better than no action. Because we can
15 always fix something if we make a mistake, but
16 doing nothing is our worst enemy right now.
17 So that's why I feel we should move forward.

18 MAYOR HUBBARD: Okay. And just a key point
19 of what you said, tax bills went out today in the
20 Village and if you open them up and you look at
21 what your tax bill was, that's a small -- people
22 say taxes are so high and everything is so
23 expensive; the Village tax bill, mine was just
24 over \$400. So \$400 a year for my house in taxes
25 to pay and you say *Well, you know, you're paying*

1 *eight, \$9,000; that all is to the school, to the*
2 County, to the town, to everybody else. Your
3 village taxes are relatively small compared to
4 what everything else is, for what you get twice a
5 week, garbage pick-up, fire department; that's
6 all included in the General Fund, you know, so
7 it's a really small portion of what you have.

8 And we're having trouble now just trying to
9 amortize for a TCO or another code enforcement
10 person because they're saying, well, everybody
11 wants to make 50, \$60 an hour like they do on the
12 south side. Well, we're going to have to step up
13 and do it, you know, what we're advertising for,
14 we can't get anybody to come to work. And I
15 know, Julia, you want -- you know, you wanted a
16 full-time -- a second full-time code enforcement
17 officer and two TCOs and a beach attendant and
18 all that; we're advertising, we can't get anybody
19 to work.

20 TRUSTEE ROBINS: I know, I get it.

21 MAYOR HUBBARD: So it's very hard. You
22 know, we'd like to have two people downtown when
23 the bus parks there to have somebody go and move
24 it, you know, and those things. The police,
25 there's not enough police around here, there's so

1 much congestion that we need somebody all the
2 time, but Alex can't work seven days a week and
3 he's in charge of the Building Department. We've
4 tried to replace and get somebody else to help
5 with him, and he's done a great job stepping in
6 where Greg was, I wish I had Greg and him here
7 now along with the park ECOs we had years past.
8 But with COVID and people moving away and doing
9 different things, there's -- everybody's hurting
10 for workers, there's just nobody around here.

11 And yes, affordable housing is a big part
12 of that and people are traveling. Just the
13 congestion trying get to work myself nowadays,
14 it's a nightmare all over. Because nobody can
15 live over there, they can't live here, they're
16 all coming from up west and the trade parade has
17 hit the north fork and it's a nightmare.

18 TRUSTEE ROBINS: You're in the middle of it
19 every day going to Shelter Island.

20 MAYOR HUBBARD: Every day, I know, so.

21 All right, well, we'll continue on with the
22 public hearing. Anything else? We were on Joe's
23 report, but that kind of just -- we're done with
24 Joe's report. Anything else?

25 (*Laughter*)

1 It was all Joe; he got here late.

2 TRUSTEE ROBINS: You okay, Joe? *(Laughter)*.

3 MAYOR HUBBARD: I'll open it up to the
4 public to address the Board. Anybody from the
5 public want to address the Board?

6 RANDY WADE: Randy Wade, Sixth Street,
7 Greenport. Thank you so much for this
8 conversation because it's really to the point and
9 you are all thinking deeply about these issues.

10 I kind of agree about a moratorium and
11 looking at East Hampton's code. The bottom line
12 is the Village could say -- because we didn't
13 have enough of restaurants, bars and hotels back
14 when I first got here in 1983 and it's gradually
15 increased. And if we want to avoid a monoculture
16 where that's all we have given the price of real
17 estate, then it would be perfectly reasonable to
18 say what we have now is a balance we want to
19 keep. You'll need a permit to have a restaurant
20 or a bar or a nightclub or a hotel, and anybody
21 here who has one, you will automatically be
22 allowed to have them, but then that, maybe plus
23 some small amount, is what we're going to max out
24 at. We just cannot absorb any more, it will
25 completely ruin the character of the Village and

1 there just won't be any village left anymore.

2 And we kind of wanted to have affordable
3 housing above stores, but you can't have that if
4 they're all going to be hotel rooms. There just
5 has to be a limit. We can't accommodate the
6 demand just because the demand is there and
7 somebody could, you know, make a profit. We have
8 to kind of balance the ecology of the Village.

9 Also, there was something you said, Peter,
10 about needing to hire people and actively manage
11 the parking and the loading and the issues. I
12 think those fees should be a lease, an annual
13 lease, not a one-time fee. It would make complete
14 sense that they are leasing the public realm, our
15 roads. It's our public right-of-way, let's deal
16 with it on an annual basis as if it was real
17 property, not as if it's like some candy bonus
18 that we give away because they happen to ask.

