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

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Third Street Firehouse
January 19, 2023
7:00 P.M.

B E F O R E:

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

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

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

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

4 (Pledge of Allegiance)

5 MAYOR HUBBARD: Thank you. Okay. We'll
6 start with the Fire Department report. I see we
7 have Chief Manwaring and Chief Albie De Kerillis.

8 CHIEF MANWARING: Good evening.

9 TRUSTEE CLARKE: Good evening. How are you?

10 CHIEF MANWARING: We got all the reports from
11 this. And anything we have, the first one would be
12 at 6 o'clock you noticed the siren hasn't been
13 blowing.

14 TRUSTEE CLARKE: Yes.

15 TRUSTEE PHILLIPS: Yes.

16 TRUSTEE ROBINS: Had a little trouble with
17 that.

18 CHIEF MANWARING: We had an issue with the
19 main box over here burned up, so we're having that
20 replaced. So it will be reactivating at 6 o'clock
21 pretty soon. But coming down the road, we have to
22 do a lot of work to get the thing going. It still
23 works. When Southold dispatches us, it's fine, it
24 still works that way. So when needed, it will
25 work. Your 6 o'clock won't be for a while.

1 We are going to try sending the Southold
2 Police a letter and ask them to add us to their
3 list of testing once, once a night, once a day, so
4 we're going to see what they say.

5 And on the other note, I have two applications
6 for the Rescue Squad. One is a Janet Yagle, as I
7 said, to the Rescue, and the second one will be
8 a Katherine Celiz for the Rescue Squad. We had a
9 third member that went from the Rescue Squad and
10 she is now joining Relief Hose, which is just
11 basically a transfer, and that would be Jessica
12 Swetland. That's all I have.

13 MAYOR HUBBARD: Any questions for the Chief?

14 TRUSTEE PHILLIPS: No.

15 TRUSTEE CLARKE: The only -- the only thing
16 that caught my eye on the report was the
17 communication challenges, and they've been going
18 around and talked about on numerous occasions, so
19 it's nothing new. But do we feel like we're on the
20 right track to get both the radio signal and the
21 telephone systems under, you know, kind of the
22 next, the next generation?

23 CHIEF MANWARING: Cliffy did get a quote for
24 the phones.

25 TRUSTEE PHILLIPS: Phones.

1 TRUSTEE CLARKE: But I saw non-analog, which
2 you know, is interesting, because it is true. But
3 with the microgrid, we don't have to worry about
4 the Fire Department going out of power, so we don't
5 need it.

6 CHIEF MANWARING: Right. As far as the
7 regular communications, Paul said he's got to make
8 the switch box and all in order, so --

9 TRUSTEE CLARKE: Okay, very good. That's the
10 only thing that caught my eye.

11 CHIEF MANWARING: And the phone system, we
12 are working on it. You know, it's been the same.
13 I think we may have to up our network to get it to
14 work, whatever we have, the same Village -- we
15 think they're using the same system that you guys
16 put in over there.

17 TRUSTEE CLARKE: Did we make a network
18 upgrade for the broadcasting system recently?

19 TRUSTEE PHILLIPS: We separated it.

20 ADMINISTRATOR PALLAS: Not a -- yeah, we --
21 not a network change. Well, I guess it is
22 considered a network change. We got a dedicated
23 cable line and a dedicated modem for just that.
24 But that, I think --

25 TRUSTEE PHILLIPS: Yeah, the Fire

1 Department's --

2 ADMINISTRATOR PALLAS: It's separated, yes.

3 TRUSTEE PHILLIPS: Yeah, it's separated.

4 ADMINISTRATOR PALLAS: That has -- it seems
5 to have cleared up probably 95% of the problems we
6 had had in the past.

7 TRUSTEE CLARKE: Okay. And you think you'll
8 need another upgrade, too?

9 ADMINISTRATOR PALLAS: I might. I think
10 that's probably the servers, as opposed to the
11 cable coming in.

12 TRUSTEE CLARKE: Got it, okay.

13 CHIEF MANWARING: I told them my grade
14 doesn't cover electronics.

15 (Laughter)

16 TRUSTEE ROBINS: I see that you got your
17 website up and operating, finally.

18 CHIEF MANWARING: Yes.

19 TRUSTEE ROBINS: Good thing to have.
20 Hopefully, you know, you expand your use of it, get
21 more communications out of everybody by that.

22 CHIEF MANWARING: Yep. I just opened -- I
23 figured out how to open it today, so.

24 TRUSTEE ROBINS: Oh, that's a good start,
25 right?

1 CHIEF MANWARING: My granddaughter showed up,
2 so she had to show me.

3 TRUSTEE PHILLIPS: Okay. The other thing is
4 the I.T. guys are coming with your new computers
5 when?

6 CHIEF MANWARING: On the 24th.

7 TRUSTEE PHILLIPS: 24th?

8 CHIEF MANWARING: Yep. They were supposed to
9 come the 25th, but they changed it to the 24th.

10 TRUSTEE PHILLIPS: Okay. So that should
11 alleviate some of your --

12 CHIEF MANWARING: 9 a.m.

13 TRUSTEE PHILLIPS: -- problems that you've
14 had in the past.

15 CHIEF MANWARING: I hope so.

16 TRUSTEE PHILLIPS: Okay, all right.

17 CHIEF MANWARING: If not, I got a wrench.

18 (Laughter)

19 TRUSTEE ROBINS: Is that the same thing you
20 use like on a starter, you know, when you bang a
21 starter?

22 CHIEF MANWARING: I use sledge hammers now.

23 TRUSTEE PHILLIPS: Oh, sledge hammer.

24 (Laughter)

25 CHIEF MANWARING: Yep, that's it.

1 MAYOR HUBBARD: Okay, thank you.

2 CHIEF DE KERILLIS: Thank you, Mayor. Thank
3 you, Board.

4 TRUSTEE MARTILOTTA: Thanks, guys.

5 CHIEF MANWARING: Thank you.

6 MAYOR HUBBARD: Okay. Next report will be
7 the Village Administrator.

8 ADMINISTRATOR PALLAS: Thank you. Thank you,
9 Mayor and Board. Before I get into the particular
10 items, I did want to just comment briefly on the
11 meeting I just came from up in Albany with the New
12 York Association of Public Power.

13 The discussions on the Climate Leadership and
14 Community Protection Act continue. Legislation,
15 the legislation, obviously, is already there, but
16 now some regulations are beginning to come to
17 fruition, and the agencies are starting to think
18 about how to actually enact these things.

19 The Association continues to be at the
20 forefront of this and provide comments as much as
21 we can, but I just want to keep it in top of mind
22 of everybody, that the impact of this can't be
23 understated. The amount of effort that is going to
24 have to be put forth by utilities, homeowners, you
25 know, public in general to implement some of these

1 new climate goals are just astronomical, in our
2 opinion, that the cost -- to give you an example,
3 the -- some of the rules they're talking about,
4 already talking about putting rules in place for
5 new residential housing starting in 2030, I
6 believe, has to have -- it can't have fossil fuel
7 fired heat. That's only eight years from now. You
8 know, so any new construction. End-of-life units,
9 I think 2035. If your boiler reaches end of life,
10 you're going to have to replace it with electric
11 heat.

12 It's -- these things are real, and, you know,
13 we -- the Association has started talking about
14 providing input on beyond just the electric utility
15 sector, because it's much broader. And we just
16 want people to be more aware of some of these
17 problems, and try to see if we can't tame this down
18 a little bit. We're not coming out saying we're
19 against the goals of the CLCPA. All we're saying
20 is let's try to be reasonable and practical about
21 it from an economic standpoint, and on the utility
22 side, from a reliability standpoint.

23 To put in all of this electrification and not
24 have, well, you know, reliable supply and reliable
25 systems, it doesn't make a lot of sense.

1 Some of the technologies that will be
2 required as early as 2030, they don't even exist
3 yet. It's -- it's scary, but, yeah, I want to keep
4 it top of mind.

5 TRUSTEE PHILLIPS: Is this -- just for
6 clarification, is this Federal or is this State?

7 ADMINISTRATOR PALLAS: State.

8 TRUSTEE PHILLIPS: State?

9 ADMINISTRATOR PALLAS: It's State.

10 TRUSTEE PHILLIPS: Okay.

11 ADMINISTRATOR PALLAS: The Federal Government
12 is now weighting in on some of these things, too --

13 TRUSTEE PHILLIPS: Right. Well, that's what
14 I've been hearing.

15 ADMINISTRATOR PALLAS: -- as we're referring
16 to. So the -- you know, I think it was on the gas
17 stoves, is what they started to talk about. The
18 CLCPA language does say that gas cooking is going
19 to be outlawed, essentially. The Governor has
20 talked about it, but hasn't talked about it much
21 lately, because I think there's been a lot of
22 pushback from that.

23 But, again, I just -- I just bring it up only
24 to keep it top of mind. If you have any questions
25 about it, please feel free to reach out to me.

1 I'll provide any information that might be useful.
2 We're talking to folks, and just, yeah, so.

3 TRUSTEE ROBINS: Paul, in the discussions,
4 you know, and the arguments that the State is
5 making in terms of electrification, are -- they're
6 making assumptions about alternative sources of
7 electricity, because, for now, I mean, most of the
8 electricity is generated by fossil fuels, correct?

9 ADMINISTRATOR PALLAS: Correct. Well, I
10 mean, yes, yes. Essentially, yes.

11 TRUSTEE ROBINS: Yeah.

12 ADMINISTRATOR PALLAS: The -- what -- the
13 amount of capacity that would be needed in the
14 state by 2040, now it's -- the installed capacity,
15 the amount over the peak load of the state is
16 somewhere around 20% that's required for
17 reliability. If we rely a lot -- to the extent
18 that they're looking do on renewables, you're going
19 to need probably three or four times your load in
20 capacity, because the systems that are in place,
21 that are available today, solar as an example, one
22 of the systems is a member of the Association, is
23 up in Messina, New York, in the north country. You
24 know, they're talking about putting in a very -- a
25 major 900 megawatt -- yeah, 900 megawatt solar

1 farm, which sounds -- well, that's great, it's nice
2 and large. Well, it's only available 10% of the
3 time, because, well, it's way up north. So the
4 sun --

5 TRUSTEE ROBINS: They don't get a lot of sun
6 up there.

7 ADMINISTRATOR PALLAS: The sun doesn't go up
8 that high. So, you know, that's -- it's great that
9 it's there, it's great that people are thinking
10 about, but it's not going to provide anything, not
11 anything real. So that's it.

12 TRUSTEE PHILLIPS: So let me ask a question.
13 Let's go the opposite direction, okay? For us to
14 cut down on our footprint, or carbon footprint, or
15 the footprint of electrical use, are they also
16 going to restrict -- you know, we have a lot of
17 mega houses around here who use a lot of
18 electricity. Is that going to be part of the
19 thought pattern, that -- you know, that they need
20 to reduce the size of the actual --

21 ADMINISTRATOR PALLAS: No, not --

22 TRUSTEE PHILLIPS: Oh, that's what I thought.

23 ADMINISTRATOR PALLAS: Not -- no.

24 TRUSTEE PHILLIPS: No?

25 ADMINISTRATOR PALLAS: Just -- just energy

1 efficiency appliances, and, you know, the heat
2 pumps to heat with. Those are more efficient
3 than -- in theory, more efficient than oil-fired or
4 gas-fired equipment, so, yeah.

5 TRUSTEE PHILLIPS: But it's not going to be.

6 ADMINISTRATOR PALLAS: No, that's not --
7 that's not -- as far as I know, it's not in the
8 cards right now.

9 TRUSTEE PHILLIPS: Okay.

10 ADMINISTRATOR PALLAS: I mean, maybe they
11 will at some point, but that's a point well taken.
12 It's -- you know, it does impact it, no question,
13 you know.

14 The important thing to note, too, for us is
15 the fact that we are roughly 80% green anyway on
16 the utility side for the energy we purchase and
17 resell. Through -- however, through a quirk in the
18 way that the -- some of these rules were put in
19 place before the CLCPA, we actually don't get any
20 real credit for the fact that we have that hydro,
21 because existing hydro is -- the way they described
22 it, was already factored into the baseline. So we
23 still have to buy credit or do something to provide
24 green energy credit, essentially, for our entire
25 load, even though 80% of it is already green. So

1 we're working on that in a variety of forums that,
2 you know, we'll see, kind of see what we can do to
3 alleviate that, so.

4 TRUSTEE CLARKE: Have we ever done any kind
5 of survey to understand how many of our commercial
6 and residential customers use electric heat versus
7 oil or propane?

8 ADMINISTRATOR PALLAS: We don't. We have
9 seen that most of the power are a separate rate,
10 correct, electric heat?

11 INTERIM TREASURER GAFFGA: Yes

12 ADMINISTRATOR PALLAS: So we would -- we
13 would only know if we knew that they had electric
14 heat through the rate, the billing system, right?

15 TRUSTEE PHILLIPS: Usage, yeah.

16 ADMINISTRATOR PALLAS: However, I would -- I
17 mean, just anecdotally, I think you could guess
18 that virtually all of the rental properties that
19 have been renovated in the near term have converted
20 to electric heat.

21 TRUSTEE CLARKE: Right.

22 ADMINISTRATOR PALLAS: It's simpler for, you
23 know, developers and builders and -- to do that.

24 TRUSTEE ROBINS: Cheaper to install.

25 TRUSTEE PHILLIPS: Is it cheaper to -- yeah,

1 it's a cheaper unit, yeah.

2 ADMINISTRATOR PALLAS: Cheaper to install.
3 And, yeah, it's in the -- the onus is on the renter
4 to pay for the electric, so.

5 TRUSTEE CLARKE: Okay, just curious.

6 ADMINISTRATOR PALLAS: And that's -- that's
7 common, it's a common theme in -- throughout the
8 state, that that's the way that works. And, you
9 know -- and the state right now is quite
10 predominantly a summer peaking system. As this
11 becomes more electrified, the whole state is going
12 to turn into a winter peaking system.

13 TRUSTEE CLARKE: So it will just peak all
14 year long.

15 ADMINISTRATOR PALLAS: Yeah, just -- right,
16 right. So, again, you know, I sent out the links
17 to the various -- the plans, they're still on the
18 State website. Certainly, and again, if anything
19 comes to mind, you have a question, please feel
20 free to reach out to me. I'll provide any input
21 you can -- I can for you.

22 TRUSTEE CLARKE: Okay, very good.

23 ADMINISTRATOR PALLAS: So moving on to my
24 specific items. The microgrid project, we're still
25 at the same position we were. The -- we're still

1 waiting for the battery rack. We anticipate that
2 to be in in the March/April time frame.

3 The Governor's Office of Storm Recovery, and,
4 actually, they've changed their name, and I don't
5 remember what it is, are not -- they're not
6 concerned with the -- with the timing. I still
7 haven't gotten official word from them for the
8 extension of time. They've tentatively approved it
9 conditionally -- not conditionally. They've
10 administratively approved it, but I need to get a
11 couple of signatures from them to advance it here,
12 to extend the contracts with our contractor, and
13 I'll, you know, keep you posted on that.

14 TRUSTEE CLARKE: On the microgrid, the Mayor
15 brought up that the other utilities that use our
16 poles were very slow, but I've noticed what that
17 feels like in the past month, a little bit of an
18 uptick? Is -- has that -- is that my imagination,
19 or are they proceeding more quickly?

20 MAYOR HUBBARD: They're getting around here
21 to some of it. But they started putting in the
22 fiberoptic stuff, and they've got those cables and
23 those boxes hanging in trees and all over the
24 place.

25 TRUSTEE PHILLIPS: Yeah.

1 MAYOR HUBBARD: So that, again, with weather,
2 whatever, or holidays, I don't know why, but they
3 were doing that and there's just clusters of wires
4 and stuff hanging out of trees now.

5 TRUSTEE CLARKE: That's those big black boxes --

6 MAYOR HUBBARD: The black boxes.

7 TRUSTEE CLARKE: -- hanging at the bottom
8 near the sidewalk?

9 MAYOR HUBBARD: Yes, some are there. Some
10 are in --

11 TRUSTEE CLARKE: Some are up.

12 MAYOR HUBBARD: -- cherry trees, and some
13 are -- you know, they're all over. They need to
14 come and finish that up. And it's a -- it's a
15 safety issue for people just walking around them,
16 also.

17 ADMINISTRATOR PALLAS: We'll follow up with
18 them and see if we can't get them to expedite it.
19 It's difficult to get them to move. We do call
20 them frequently.

21 MAYOR HUBBARD: No, I completely understand
22 that. But this is stuff that, you know, the wires
23 now with the wind blowing, it's wintertime and
24 everything else, there's cables and stuff sitting
25 on the -- laying on the ground --

1 ADMINISTRATOR PALLAS: Yeah.

2 MAYOR HUBBARD: -- that somebody could walk
3 into it and trip over the stuff that's got a bungee
4 cord strapped up into a cherry blossom tree.

5 TRUSTEE PHILLIPS: Is this Verizon, or is
6 this both?

7 ADMINISTRATOR PALLAS: It's probably both.
8 My guess would be both. Well, I don't know. This
9 is probably cable, Optimum.

10 MAYOR HUBBARD: That was Optimum that
11 was doing it.

12 ADMINISTRATOR PALLAS: Because they're
13 putting the fiber. If it's related --

14 MAYOR HUBBARD: Yes.

15 ADMINISTRATOR PALLAS: -- to the fiber
16 project, it's all Optimum.

17 TRUSTEE PHILLIPS: Yeah, okay.

18 ATTORNEY PROKOP: The --

19 TRUSTEE ROBINS: It's not Verizon? I see
20 Verizon trucks out there, too.

21 TRUSTEE PHILLIPS: Yeah, me too.

22 ADMINISTRATOR PALLAS: They're -- Verizon is
23 the ones that are pulling poles, so they're -- they
24 would be here doing transfers and pulling the
25 poles.

1 TRUSTEE PHILLIPS: Okay.

2 ADMINISTRATOR PALLAS: They're the ones that
3 pull the poles, not cable.

4 ATTORNEY PROKOP: The Optimum attorney calls
5 me frequently about another issue that we're
6 working on with them. So if you identify the --
7 what the problem is --

8 ADMINISTRATOR PALLAS: Sure.

9 ATTORNEY PROKOP: -- and let me know, I can
10 mention it to him.

11 ADMINISTRATOR PALLAS: Yeah, we'll get --
12 we'll get some very -- specifics for you. I'll get
13 that out to you as soon as I can, Joe.

14 Anything else on that?

15 TRUSTEE CLARKE: No, sir.

16 ADMINISTRATOR PALLAS: The ferry queue
17 project, I'll be sending the comments to DOT next
18 week. You know, we have some internal comments,
19 and the -- obviously, our own comments, plus the
20 consultant's comments, which are voluminous. It
21 will go out to the DOT next week. We continue to
22 work through those, you know, on an ongoing basis.

23 The next item is the renewable tariff. I had
24 resent that out to you all. Again, I don't want to
25 go into -- I haven't changed anything material. I

1 did update it to be consistent with the comments I
2 had received from the Power Authority. So I
3 believe they wouldn't have a problem approving it
4 once we approve it here.

5 I -- they do not have any input as to whether
6 we have a hearing for it or not. It's -- that's a
7 local determination. Whatever process we use to
8 approve it, obviously, we would need a resolution
9 to approve it, that I would send with the tariff to
10 them to request approval. So I would leave it up
11 to you how you want me to handle next steps.