19 And I agree with what you were saying about
20 incremental change, you know, you've got to just
21 keep chipping away at it. But I think something
22 like creating a limited number of permits for
23 these uses in the Village is something that could
24 be accomplished sooner than later. And because
25 you'll be affecting the market, it makes sense to

1 put a moratorium on so there isn't, you know,
2 some kind of gold rush, that it comes in
3 reasonably.

4 And then I just have a question. The
5 architect that was hired to build, I thought it
6 was talking about the Sixth Street highway -- I
7 didn't really understand what it was, but then I
8 saw in the minutes it's about the Fire
9 Department. Where is there going to be a
10 thousand square feet of new building that the
11 architect is being hired for?

12 MAYOR HUBBARD: No, they're talking about
13 the renovations on this building here.

14 RANDY WADE: Oh!

15 MAYOR HUBBARD: They're going to be doing
16 something possibly on the back of the back
17 building --

18 RANDY WADE: Okay.

19 MAYOR HUBBARD: -- adding office space for
20 the Rescue Squad and other storage.

21 RANDY WADE: Thanks. Okay. I just didn't
22 understand.

23 MAYOR HUBBARD: It's not a whole new
24 building or anything, it's just a handicapped
25 accessible bathrooms, stuff like that.

1 RANDY WADE: Oh, great. Thanks so much.

2 MAYOR HUBBARD: Okay.

3 RANDY WADE: Thanks for your work.

4 MAYOR HUBBARD: All right, thank you.

5 Anybody else wish to address the Board?

6 JOHN SALADINO: John Saladino, Sixth
7 Street. I -- tonight I heard Peter, I agree with
8 him 99%. I think sometimes we're guilty here of
9 paralysis by analysis and sometimes you just have
10 to do something. And if it's right it's good, if
11 it's wrong then you'll change it, you know. So,
12 you'll see how it works and if what's being
13 proposed doesn't work out, then next June you'll
14 change it and make it different and make it to
15 everybody's liking.

16 I kind of disagree with Julia about a
17 moratorium, and Randy. I don't know, I'm not an
18 attorney so I don't know how that would even
19 work, how you would -- I'm thinking about a small
20 code change here and I'm trying to work it out in
21 my mind how instituting a permit system, how that
22 would work; how this Board would handle that or
23 the attorney would handle that.

24 Are there a lot of deliveries and stuff?

25 That's one of the things payment in lieu of

1 parking can take care of, all these things. And
2 I don't want to offend anybody, but in a couple
3 of prior administrations, not this one, the
4 Business District always got a little bit of
5 priority; I'm not saying all, but always got a
6 little bit of priority. I don't think that the
7 services needed to service the Business District
8 shouldn't -- shouldn't be on the backs of the
9 Business District.

10 So, if a particular business wants to open,
11 I don't want to comment about a new hotel, if a
12 new restaurant wants to open and they need -- and
13 they're going to have 40 seats and that would
14 equate to eight parking spaces, there should
15 be -- there should be a cost involved in that.
16 And since they're the ones that are being
17 serviced by the customers that are coming and the
18 parking that's required, it shouldn't be on the
19 backs of the residents to pay for that; perhaps
20 subsidize something fair but not pay for it
21 entirely.

22 Julia talks about deliveries and stuff. If
23 if you have payment in lieu of parking,
24 enforcement of not having trucks double-parked on
25 Front Street and Main Street to me is a

1 parking-related issue. I mean, that money could
2 be used to hire another traffic control officer.
3 So, everything -- anything related to an
4 automobile that has to do with the Village could
5 come from that dedicated fund.

6 People are saying *Well, you know, we've got*
7 *to know how they spend it*, and that's true and
8 there's people here that keep their eye on this
9 Board and how they spend the money, so I'm not
10 concerned about that. I mean, you's guys are
11 above-board, you tell us where you're spending
12 the money.

13 So -- and the other thing that I heard
14 tonight was, *Well, this is where we are now*. And
15 honestly, maybe I'm not as smart as you guys, I
16 just don't see a solution to it unless you move
17 the cars out of the Village. You know, you say,
18 *Well, we come up with a new LWRP*. I didn't get
19 to read, I'm not privy to the Planning Board's
20 report, maybe you guys can put it on-line.

21 TRUSTEE PHILLIPS: It's on-line.

22 JOHN SALADINO: It's on-line?

23 CLERK PIRILLO: Yeah, it's been on-line.

24 JOHN SALADINO: I have to look at the
25 website more often, I guess.

1 (*Laughter*)

2 I apologize.

3 CLERK PIRILLO: No problem.

4 JOHN SALADINO: So if -- I don't see a
5 solution to keeping Greenport exactly the way it
6 is and handling an influx of cars. I just can't
7 figure it out unless you move them out of the --
8 out of the Business District. You know, you talk
9 about Moores Lane and somebody's going to pay for
10 that; it should come from payment in lieu of
11 parking.