12 MAYOR HUBBARD: Okay. Would the Board like
13 to have a public hearing on changing the tariff?

14 TRUSTEE PHILLIPS: I think for accountability
15 and transparency, I think we should do it, to be
16 honest with you.

17 TRUSTEE MARTILOTTA: I think we'd get it out
18 to more people that way as well.

19 TRUSTEE PHILLIPS: Yeah, I think that would
20 be good.

21 MAYOR HUBBARD: Okay. We'll schedule a
22 public hearing for February and then we'll move
23 forward.

24 TRUSTEE CLARKE: And then I have one question
25 on process. Is the -- is the study going -- is the

1 study part of this or --

2 ADMINISTRATOR PALLAS: No.

3 TRUSTEE CLARKE: -- separate?

4 ADMINISTRATOR PALLAS: Well, I mean, the --
5 the rate study?

6 TRUSTEE CLARKE: Yes.

7 ADMINISTRATOR PALLAS: So the --

8 TRUSTEE CLARKE: Will that inform?

9 ADMINISTRATOR PALLAS: It will be
10 incorporated in. But for me, a full rate study
11 stamp on electric utility, this is so small that it
12 would almost be noise level, to be honest, the
13 impact on rates.

14 TRUSTEE CLARKE: Okay.

15 ADMINISTRATOR PALLAS: You know, as I -- as I
16 put in my memo, as of now, if it was fully
17 subscribed, the exposure fully subscribed, and
18 everybody delivered 100% of their solar output to
19 us, the total would be somewhere in the
20 neighborhood of \$16,000. So that would be very
21 small --

22 TRUSTEE CLARKE: Okay.

23 ADMINISTRATOR PALLAS: -- you know, in terms
24 of the total.

25 TRUSTEE PHILLIPS: The only thing that -- as

1 you and I discussed, the Fire Department was
2 concerned about having some idea of who had them
3 and who didn't. So I think you discussed trying to
4 create a list.

5 ADMINISTRATOR PALLAS: Yeah, we once -- yes,
6 we will -- we do -- we do know where they are. I
7 can -- we can start working on a -- on a database
8 of them. There's less than 12 at the moment, so
9 that would not be problematic at all to develop
10 that.

11 TRUSTEE PHILLIPS: Well, I think that they --
12 the biggest concern was that if they had batteries,
13 I think, and most of them probably -- I don't know.

14 ADMINISTRATOR PALLAS: I don't know of any
15 that do. You know, that doesn't mean they're not
16 there in the basement, or something like that. You
17 know, somebody might have bought one of those Tesla
18 walls and put it in the garage, who knows, but we
19 don't -- we don't know of any officially.

20 TRUSTEE PHILLIPS: But that is -- was one of
21 their concerns.

22 ADMINISTRATOR PALLAS: Sure. And we can --
23 when we get to that point, we can go back to the
24 individual customers and do a little bit further
25 deeper dive into what equipment they actually, you

1 know, physically have, in addition to just seeing
2 the panels.

3 TRUSTEE PHILLIPS: Okay. All right.

4 MAYOR HUBBARD: Right. And if we change the
5 tariff, then people will be coming to us, saying,
6 "We're putting in solar panels, we want to get part
7 of this agreement," so we'll know about any new
8 installations before they happen.

9 ADMINISTRATOR PALLAS: Right.

10 TRUSTEE PHILLIPS: Right.

11 MAYOR HUBBARD: Because, otherwise, they're
12 just putting them in and they're not going to get
13 any benefit out of it, which that's the way it is
14 now.

15 ADMINISTRATOR PALLAS: Correct.

16 MAYOR HUBBARD: So they're -- if they're
17 going to put it in, they're going to want the
18 benefit, so they're going to notify us before they
19 do it, and then we will have an ongoing list going
20 forward of anybody that does install them.

21 ADMINISTRATOR PALLAS: And I know that I've
22 mentioned this before, that the -- one of the
23 requirements of our long-term agreement that was
24 recently enacted, signed off on with, you know, the
25 Power Authority essentially requires us to do

1 something like this. So we --

2 MAYOR HUBBARD: Right.

3 ADMINISTRATOR PALLAS: If we don't do this,
4 we're going to have to do something else. So this
5 is probably the easiest path forward to live up to
6 the requirements of the long-term agreement that we
7 have for hydropower.

8 Okay. So next item is the rates I -- we just
9 alluded to. We had received three, three bids
10 for -- for the rate study. We reviewed them
11 thoroughly. The -- there was one, the low bidder
12 on paper didn't have any, any electric experience
13 at all doing electric rates, so we -- and their
14 price was almost too low to be believable. So we
15 discounted, we discounted that one.

16 The next bidder is someone I have never heard
17 of, however, but I did do some research on them.
18 The high bidder is someone I've known for a very
19 long time and is very competent, but didn't have --
20 doesn't have a lot of experience with water or
21 sewer. Does have electric and natural gas and
22 steam, which has some similarities, but not water,
23 and he was the high bidder. So we looked at the --
24 at the middle, the middle bid, and we vetted out
25 quite thoroughly the -- all of their references

1 in -- I've, you know, done this a lot with
2 different trades. I can tell you this was the most
3 praise I've heard about any consultant that I've
4 ever experienced, and I had never heard of them.
5 And they work across the country and they do a lot
6 of municipal utilities, so I was kind of surprised.
7 So not only did I speak to their references, I also
8 spoke to other consultants who knew them, who had
9 heard of them to get -- you know, find out about
10 their qualifications, all glowing. So my
11 recommendation is to go with them, so.

12 MAYOR HUBBARD: Uh-huh.

13 ADMINISTRATOR PALLAS: The last item I have,
14 we have a resolution to purchase some distribution
15 transformers, primarily for a couple of projects
16 that are coming down the road. The projects
17 probably won't come to fruition for a little bit of
18 time. But what we're hearing on pad mount
19 transformer lead times is -- the manufacturers
20 we've spoken to are telling us six months. I think
21 that's just to get us to give them an order,
22 because everybody I speak with is telling us two
23 years minimum just to get a transformer.

24 TRUSTEE MARTILOTTA: Two years?

25 ADMINISTRATOR PALLAS: Two years. There

1 was -- about two or three months ago, some of these
2 transformer manufacturers, if you called them, they
3 wouldn't even take your order. "Call us in a year
4 and we'll put you in a queue in a year."

5 They're -- it's a problem.

6 TRUSTEE PHILLIPS: COVID --

7 ADMINISTRATOR PALLAS: No, it's labor, it's
8 labor and then supply chain issues.

9 TRUSTEE CLARKE: Is most of this domestic
10 manufacturing?

11 ADMINISTRATOR PALLAS: Some yes, some no, but
12 it's all -- it's mostly, mostly American, yes.

13 TRUSTEE CLARKE: Okay.

14 ADMINISTRATOR PALLAS: Yeah, mostly American.
15 And it's becoming a problem to the point where the
16 Federal Government has been discussing using the
17 Defense Authoriz -- what is that? I forget what
18 that's called. The Defense Authorization?

19 TRUSTEE PHILLIPS: Emergency Authorization.

20 ADMINISTRATOR PALLAS: Emergency
21 Authorization, whatever it's called, to actually
22 use that to incentivize folks to do it. I don't
23 think it's passed, they seem to have tabled it.
24 Apparently, they have other things to do.

25 TRUSTEE PHILLIPS: I think we'll find that --

1 and maybe that portion isn't because of COVID, but
2 dealing with any other mechanical filters or
3 replacement parts for a lot of machinery is
4 backlogged, because they either shut down and
5 starting to back open up again and --

6 ADMINISTRATOR PALLAS: Yes. I'm sorry, it's
7 not COVID now, is what I -- but, yes, it --

8 TRUSTEE PHILLIPS: Yes.

9 ADMINISTRATOR PALLAS: You start from -- you
10 start from a backlog, and then you have labor
11 shortages, and then materials, supply chain issues,
12 it just exacerbated the problem beyond belief. So,
13 again, in addition to all of the other things I
14 talked about earlier, this is all -- is -- you
15 know, the CLCPA is scary in the long term, this is
16 scary in the short term. If there's any kind of a
17 major storm, we are okay right now, I will tell you
18 that. We went through our --

19 TRUSTEE MARTILOTTA: That was my next
20 question.

21 ADMINISTRATOR PALLAS: -- stock and we're
22 good today. I can't promise it will stay that way
23 if something happens, but -- and because we had all
24 these new -- the new transformers put in. We were
25 going to have -- as part of the contract, we were

1 going to let a lot of these older ones go. We
2 basically stopped the truck as it was pulling out
3 of the driveway to say leave them here.

4 TRUSTEE PHILLIPS: That was -- yeah, that was
5 a good idea.

6 ADMINISTRATOR PALLAS: So we have some
7 extras. They're not the best transformers in the
8 world, but they'll do the job if we need to. So we
9 should be in fairly good shape. But, again, long
10 term, I don't -- if things -- if things don't
11 change, it's going to get bad.

12 TRUSTEE PHILLIPS: Well --

13 TRUSTEE MARTILOTTA: Do we need to look
14 into -- oh, I apologize.

15 TRUSTEE PHILLIPS: That's okay, go ahead.

16 TRUSTEE MARTILOTTA: Do we need to look into
17 ordering -- if it's a two-year lead time, wouldn't
18 it behoove us to order them?

19 ADMINISTRATOR PALLAS: I -- the pad mounts
20 are the ones we need more than anything, we don't
21 have those at all. We do have the pole tops. So
22 it's really the pad mounts that are the main issue.
23 But, you know, we'll take a look. I'll take
24 another look at the inventory and see.

25 TRUSTEE MARTILOTTA: I'm just saying, a

1 two-year lead time, that's terrifying.

2 ADMINISTRATOR PALLAS: Yeah. We'll take
3 another look and see, what, you know --

4 TRUSTEE MARTILOTTA: Okay. No, I appreciate
5 it, because we need it. You know, even if it's
6 just going to sit there I'd --

7 ADMINISTRATOR PALLAS: Yeah, I'll do that.

8 TRUSTEE MARTILOTTA: -- hate to see a
9 hurricane come through next year and we have one
10 can left on the side.

11 ADMINISTRATOR PALLAS: Perhaps I'll -- we'll
12 word the resolution to allow it to give us time to
13 study it. We just don't have to hide them. You
14 know, it's been like that.

15 TRUSTEE MARTILOTTA: I don't want to slow the
16 process down, it's already taking two years.

17 TRUSTEE PHILLIPS: No, I don't -- It's not
18 going to be like that.

19 ADMINISTRATOR PALLAS: Yeah, we can, we can
20 do it. We can do that, so, yeah, we will.

21 TRUSTEE PHILLIPS: You alluded to some major
22 projects that you think are coming down the road.
23 Do you --

24 ADMINISTRATOR PALLAS: Customer side
25 projects.

1 TRUSTEE PHILLIPS: Customer?

2 ADMINISTRATOR PALLAS: Yeah.

3 TRUSTEE PHILLIPS: Okay.

4 ADMINISTRATOR PALLAS: You know, Claudio's
5 has approached us to redo their electric service in
6 its entirety, which would be nice. Get rid of some
7 of the poles that are in there that are not
8 terribly attractive. To put in two pad mount
9 transformers, to get rid of all that, and
10 everything would go underground.

11 The LIH is looking to do an electric project
12 in -- probably in the longer term there. It's more
13 like an 18-month project anyway to get rid of the
14 transformers that are indoors there, and then we
15 need spares for all of this. So there's at least
16 three or four that we need.

17 TRUSTEE PHILLIPS: So --

18 ADMINISTRATOR PALLAS: The Mini Railroad is
19 another, we have a pad mount, single-based pad
20 mount transformer that we're going to use for that.
21 And there was one other project that escapes me.
22 Silver Sands I think is looking to revamp their
23 electric service as well, so that will also be part
24 of that.

25 Okay. That's, I think, all the good news I have.

1 (Laughter)

2 MAYOR HUBBARD: Okay.

3 TRUSTEE PHILLIPS: I had one question. The
4 campground, don't we normally go out to bid for
5 the -- I mean, go out for RFP for the -- I checked,
6 we it did last year.

7 CLERK PIRILLO: February.

8 TRUSTEE PHILLIPS: February, oh, okay. I
9 mean, I've heard nice things about the lady that
10 was running it last year, so that's why I'm --

11 ADMINISTRATOR PALLAS: Okay, we'll get that.

12 TRUSTEE PHILLIPS: Okay.

13 MAYOR HUBBARD: Okay. Anything else for Paul?

14 (No Response)

15 MAYOR HUBBARD: All right. Thank you.

16 Interim Treasurer, Stephen Gaffga.

17 INTERIM TREASURER GAFFGA: Good evening,
18 Mayor and Board.

19 TRUSTEE MARTILOTTA: Good evening.

20 TRUSTEE CLARKE: Good evening. How are you?

21 INTERIM TREASURER GAFFGA: I'm doing well.

22 TRUSTEE PHILLIPS: Good evening, Stephen.

23 INTERIM TREASURER GAFFGA: Doing well. In
24 addition to my regular work session, I have some
25 additional resolutions that I'm going to be

1 presenting for the regular meeting, two budget
2 amendments. One of them is for the purchase of a
3 Flygt mixer, I believe I'm pronouncing that
4 correctly, for the wastewater treatment plant. It
5 needs a repair. It's about \$3600. The second
6 budget amendment is to fund -- he needs three new
7 UV kits for the wastewater treatment plant, that's
8 about \$11,500. So I'm presenting those two budget
9 amendments for the regular meeting.

10 TRUSTEE PHILLIPS: Just before we go on,
11 Paul, maybe the UV kits, is it something that's
12 common?

13 ADMINISTRATOR PALLAS: Just maintenance.

14 TRUSTEE PHILLIPS: Maintenance?

15 ADMINISTRATOR PALLAS: Yeah, it's just
16 standard maintenance.

17 TRUSTEE PHILLIPS: So when was the last time
18 they were bought?

19 ADMINISTRATOR PALLAS: I'd have to look, I
20 don't know off the top of my head.

21 TRUSTEE PHILLIPS: Okay. But it's not a
22 yearly thing?

23 ADMINISTRATOR PALLAS: I don't believe so.
24 No, I don't believe so.

25 INTERIM TREASURER GAFFGA: Off the top of my

1 head, I think it was a couple of years ago.

2 TRUSTEE PHILLIPS: It was a couple of years
3 ago? Okay, all right. As you know, it's just
4 since the upgrade, some of the things that were
5 moving forward that we knew we were going to have
6 to deal with down the road, so.

7 ADMINISTRATOR PALLAS: Yeah, this is -- it's
8 standard maintenance, I guess.

9 TRUSTEE PHILLIPS: Okay.

10 ADMINISTRATOR PALLAS: The UV, it does get --
11 it does need some work periodically. It's, you
12 know, delicate glass tubes, essentially, that, you
13 know --

14 TRUSTEE PHILLIPS: Yeah.

15 ADMINISTRATOR PALLAS: -- we had problems with.

16 TRUSTEE PHILLIPS: Just asking.

17 INTERIM TREASURER GAFFGA: There's going to
18 be a third resolution that I'm going to be asking
19 to put onto the regular meeting. It's amending a
20 resolution last month, Resolution 12-2022-10, that
21 was establishing the new accounts for NYCLASS.
22 There was an error with one of the line items that
23 I had put in. The line item had already existed,
24 so I couldn't use that one, I had to change an
25 account number. So I changed it from E.0121.100

1 to E.0201.110. So that's going to be on the
2 regular meeting as well.

3 TRUSTEE MARTILOTTA: That's just a clerical
4 change?

5 INTERIM TREASURER GAFFGA: Just a clerical
6 change, yeah. There was an old inactive account
7 that I was unaware of and --

8 TRUSTEE MARTILOTTA: Sure.

9 INTERIM TREASURER GAFFGA: -- so I wasn't
10 able to establish it as a new account, so I needed
11 to change the number.

12 TRUSTEE PHILLIPS: Stephen.

13 INTERIM TREASURER GAFFGA: Yes.

14 TRUSTEE PHILLIPS: On your bank account
15 balances, are you showing somewhere here the money
16 that you were putting into the investment?

17 INTERIM TREASURER GAFFGA: It's in the wire
18 account.

19 TRUSTEE PHILLIPS: Oh, okay.

20 INTERIM TREASURER GAFFGA: It was transferred
21 to the wire account, which I'm using as the -- as
22 the pass-through to go into NYCLASS. It did not
23 make it because of the holiday, so there was -- and
24 it was right before the weekend that I had
25 attempted to transfer the money, so it shows up in

1 January. You'll see it on the January NYCLASS.

2 TRUSTEE PHILLIPS: Okay. So we will see it,
3 and it will be an added account there?

4 INTERIM TREASURER GAFFGA: Yes.

5 TRUSTEE PHILLIPS: Okay.

6 INTERIM TREASURER GAFFGA: Yeah. I think it
7 might even be on there, but it might just be a
8 zero.

9 TRUSTEE PHILLIPS: I'm trying to -- oh,
10 General Investment, okay. The Muni Investment
11 Pool?

12 INTERIM TREASURER GAFFGA: Yes.

13 TRUSTEE PHILLIPS: Okay, all right. Yeah,
14 you got zero in it, okay.

15 INTERIM TREASURER GAFFGA: Yeah. So you'll
16 see it in January, it's in there. And it's working
17 out well so far, I've had no issues with it. I
18 will check it periodically. And they've checked
19 the collaterals. All the reports are great, so --

20 TRUSTEE PHILLIPS: I see you have it in --
21 you have it in the General, the Light, Water and
22 Sewer, correct?

23 INTERIM TREASURER GAFFGA: Correct.

24 TRUSTEE PHILLIPS: Okay, all right.

25 INTERIM TREASURER GAFFGA: And I kept it at

1 the -- I had mentioned at the -- at the work
2 session, and I believe in October, that I was going
3 to -- no more than 10 to 20%. So I kept it at the
4 20% mark of how much of the Village funds I put in
5 there.

6 TRUSTEE PHILLIPS: Okay.

7 INTERIM TREASURER GAFFGA: All right. So,
8 you know, like I said, it's working out well so
9 far.

10 So, in addition to that, kind of segueing
11 into one of the things I was going to talk about,
12 because of the interest rates are so good with
13 NYCLASS, I was able -- we, as a Village, were able
14 to discuss with one of our major banks to adjust
15 some of their interest rates for our savings in our
16 money market accounts, so they actually bumped from
17 .05% to 1%. So that should be a benefit, you know,
18 take advantage of some of the new rates --

19 MAYOR HUBBARD: Uh-huh.

20 INTERIM TREASURER GAFFGA: -- that are out
21 there, and, you know, to just help us, you know,
22 keep our -- keep the money growing a little bit,
23 you know, while it's sitting there.

24 TRUSTEE MARTILOTTA: Thank you.

25 INTERIM TREASURER GAFFGA: And so that it

1 provides an extra benefit.

2 TRUSTEE MARTILOTTA: Awesome.

3 INTERIM TREASURER GAFFGA: And then the last
4 thing that I was going to add to my work session is
5 that the Mayor, Clerk Pirillo and I were able to
6 attend a kickoff Community Housing meeting that was
7 in Sag Harbor. And, you know, it went -- there was
8 a lot of good information. You know, a lot of
9 people are on board with trying to get community
10 housing as a priority, especially out on the North
11 and South Forks.

12 One of the main things, I think the main
13 takeaway, there wasn't a tremendous amount of
14 information, but one of the main takeaways is that
15 any real estate contracts that are already in
16 contract or underway would be grandfathered into
17 the old CPF rates and they would not be affected by
18 the new law that was passed. April 1st and any
19 contracts entered in that -- after April 1st would
20 then be subject to the new CPS rates and the .5%
21 transfer tax.

22 The next meeting that I have with the
23 Advisory Board with Southold is in February, so I
24 hope to have more, more information for the Board
25 at that point.

1 TRUSTEE PHILLIPS: Stephen, I guess my
2 question, and I asked you that, is we have to have,
3 I believe, according to the law, we have to have an
4 agreement with the Town of Southold.

5 INTERIM TREASURER GAFFGA: Yes. An IMA, yes.

6 TRUSTEE PHILLIPS: An IMA. Do we -- are we
7 in discussion stages with that, or are we waiting
8 until --

9 INTERIM TREASURER GAFFGA: There haven't been
10 any --

11 TRUSTEE PHILLIPS: -- the planning?

12 INTERIM TREASURER GAFFGA: Yeah. In my
13 discussions with the Advisory Board, there
14 haven't -- in which one of the Council Members is
15 on the Board, there hasn't been any concrete
16 details to put forward yet. But I -- when I have
17 our meeting in February, I believe it's February 8th,
18 I was intending to ask them this question, you
19 know, what -- you know, when do we need to begin
20 this process of starting the IMA, because I want to
21 make sure that we're not left out in the cold on
22 that.