12 I hear concern. I don't want to get into
13 the whole -- I plan on speaking at the public
14 hearing, I would like to hear what, you know, the
15 other people have to say. Is a new hotel a
16 problem, 24 cars that the guy's just willing to
17 pay for? I guess. I guess. Where are you going
18 to put them on Front and Main Street? He can't
19 use his other parking lot because that's already
20 allocated to the people that are using that
21 hotel. You can't -- we know the Code says if
22 you're going to use an alternate parking spot,
23 it's got to be titled in your name and it's got
24 to be within 200 feet of your property, and
25 that's not so he can't use that for relief. Will

1 it pay for a shuttle to Moores Woods? Yeah.

2 Will it pay for increased signage? Yeah.

3 So, the other concern that I heard was that
4 there's a project in town now that would be
5 killed if it was forced to have parking. Any
6 business now -- the way I understood the code,
7 the way it's written -- any business now, that's
8 in effect now, won't be subject to this unless it
9 intensifies its use.

10 TRUSTEE PHILLIPS: Right.

11 JOHN SALADINO: Am I kind of getting that
12 right? So any business now is not -- doesn't
13 have to pay unless they grow, unless they make
14 more money and they grow, then they would have to
15 pay. And only for the amount that they grow,
16 right?

17 TRUSTEE PHILLIPS: Yep.

18 JOHN SALADINO: So, I don't see that as a
19 hardship. So no existing business is going to be
20 penalized.

21 A new business that comes, depending on
22 what the business is -- Peter made a great point,
23 you know, the complaint is it'll be all corporate
24 and no Mom and Pops. I don't even know what a
25 Mom and Pop store is anymore. You know, is that

1 a couple, is that some old guy from a Grand Wood
2 picture? I don't even know what a Mom and Pop is
3 anymore.

4 You know, a couple that wants to buy an
5 easy franchise, like a 7-Eleven; without the
6 franchise fee, before they even talk to you,
7 7-Eleven, McDonald's, Wendy's, whatever, you need
8 \$500,000, a million dollars liquid. To me that
9 doesn't make you a Mom and Pop. That's not some
10 guy with a -- you know, that came to Greenport 25
11 years ago with a dollar and a dream and, you
12 know, opened up a hat store or something. So
13 things now are different.

14 To me, that's -- and if you have 250, 300,
15 500, \$750,000 to open up a business and you might
16 be responsible for payment in lieu of parking of
17 20,000 or \$25,000, I'm kind of seeing that in
18 where you should figure in your budget, that
19 you're going to have to pay that also.

20 So, you know, we heard about -- we heard
21 about Greenport in 1990 when they passed the --
22 1991 with the buildings prior to 1990. We heard
23 that George's Dad instituted that because there
24 was a lot of empty storefronts. One of the
25 things we're going to have to be honest about, in

1 1990 Greenport was a lot different place, and the
2 empty storefronts weren't because those business
3 didn't open up a business there because they had
4 to pay for parking. You know, to call a spade a
5 spade, Greenport was kind of like a bucket of
6 blood back then and we've all -- most of us lived
7 there then and we know that for a fact.

8 So, somebody that didn't -- that there was
9 an empty storefront on Front or Main Street, you
10 know, was the parking part of it? Maybe. Was
11 Greenport itself part of it? Maybe. You know,
12 so we've got to look at that. That's not
13 Greenport anymore; Greenport's a whole different
14 place now.

15 So, we're worried -- some folks are worried
16 about the Opera House. We have a smart attorney,
17 in zoning there's something called incentive
18 bonus. If it's cultural and it's --

19 TRUSTEE CLARKE: Called what?

20 JOHN SALADINO: Incentive bonus zoning. If
21 it's cultural or if it's affordable housing, the
22 Village has the right to relieve them of a lot of
23 restrictions on that piece of -- it's not spot
24 zoning. So, if you guys are interested in the
25 Opera House, if that ever comes to pass and they

1 need 80 parking spaces, you can actually relieve
2 them of that. Or, I know this is a crazy thing,
3 they could go -- somebody could go to Zoning and
4 ask for a variance. I mean, that's everybody's
5 right. And if it a worth while project, Zoning
6 has been known to grant that request.

7 So, I don't think those minor issues
8 should -- especially if there's an out and
9 there's a relief to the public about, you know,
10 funding these things. If the Business District
11 needs a hundred parking spaces or 200 parking
12 spaces to be viable, it shouldn't be on the backs
13 of the resident, it should be on the backs of the
14 people that need that service. If I need
15 sanitation service, I don't expect you to pay for
16 it, I pay for it. You know, so, it's the same
17 thing; if their customers need a place to park
18 without intruding into the residential area, they
19 should be willing to foot the that bill.