23 TRUSTEE PHILLIPS: Is the February 8th
24 meeting public?

25 INTERIM TREASURER GAFFGA: No, no. It's just

1 a -- it's a Zoom meeting.

2 TRUSTEE PHILLIPS: It's a Zoom meeting?

3 INTERIM TREASURER GAFFGA: I do believe it's
4 recorded, but it's -- I don't believe it's live.

5 TRUSTEE ROBINS: They don't give a Zoom link?

6 TRUSTEE PHILLIPS: I think they do give a
7 Zoom link.

8 TRUSTEE ROBINS: They give a Zoom link.

9 INTERIM TREASURER GAFFGA: Do they?

10 TRUSTEE PHILLIPS: I think they do, yeah.

11 TRUSTEE ROBINS: Yeah.

12 TRUSTEE PHILLIPS: I think you have -- yeah,
13 you can watch. I think you can watch.

14 INTERIM TREASURER GAFFGA: I don't know if
15 you -- yeah, I'm not -- I wasn't aware if you could
16 watch it live or not, but they do record it.

17 TRUSTEE PHILLIPS: Okay.

18 TRUSTEE ROBINS: All right.

19 INTERIM TREASURER GAFFGA: Other than that,
20 going to my regular report, just a resolution
21 scheduling the budget hearing in April. And to --
22 a resolution adding the outstanding Water and Sewer
23 balances to go on the tax bills, and they go out at
24 the end of April as well.

25 So I guess that's it for me. Do you have any

1 questions for me?

2 MAYOR HUBBARD: Any questions?

3 TRUSTEE MARTILOTTA: No.

4 MAYOR HUBBARD: Okay, thank you.

5 INTERIM TREASURER GAFFGA: All right. Thanks
6 a lot.

7 MAYOR HUBBARD: Okay. Village Clerk.

8 CLERK PIRILLO: Hello. Good evening,
9 everyone.

10 TRUSTEE CLARKE: Good evening.

11 CLERK PIRILLO: Hi. Just some additions to
12 my report. You'll see that there are agreements
13 and contracts. Those were -- many of those were
14 fully executed, including the one for snow removal,
15 which we haven't needed yet. Contractor services,
16 delivery of diesel fuel and No. 2 heating oil. So
17 all of those were fully executed. In addition to
18 that, the bid for the removal of liquid sludge was
19 noticed in today's paper, and is returnable on the
20 9th of February.

21 It's important to note in my report that we
22 continue to look for employment, we continue to
23 seek employees. We have open positions in the
24 Wastewater Treatment Plant for a Helper, in the
25 Road Crew for a Laborer, in the Marina for a

1 Park Attendant III, at the Power Plant for a
2 Maintenance Mechanic II. Those were all noticed,
3 we noticed them last time. They're noticed in the
4 Suffolk Times, and I've also noticed them in
5 Riverhead in the Times Review. Last time, I even
6 tried Constant Contact and other sources. So it is
7 incumbent upon all of us to try to spread the word,
8 please.

9 We also have an opening or two at Village
10 Hall, but those are predicated upon --

11 TRUSTEE CLARKE: I was going to ask.

12 CLERK PIRILLO: -- Civil Service lists, and
13 I'm working with Civil Service to fulfill those.
14 So that is the situation regarding employment.

15 I have two additional resolutions. In
16 addition to those already on my report, one is to
17 reject all bids received for the repair or
18 replacement of roofs at specified Village
19 locations. We received actually only one bid after
20 quite a bit of outreach. The results were,
21 unfortunately, disappointing. The prices that we
22 received were quite a bit higher than expected and
23 then budgeted for, so we'd like to go out to rebid
24 on that.

25 TRUSTEE ROBINS: You have to have the notice

1 in the paper again on that bid?

2 CLERK PIRILLO: Yes, of course, yes.

3 TRUSTEE PHILLIPS: Sylvia.

4 TRUSTEE CLARKE: Those involve two or three?

5 CLERK PIRILLO: No, many.

6 TRUSTEE PHILLIPS: There's a lot.

7 CLERK PIRILLO: Many, because there are --

8 there are several pump stations. There are two

9 roofs just at Village Hall.

10 TRUSTEE PHILLIPS: There's the Firehouse.

11 CLERK PIRILLO: The Firehouse, there's the

12 Station 2 Firehouse.

13 TRUSTEE CLARKE: Station 2, okay.

14 ADMINISTRATOR PALLAS: There's about seven.

15 CLERK PIRILLO: We have about seven or eight

16 locations.

17 TRUSTEE CLARKE: A lot of roofing.

18 CLERK PIRILLO: A lot of roofing.

19 TRUSTEE PHILLIPS: Sylvia, before you go

20 on --

21 CLERK PIRILLO: Yes, sure.

22 TRUSTEE PHILLIPS: -- on your resolutions for

23 the regulars meeting going to the public assembly

24 permit applications --

25 CLERK PIRILLO: Uh-huh.

1 TRUSTEE PHILLIPS: -- I have a question about
2 the one that is from the New York LGBT Network, the
3 use of Village streets and Mitchell Park. In the
4 application they mentioned the word "vendors". Are
5 they planning on trying to follow the model of the
6 Maritime Museum -- Maritime Festival?

7 CLERK PIRILLO: I had a very nice
8 conversation with the organizer, and we came to an
9 understanding of what is allowed in the park and
10 what isn't. They were not familiar with our rules
11 and regulations, and very much want to follow those
12 rules and regulations. So the vendors, the vendors
13 that they will have will be informational type
14 tables or giveaway tables, again, with pamphlets or
15 maybe items, but definitely nothing for sale.

16 TRUSTEE PHILLIPS: Okay.

17 CLERK PIRILLO: And no beverages for sale,
18 which was not initially what was expected. They
19 are expecting perhaps some live entertainment, and
20 I have pointed them to the area where we do Dances
21 in the Park. But this is all a work in progress
22 and I'll keep the Board updated on it.

23 I do have the pleasure of saying that they
24 did already provide us with the insurance
25 certificate and some of the fee. There was a

1 misunderstanding as to the fee. The fee for the
2 use of Mitchell Park is quite different than the
3 regular fee, so I'm expecting the balance shortly.

4 TRUSTEE PHILLIPS: Okay. As I said, when I
5 saw the -- you know, the vendors on the
6 application, I was just wondering if they were
7 trying to follow the Maritime Festival model,
8 that's all.

9 CLERK PIRILLO: No. They're actually trying
10 to follow what we normally do, which is a parade
11 probably beginning on Broad Street and coming --
12 ending in the park.

13 TRUSTEE PHILLIPS: Okay.

14 CLERK PIRILLO: And then the vendors will be
15 in the park, but the vendors will not be selling
16 anything.

17 TRUSTEE PHILLIPS: Okay.

18 TRUSTEE ROBINS: As long as they're not
19 selling anything, that's fine.

20 CLERK PIRILLO: No, they won't be.

21 TRUSTEE ROBINS: Just tables and things like
22 that, there'll be displays?

23 CLERK PIRILLO: Yep, displays and
24 information. Anything else Greenport-wise?

25 (No Response)

1 CLERK PIRILLO: I do have one more additional
2 resolution, which is regarding the letter and
3 information that we received from Rachel Johnson on
4 behalf of herself and her husband, Todd Johnson,
5 who own the Johnson Fishing Company. They have --
6 excuse me. They have asked the Board if they may
7 assign the license that currently exists for the
8 Peconic Star III and IV. Peconic Star IV is the
9 Express, okay, otherwise known as the Express.

10 And Attorney Prokop has reviewed the
11 information provided, including financials, and
12 feels that it's an appropriate assignment. I want
13 to make the Board aware that in the contracts that
14 we currently have in force, that assignment is also
15 predicated not just upon our Board approval, but
16 also upon approval by the MTA, and I have let
17 Rachel Johnson know that, okay? So, with the
18 Board's permission, I'd like to include two
19 resolutions, one for each of the Peconic Stars.

20 TRUSTEE PHILLIPS: Okay. I do have some
21 questions about the relationship between the new
22 owners and our Marina Manager, because he oversees
23 that, as far as the placement of their vessels.
24 Can we move them up a little bit? I don't know
25 what's in -- I don't what -- Joe, I think you and I

1 talked about it.

2 CLERK PIRILLO: I don't believe they have set
3 spots there, quote-unquote. They don't have set
4 spots.

5 TRUSTEE PHILLIPS: Okay. So --

6 CLERK PIRILLO: So they would be --

7 TRUSTEE PHILLIPS: Okay.

8 CLERK PIRILLO: Once, once the assignment
9 is -- goes through, we'll discuss, we'll discuss
10 with the Marina Manager proper placement.

11 ATTORNEY PROKOP: Under the agreements, we
12 designate the place. It's up to us, we take --
13 it's up to the Village.

14 CLERK PIRILLO: Yeah.

15 TRUSTEE PHILLIPS: Okay, all right. If there
16 could be a clarification on that, because there has
17 been a gray area on that in the past, and I think
18 it would behoove us to make sure that everybody is
19 on the same plain, okay? Okay, thanks, I
20 appreciate that.

21 TRUSTEE ROBINS: I had a question on the
22 resolution authorizing solicitation of engineered
23 wood fiber as a substrate in the parks.

24 CLERK PIRILLO: Uh-huh.

25 TRUSTEE ROBINS: I -- when I saw that, I was

1 a little concerned, because I know that a lot of
2 engineered wood is made with glues and toxins and
3 stuff like that. Apparently, according to what I
4 saw online and Googled it, this product is
5 recommended, but I just wondered if you had looked
6 into that at all, you know.

7 CLERK PIRILLO: We looked into various
8 substrates. Unfortunately, the one that we
9 preferred, although it's not the most durable, this
10 is -- this is for the Fifth Street Beach area.

11 TRUSTEE ROBINS: Right, okay.

12 CLERK PIRILLO: For the playground at the
13 Fifth Street Beach, which I am working very closely
14 with the Treasurer, because we need to remain ADA
15 compliant on everything.

16 TRUSTEE ROBINS: Right.

17 CLERK PIRILLO: Okay? The initial substrate
18 that we had preferred, although it does not hold up
19 the best with the weather conditions over at the
20 beach, is exceedingly expensive and not on the
21 contract that we need to use. So we need to divide
22 the contract into two to three parts, okay, perhaps
23 labor, substrate and equipment, in order to meet
24 the HUD requirements. And this engineered wood
25 fiber is definitely ADA compliant.

1 TRUSTEE ROBINS: ADA compliant?

2 CLERK PIRILLO: Definitely, yes.

3 TRUSTEE ROBINS: Okay. No, I get that. It's
4 just that, as I said, knowing what I heard about
5 the composition of engineered wood, I know it's not
6 just wood. I mean, there are glues and resins in
7 there and things like that. So Fire Department has
8 to be informed when there is engineered wood, I
9 think, in a house when they're going to fight a
10 fire. But, you know, what's known as a truss
11 choice, which is done with -- it's a glue laminated
12 product, you know. So I just wondered if that kind
13 of stuff wound up in this particular, you know,
14 material.

15 CLERK PIRILLO: I don't know the composition
16 of it, but I could -- I could find out, but I don't
17 know the composition of it.

18 ADMINISTRATOR PALLAS: I wouldn't --

19 CLERK PIRILLO: We've used it before.

20 ADMINISTRATOR PALLAS: I wouldn't expect that
21 material that's designed specifically for
22 playgrounds would --

23 CLERK PIRILLO: Be toxic.

24 ADMINISTRATOR PALLAS: Yeah.

25 TRUSTEE ROBINS: One would think, but you

1 never know.

2 TRUSTEE PHILLIPS: The only other question I
3 had is, just because I happen to know that the
4 church I go to, the Presbyterian Church in
5 Southold, is going to be doing -- helping out the
6 Habitat for Humanity house for two times. Do we
7 know what -- you know, they've started working down
8 there or laid a foundation? I haven't been down
9 there so far.

10 TRUSTEE CLARKE: It's all done.

11 CLERK PIRILLO: They're done.

12 ADMINISTRATOR PALLAS: It's done.

13 CLERK PIRILLO: They're done.

14 TRUSTEE PHILLIPS: Okay. Well, they're
15 working on the inside, but they --

16 ADMINISTRATOR PALLAS: Yeah.

17 CLERK PIRILLO: Yeah, they've been done.

18 TRUSTEE PHILLIPS: Okay.

19 ADMINISTRATOR PALLAS: Yeah.

20 TRUSTEE PHILLIPS: All right, okay. So
21 they're moving right along.

22 CLERK PIRILLO: Yeah, they've been done.

23 TRUSTEE PHILLIPS: Okay. So what happened
24 to -- never mind, I'll go take a ride down there.
25 Okay.

1 CLERK PIRILLO: Any other questions or
2 comments for me?

3 MAYOR HUBBARD: Anything else for the Clerk?

4 (No Response)

5 MAYOR HUBBARD: Okay.

6 CLERK PIRILLO: Thank you.

7 MAYOR HUBBARD: Okay. The Village Attorney
8 report.

9 ATTORNEY PROKOP: Good evening. I have a
10 couple of things that I wanted -- a couple of brief
11 things that I wanted to talk about, the LWRP. The
12 first is with reference to the IMA that was
13 discussed with the Town regarding the housing, the
14 new housing, community housing initiative, I had --
15 I was -- I did have discussions with the prior Town
16 Attorney regarding creating an IMA. There's a new
17 Town Attorney now, as I understand it, and I'll
18 continue that discussion with that person. And
19 I'll contact Interim Treasurer, the Interim
20 Treasurer as a member of the committee, to get
21 information from him and work out whatever needs to
22 be done with that.

23 Another thing I'd like to bring, just mention
24 is the Village, through NYCOM, was -- got details
25 on what will be this year's Governor's proposal on

1 an affordable housing initiative. The Village --
2 if it goes through as proposed, the Village will be
3 affected, because we're -- the Village is serviced
4 by the MTA, which is one of the criteria that the
5 Governor has set for one aspect of the plan. The
6 other -- another aspect will -- that aspect has to
7 do with providing specifically -- excuse me?

8 TRUSTEE PHILLIPS: Sorry, no.

9 ATTORNEY PROKOP: Providing affordable
10 housing. The second aspect of the plan has to do
11 with zoning density, and that will be -- the
12 attempt will be made to impose a zoning density,
13 similar to the -- what was attempted, I forget if
14 it was last year or the year before, but in the
15 prior version of this.

16 The danger -- the -- I -- there's a couple of
17 things about this. I don't -- this isn't going to
18 be -- would be imposed on the Village. However, I
19 don't know that the Governor's plan would provide
20 any additional benefits to what was discussed by
21 this Board, as far as affordable housing, a year or
22 so ago. It didn't -- it didn't move forward
23 through the Board, but there was affordable housing
24 through accessory -- there was an initiative
25 through accessory units that the Board had

1 discussed once before, and I don't know that the
2 Governor's law would provide any benefits that
3 would -- housing that would be more aggressive or
4 more substantial than that. But the difference is
5 that it would be imposed on us, on the Village, and
6 we would have little to say about the criteria.

7 The problem is, as far as -- you know, it's
8 unlikely that once it gains momentum, that changes
9 can be made. And there probably will be, as there
10 was last time, a lot of discussion from the
11 lower -- the Island and lower tier municipalities,
12 because it's -- for some reason, she set it up so
13 that the upper tier, meaning northern, northern
14 New York State communities are exempt. It's only
15 the lower state communities that will have to deal
16 with this.

17 But the other part of this is that it's
18 going -- it's proposed to come in through the
19 budget, being attached through the budget. So if
20 any -- if anybody has read the budget in prior
21 years, and I encourage you to at least look at it
22 so you see what happens, but every year when the
23 budget is approved, there's probably 100 or more
24 Local Laws that are attached to it as additional
25 sections. So the budget actually has now become,

1 you know, just as an example, maybe 100 pages of a
2 budget, but then maybe 1,000 pages or more of these
3 Local -- all these other sections and Local Laws
4 that get attached to it.

5 One of them last year was the -- a Local Law
6 that brought in video conferencing for virtual
7 meetings for public meetings. The new Local Law
8 that we have with that -- for that actually came
9 through as part of the budget process. So if it is
10 done that way, there'll be little that -- input
11 that the public will have in that, because the
12 budget has to be approved by April 1st, and there's
13 a lot of momentum in the -- and inertia in the --
14 in the State government to approve the budget. So
15 many of these things get attached to the budget
16 they really have nothing to do with a budget, and
17 then they end up getting passed at the same time.
18 So that's what we're dealing with.

19 I think that the Suffolk County Village
20 Officials will be taking a position on this. I
21 don't -- I don't know that that position is --
22 corresponds to the position of this Village,
23 because we have always spoken in favor of some type
24 of affordable housing, and so -- but we should stay
25 at least in touch with that.

1 TRUSTEE CLARKE: Well, what caught my eye the
2 most was the rezoning for transit-oriented
3 development --

4 TRUSTEE PHILLIPS: Yeah.

5 TRUSTEE CLARKE: -- within a half mile of the
6 MTA stations, which means that, you know, that's
7 half the Village.

8 ATTORNEY PROKOP: Right. So we would lose
9 our zoning powers, basically, on that, we would
10 have zoning forced on us to that.

11 TRUSTEE CLARKE: Yeah. It says that
12 localities would undertake a local rezoning for
13 higher density multi-family development, unless
14 they already meet the density level. It doesn't
15 say what the density level is. I'm just looking at
16 the -- you know, the NYCOM update. I didn't look
17 at any of the actual legislation or budget itself,
18 but it caught my eye in terms of this. Is that --
19 in your opinion, is that the most significant piece
20 of this that will affect us?

21 ATTORNEY PROKOP: Yes, because it's mandatory
22 zoning, right.

23 TRUSTEE CLARKE: Okay.

24 MAYOR HUBBARD: Well, that's some of it.
25 But, also, it says if you don't supply 3% more

1 housing units, you can get fined by the State.

2 TRUSTEE PHILLIPS: Yeah.

3 MAYOR HUBBARD: And we're -- you know, 3%
4 more housing units in Greenport per year is going
5 to be very hard to go and do, even if our zoning
6 already allows two-family houses and other things
7 like that. And so if we can't supply -- you know,
8 there's -- say it's 10 new apartments every year,
9 you're going to get fined and have to pay the State
10 money, which is going to be a burden on all the
11 taxpayers to go through with this mandated
12 requirement.

13 TRUSTEE CLARKE: Well, it certainly will
14 inform our planning that we're getting ready to go
15 through in terms of longer term planning for
16 development, and where we can create an outline for
17 that development, and hasten the approval of our
18 ADU conversations that we had that haven't yet been
19 put into code. Those things would help --

20 MAYOR HUBBARD: Uh-huh.

21 TRUSTEE CLARKE: -- you know, eliminate that
22 risk, because that would give you probably 3%. So
23 I see this as intersecting at a time when we're
24 looking at planning and looking at housing, and how
25 the code will affect housing, particularly in the

1 Commercial Districts, as kind of coming together at
2 the same time. So it should be considered where it
3 can be.

4 TRUSTEE MARTILOTTA: Was that a -- may I?

5 TRUSTEE CLARKE: (Nodded Yes)

6 TRUSTEE MARTILOTTA: Was that a 3% annual
7 increase?

8 ATTORNEY PROKOP: Yes.

9 TRUSTEE MARTILOTTA: Over how many years?

10 ATTORNEY PROKOP: Forever.

11 TRUSTEE MARTILOTTA: Forever?

12 TRUSTEE PHILLIPS: Yeah, that's part of
13 the --

14 ATTORNEY PROKOP: Mandated. And the last
15 time this was brought on -- I just wanted to thank
16 you for bringing --

17 TRUSTEE MARTILOTTA: Am I missing something?

18 ATTORNEY PROKOP: -- for mentioning it.

19 Apparently, the last time this concept came, it
20 didn't have the 3%, but it was -- there was a
21 discussion about the State giving funding to create
22 some of these units.