20 I'm going to have a little more to say at
21 the public hearing, so.

22 (*Laughter*)

23 But I just wanted to respond to -- you
24 know, I think the key to keeping trucks from
25 double parking and stuff is not closing

1 businesses, I think it's enforcement. I think
2 it's a guy knocking on the window and saying,
3 *Come on, you've got to move the truck*, you know,
4 I think it's as simple as that. And the way you
5 pay for that guy, \$40 an hour or \$50 an hour, is
6 from a fund that's not funded by the -- and
7 there's hours that you can impose. I can
8 remember in Manhattan, in the garment center
9 there in the 30s between Sixth Avenue and Fifth
10 Avenue, Seventh Avenue, Eighth Avenue, certain
11 trucks -- they were restricted. There were
12 certain hours that those trucks were restricted
13 and you -- a guy with a truck over 33-feet long,
14 you couldn't drive there. You know, you -- or
15 you got a summons.

16 I'm sure that this Board could do something
17 similar that deliveries were made when there was
18 less traffic, when there was less congestion. I
19 don't know how that would work out, but I think
20 the guy telling you *No, you can't park here* is
21 the best system. Thanks. Thanks for listening.

22 TRUSTEE CLARKE: Thank you.

23 MAYOR HUBBARD: All right, thank you.

24 Anybody else wish to address the Board? Yeah

25 PATRICK BRENNAN: Patrick Brennan. 620

1 First Street. Just a brief comment about the
2 utility pole project, I believe that's the
3 Microgrid project.

4 Like most of you, I've been watching the
5 project as I go about my day and I've been really
6 impressed with the professionalism and the
7 diligence that the crews have been moving through
8 the Village and they're neat and they're managing
9 the traffic well. And I gather it's going to
10 make our distribution system more robust, but it
11 also looks really good. So congratulations to
12 Mr. Pallas and you all for -- and anyone who is
13 responsible for that. It seems like a very
14 successful project. So, thank you.

15 TRUSTEE CLARKE: Thank you.

16 MAYOR HUBBARD: Thank you.

17 Okay, just speaking of the parking area,
18 that's what we were all discussing. We went
19 through public hearings and a lot of discussion
20 about loading zones. Loading zones have been
21 painted now for over a month, I've never seen any
22 of them used.

23 TRUSTEE CLARKE: Me either.

24 TRUSTEE PHILLIPS: Me neither.

25 MAYOR HUBBARD: So we need to tell the

1 businesses, *There are loading zones, they need to*
2 *be used.* We need to tell the BID, *Tell your*
3 *businesses to use the loading zones.* Because we
4 went through all that process, they painted the
5 lines and we lost four parking spots or six
6 parking spots, we now have three loading zones
7 and I've never seen a truck in them.

8 TRUSTEE PHILLIPS: I haven't seen any in
9 them either.

10 MAYOR HUBBARD: So, that's something we
11 need to do to tell them to tell their deliveries,
12 give a map, *here's a loading zone, you've got to*
13 *use one of those.* All right?

14 I just -- I wanted to give it some time to
15 see how it was. It makes it easier coming off
16 the ferry boat because now the ferry line is back
17 three spots farther back, I can get in the right
18 lane to make a right. But they're not being
19 used. Okay?

20 TRUSTEE PHILLIPS: No, I -- no, I can
21 attest to that.

22 MAYOR HUBBARD: Yeah. All right.

23 TRUSTEE PHILLIPS: I've had my driveway
24 blocked a few times.

25 MAYOR HUBBARD: All right. I'll look for a

1 motion to adjourn the meeting at 8:47.

2 TRUSTEE PHILLIPS: Second.

3 MAYOR HUBBARD: All in favor?

4 TRUSTEE PHILLIPS: Aye.

5 TRUSTEE CLARKE: Aye.

6 TRUSTEE ROBINS: Aye.

7 MAYOR HUBBARD: Opposed? Motion carries.

8 Thanks for coming.

9 **(*The meeting was adjourned at 8:47 p.m. *)**

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

2

3 STATE OF NEW YORK)

4) SS:

5 COUNTY OF SUFFOLK)

6

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

10 THAT, the above and foregoing contains a
11 true and correct transcription of the proceedings
12 taken on May 19, 2022, at Greenport Fire
13 Department, Third Street Fire Station, Greenport,
14 NY, 11944.

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

19 IN WITNESS WHEREOF, I have hereunto set my
20 hand this 6th day of June, 2022.

21

22

Alison Mahoney

23

Alison Mahoney

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