23 TRUSTEE PHILLIPS: Uh-huh.

24 ATTORNEY PROKOP: This time it's punitive, as
25 was mentioned.

1 TRUSTEE PHILLIPS: That's what --

2 TRUSTEE ROBINS: Did they mention about loans
3 or anything like that and --

4 ATTORNEY PROKOP: We don't know yet, not --
5 yeah, that part hasn't been discussed.

6 TRUSTEE ROBINS: But the last one did have --

7 ATTORNEY PROKOP: Yeah.

8 TRUSTEE ROBINS: -- a vehicle for loans to
9 help create views about this.

10 TRUSTEE CLARKE: It does also say in the
11 summary that incentives to help with construction
12 and rehabilitation will also be provided. So I
13 don't know what the details are on that and who
14 would qualify, but --

15 TRUSTEE MARTILOTTA: It's already zoned for
16 higher density. Like all that area, I think with
17 very few exceptions, outside of half a mile, is all
18 R-2 District.

19 TRUSTEE PHILLIPS: Right.

20 TRUSTEE MARTILOTTA: If I'm not mistaken.

21 TRUSTEE PHILLIPS: It is all R-2. There are
22 very few R-1's.

23 TRUSTEE MARTILOTTA: And I think we have two
24 undeveloped lots in the Village, something like
25 that. Yeah, that's cool.

1 ADMINISTRATOR PALLAS: Not many.

2 TRUSTEE PHILLIPS: Not many.

3 ATTORNEY PROKOP: So --

4 MAYOR HUBBARD: Yeah. I mean, the whole
5 concept of what they're saying, over the past 10
6 years, more housing units have been developed on
7 Long Island than anywhere else in the state, but
8 we're the ones that are being penalized again.

9 TRUSTEE PHILLIPS: Are we connecting New York
10 City into -- is New York City connected into our --
11 our area of --

12 ATTORNEY PROKOP: Any place that's serviced
13 by the MTA, yeah. So right now it would.

14 TRUSTEE CLARKE: But we're not the same
15 region.

16 TRUSTEE PHILLIPS: Well, no. I'm saying --
17 that's what I'm saying, is are we being clumped in
18 with New York City as far as the housing situation?

19 ATTORNEY PROKOP: Yes, the same. We would
20 have the same percentage requirement as New York
21 City would, and they would have the same.

22 TRUSTEE PHILLIPS: But up north didn't get it.

23 ATTORNEY PROKOP: Up north wouldn't get, right.

24 TRUSTEE MARTILOTTA: North of where? Where
25 does the MTA go to, does it make it to Albany?

1 TRUSTEE ROBINS: They -- I mean, where do
2 they go up to, Hudson, something like that?

3 TRUSTEE MARTILOTTA: Yeah.

4 TRUSTEE ROBINS: Albany, I think that's about
5 as far as it goes.

6 TRUSTEE MARTILOTTA: I don't even know.

7 ATTORNEY PROKOP: Well, it switches over to
8 Amtrak.

9 TRUSTEE MARTILOTTA: You think? Yeah,
10 because --

11 ATTORNEY PROKOP: At, you know, like
12 Poughkeepsie or something it switches over.

13 TRUSTEE MARTILOTTA: I take it -- yeah,
14 because I take it up to PCO sometimes.

15 ATTORNEY PROKOP: Yeah. But, I mean, there's
16 communities on the -- like in Columbia County,
17 where the house -- I mean, the median house prices
18 are millions of dollars and there's some --

19 TRUSTEE MARTILOTTA: Yeah.

20 ATTORNEY PROKOP: And they won't be affected
21 by this at all, because they're not serviced by the
22 MTA. So, anyway, so to move on to --

23 TRUSTEE CLARKE: Interesting.

24 TRUSTEE PHILLIPS: Yeah.

25 TRUSTEE MARTILOTTA: Yeah, a lot of news

1 tonight, huh?

2 TRUSTEE CLARKE: Yeah.

3 ATTORNEY PROKOP: So to move on to some other
4 things, I'd like to talk about the zoning -- the
5 moratorium law was -- was referred to Suffolk
6 County Planning, as was required, with a package of
7 materials that accompanied it. And, basically, the
8 resolution and -- the adopting -- the resolution
9 setting the public hearing and a few other
10 documents that we had. The -- it was also sent out
11 and referred to the necessary -- to the Town of
12 Southold, Town of Shelter Island, and also the
13 other necessary entities.

14 What has come out of that is that the Suffolk
15 County Planning Commission has set a -- has put
16 this -- our moratorium law on its February 1st
17 agenda. So the Suffolk County Planning Commission
18 will be having a meeting on February 1st. I
19 believe it's at 2 p.m., if I'm not mistaken. And
20 once -- the subject of the moratorium will be
21 considered.

22 So what they'll do, what the Planning
23 Commission will do is they'll review it, they'll --
24 they'll review the law, they'll see if they have a
25 position in favor or against it. They may make

1 comments about changes that they would like. They
2 may -- they may give us, give the Village
3 conditions that the Planning Commission would like
4 to have stated in the adopting resolution, the
5 resolution that would adopt it.

6 So there's a number of things that can come
7 from the Planning Commission. They could also
8 put -- adjourn the meeting, adjourn their
9 consideration until March, and ask for additional
10 information from the Village. And I don't know
11 what else we could provide, but that sometimes
12 happens, where they adjourn it for additional
13 information.

14 I will call -- I will contact the people that
15 are working on this in the meantime to discuss with
16 them what -- you know, if there's anything else
17 that they need from us so it's not held up. But
18 there would be some -- likely, there will be
19 something coming out of that meeting on February 1st.

20 We -- it's generally done by Zoom, and I --
21 and I believe the public notice for this meeting
22 did say that it's going to be a Zoom meeting. The
23 public, the public can attend by Zoom, and we can
24 also have representatives of the Village attend by
25 Zoom. If you would like it speak either as a

1 representative of the Village or -- or otherwise,
2 there's a -- there's a notification process that
3 you can find on the Suffolk County Planning
4 Commission website.

5 I had intended on, you know, going for the --
6 you know, speaking for the Village, possibly with
7 Paul Pallas or, you know, somebody else in
8 addition, in addition, the Mayor or anybody else
9 that would be appropriate, and basically to see if
10 there's any questions.

11 You know, we might -- we might give a brief
12 one or two-sentence statement, if they wanted.
13 But, generally, you're there to ask questions or
14 not to say anything, because they -- it's basically
15 they're reviewing -- and what they get is a -- the
16 process is that the Planning staff in the County do
17 a staff memo. So when these things come up on
18 the -- at these meetings, a staff memo is done
19 several days in advance. We do get a chance to see
20 the staff memo in advance of the meeting. So we
21 can go on the website, or if it's not on the
22 website, because if the website -- the website
23 still is -- has limited functions. And you -- it
24 may not be a good idea to go on their website,
25 actually, unless you have a really good firewall.

1 (Laughter)

2 ATTORNEY PROKOP: But, anyway, we will get a
3 copy of their staff memo, which will have
4 recommendations in it, to the -- to the Commission,
5 so we'll know ahead of time if there's any
6 significant issues.

7 TRUSTEE PHILLIPS: Joe, will we get a copy of
8 that memo when it comes out?

9 ATTORNEY PROKOP: Yes, we'll circulate it,
10 definitely, yes, as soon I can.

11 TRUSTEE ROBINS: Will you send us the Zoom
12 link for that meeting, so we --

13 ATTORNEY PROKOP: Yes.

14 TRUSTEE ROBINS: Yeah.

15 ATTORNEY PROKOP: Yeah, I'll send every --
16 any information we get, we'll send around.

17 TRUSTEE ROBINS: Okay.

18 ATTORNEY PROKOP: So the staff writes a memo,
19 that it's generally fairly extensive. Some of it
20 is -- a lot of it is boiler plate as far as -- you
21 know, they include things like energy initiatives,
22 some things like that, environmental
23 considerations. But it will be a recommendation, a
24 recommendation to the Commission for action, and
25 then the Commission will adopt a resolution based

1 on the staff memo and the discussion at the public
2 hearing. The -- or at the meeting. The -- as I
3 said, I gave -- I said before that their decision,
4 or whatever comes out of the Planning Commission,
5 may be a yes or a no, or it may be a yes with
6 conditions or recommendations. If it's a condition
7 or a recommendation not to move forward, the Board
8 can -- this Board can still approve the Local Law
9 for a moratorium, but you then would need a
10 super-majority.

11 So you need any -- if anything happens at the
12 Planning Commission that would impede the Local
13 Law, you could still go ahead and approve it, but
14 it would have to be approved by four votes, not by
15 three votes. And so we'll get that. And once --
16 once we get that, a decision from them, then you
17 could move ahead with action on the Local Law.

18 Does anybody have any questions about the
19 Planning Commission?

20 (No Response)

21 ATTORNEY PROKOP: So the other thing that
22 I've done that I wanted to report to you is I've
23 had a number of communications with the New York
24 State Department of State regarding the LWRP, the
25 Village LWRP as it exists, with the proposed

1 amendment. And, also, I had a long conference call
2 with the State respective, after she -- with --
3 which was basically broken down into two halves.
4 The first half of the conversation was comments on
5 our -- the 2014 version -- comments on the 2014
6 version. There were some comments on the 1996
7 version folded into that, but general -- basically,
8 it was comments about the 2014 version and what we
9 need to do to clean that up to make it ready for
10 the State.

11 The second half of the conversation was
12 procedural. Basically, the process that we have to
13 go through in order to get the State's final
14 signoff on the LWRP. The -- there were many points
15 that were mentioned as far as things that we need
16 to do, we need to address in the LWRP. They're all
17 things that we can take care of, they just need
18 work. They may -- they may involve -- one of them
19 may involve a budget, which is that the maps that
20 are attached to -- as exhibits, the State wants
21 them in GIS format. So I think I know what that
22 means, but I -- you know, I mean, I'm familiar with
23 what a GIS map is.

24 TRUSTEE PHILLIPS: I know what -- yeah, I
25 know what it is.

1 ATTORNEY PROKOP: I'll work with Paul Pallas
2 on that. And other sections of the -- other
3 sections of our -- the 2014 version need more
4 detail. They want the updated FEMA maps. There's
5 a portion -- they made -- they made us aware that
6 apparently Pipes Cove Creek and Moores -- as an
7 example, Pipes Cove Creek and Moores Drain was
8 established by the State as a Critical Coastal
9 Habitat.

10 TRUSTEE PHILLIPS: Habitat, yeah.

11 ATTORNEY PROKOP: And it happened between
12 the -- between the versions of the LWRP. They
13 would like us to add a section dealing with that.

14 As a -- just one more example, and not to bog
15 this part of the discussion down, but they --
16 there's a portion of our LWRP, when you go through
17 it, that addresses 34 different policies that the
18 State has regarding coastal policies. So the
19 State, the State has what they call coastal
20 policies that they want -- the State wants you to
21 at least mention in your LWRP, and acknowledge that
22 you're in compliance with those policies. We do.
23 If you read it's extraordinarily redundant and --
24 but it's mandatory by the State.

25 But in the last eight years that we've been

1 working on this, the 34 policies has now grown to
2 44 policies, and they -- and they want the
3 additional 10 policies to be in the LWRP. And I
4 know, I know what they are, we identified them, and
5 we'll take care of that.

6 One other thing is, it was mentioned that one
7 or two chapters of our code have to be -- that have
8 to do with LWRP policies and processes, coastal
9 management have to be changed and redone. The
10 State is going to provide us templates for that, so
11 that will -- that will be helpful.

12 As far as the process, the State is going to
13 give us significant support in what we need to do.
14 They -- they're currently working with a couple of
15 other East End villages, and Long Island,
16 Long Island villages, including an East End
17 village. And they will give us support in this
18 process and continue to work with us as we -- as we
19 move through it.

20 We -- I'll go over the list that I have with,
21 as I said, Paul Pallas, and we'll get -- you know,
22 get -- and also the committee that was the sub --
23 the committee and subcommittee now that were formed
24 and work on addressing these.

25 The -- finally, we'll have to deal,

1 obviously, with SEQRA and zoning changes that will
2 accompany the eventual adoption of the LWRP.

3 Now the best part of this conversation,
4 actually, was that the State representatives said
5 very encouragingly that they -- they are available
6 to come down and give a presentation to the public
7 and/or -- and/or the committee, you know, whichever
8 way the Board would like to do it, but they're very
9 eager to come down and be involved in our process.
10 They think it's important that they be -- that
11 they're involved at the beginning, now, rather than
12 later on, you know, rather than, you know, two
13 months from now.

14 And so the person I spoke to, as I said, is
15 very, very accomplished, very familiar with our
16 LWRP, took the time to go through the different
17 versions that we have filed with the State. And I
18 think -- I highly recommend that we get her and
19 this person, and whoever else she wants to bring
20 down from the State, as soon as possible for a
21 public meeting, if that's agreeable with the Board.

22 TRUSTEE PHILLIPS: I think that would be to
23 our advantage. Is it --

24 TRUSTEE CLARKE: That would be great.

25 TRUSTEE MARTILOTTA: That would be great.

1 That would be great.

2 TRUSTEE PHILLIPS: Is it the same lady I
3 spoke to?

4 ATTORNEY PROKOP: Yes.

5 TRUSTEE PHILLIPS: I was very impressed with
6 her when I spoke to her, so I think it would be a
7 great plus. It would help us kind of get focused.

8 TRUSTEE CLARKE: What meeting would you
9 recommend, a Board meeting?

10 TRUSTEE ROBINS: It could be a special
11 meeting, you know, with the public.

12 MAYOR HUBBARD: Yeah. Well, it could be a
13 meeting of the group and all. The group
14 assignments went out, everybody's putting together
15 their own meetings and stuff.

16 TRUSTEE CLARKE: Yeah, in terms of the
17 Waterfront Advisory --

18 MAYOR HUBBARD: Advisory Planning Committee.

19 TRUSTEE CLARKE: Okay.

20 MAYOR HUBBARD: So there's three separate
21 committees on that. I want to see -- have those
22 committees meet first to get a game plan of what
23 their -- so they know their goals and what they
24 need to -- tasked with doing, to go through that.
25 And then we will have a public meeting set up to

1 have the advisor come down to consult with
2 everybody.

3 TRUSTEE CLARKE: Thank you.

4 ATTORNEY PROKOP: So if you go online and
5 look at -- you know, search "LWRP" on the
6 Department of State website, you'll find guidance,
7 documents from them, and they're overwhelming.
8 They're two -- you know, some of them are two or
9 300 pages long.

10 I want to assure you that with the -- with
11 all the time that I've spent on this now, that the
12 LWRP that we have, as far as substance, is largely
13 there. You know, we have -- we have the substance
14 of this. What has happened is that there's -- some
15 of these requirements that I mentioned, like GIS,
16 the new FEMA flood maps, you know, Sandy, Sandy
17 changed all the flood maps, and things like that,
18 are just things that we need to -- you know,
19 peripheral things that we need to add to it to make
20 it -- to bring it up to compliance with what they
21 want to see now. You know, there are some
22 substantive things, but we can -- you know, we can
23 deal with them through these committees.

24 And that was basically it. So I just -- you
25 know, as I said, I encourage that we have a meeting

1 with the State reps here as soon as we can.

2 TRUSTEE CLARKE: Thank you.

3 TRUSTEE MARTILOTTA: That's awesome.

4 TRUSTEE ROBINS: Did they mention that at the
5 training session? I thought the woman that's -- I
6 think the attorneys that spoke at the training
7 mentioned that the State would be -- have people
8 come and help us with the LWRP.

9 TRUSTEE CLARKE: I don't remember.

10 TRUSTEE ROBINS: I think I recall. I don't
11 have my notes that I --

12 ATTORNEY PROKOP: Yeah, I don't recall. The
13 best thing is I don't think they charge for this.

14 TRUSTEE PHILLIPS: No, they don't.

15 ATTORNEY PROKOP: Yes.

16 TRUSTEE PHILLIPS: No, the Department of
17 State doesn't charge.

18 ATTORNEY PROKOP: Yeah, and they give -- they
19 give you a lot of support and they don't -- I mean,
20 I spent a lot of time on the phone with this woman
21 and she spent many hours reviewing our papers.

22 TRUSTEE PHILLIPS: Did you say it was Moores
23 Drain and Pipes Cove?

24 ATTORNEY PROKOP: Yes.

25 TRUSTEE PHILLIPS: And that was --

1 TRUSTEE CLARKE: Yeah, Pipes Cove Creek.

2 TRUSTEE PHILLIPS: Creek.

3 ATTORNEY PROKOP: Pipes Cove Creek.

4 TRUSTEE PHILLIPS: Oh, Creek. That's what I
5 want, okay. Pipes Cove Creek, okay.

6 ATTORNEY PROKOP: So, anyway, that is the
7 process. And then, you know, I had -- I just want
8 to mention, we have discussed this in our LWRP
9 discussions, but one of the goals of an LWRP, and
10 I'm familiar with this from other communities that
11 I've worked in that have LWRPs, is it gives -- it
12 would give the Village -- we have one now, so we
13 have this standing. But, basically, the Village
14 has superior standing in a number of issues,
15 coastal issues, to other agencies that, you know,
16 normally we would be subservient to. You know, we
17 would -- we have prime control, prime control over
18 a number of issues, governing issues that have to
19 do with our waterfront and coastal areas. So it's
20 important that we maintain this and get it
21 certified by the State.

22 And that's -- I think that's all. There's --
23 I think that's covered what I needed to cover,
24 unless there's any questions.

25 CLERK PIRILLO: Attorney.

1 MAYOR HUBBARD: Any other questions?

2 CLERK PIRILLO: You have an additional
3 resolution for a public hearing?

4 ATTORNEY PROKOP: Oh, I apologize. Yeah,
5 thank you.

6 CLERK PIRILLO: You're welcome.

7 ATTORNEY PROKOP: So we have two, two
8 requests regarding the moratorium, and one is --
9 one request, the nature, the nature of the first
10 request is a request from Kate's, Kate's Cheese
11 Shop I think it is, to determ -- basically, to
12 determine that the change in ownership of her shop,
13 that shop, will -- is not -- if it meets one of the
14 exemptions of the moratorium, because there's a --
15 because, basically, the sell -- what they would
16 like us -- like the Village to agree with is that
17 the change in ownership of the shop will not change
18 the -- without a change in use, is not stopped by
19 the moratorium. And so that's a little bit
20 different from granting an exemption. It's --
21 basically, we're interpreting what's happening
22 there and agreeing with that position, if that's
23 the position the Board would like to take. Do you
24 want to add anything to that?

25 ADMINISTRATOR PALLAS: No, I think -- no. I

1 think that's -- described in the interpretation
2 from the wording is that that -- from my -- just
3 with regard to the discussions that were had, those
4 are the instances that wouldn't need -- that not --
5 I wouldn't call it automatically exempt. They're
6 exempt by nature of what they're doing, I think is
7 a better way to phrase it, that wouldn't require a
8 public hearing, it doesn't appear to us.

9 TRUSTEE ROBINS: I had a question about that,
10 Joe. I mean, I thought that what's called for is
11 that we are -- we are the body that would grant an
12 exemption from the moratorium. But is it --
13 because Kate's is a conditional use business, you
14 know, wouldn't that then have to go to Planning?

15 ATTORNEY PROKOP: It would still have to go
16 to Planning, right.

17 TRUSTEE ROBINS: It would still have to go to
18 Planning, right.

19 ATTORNEY PROKOP: One of the things that
20 Planning --

21 TRUSTEE ROBINS: So we can't -- they're
22 mutually exclusive of each other. In other words,
23 we're only responsible for, yes, you're exempt, but
24 then you still have to go to Planning if you
25 want --

1 ATTORNEY PROKOP: You still have to go to
2 Planning, and one of the things that Planning is
3 going to do is look at the use and make sure that
4 it actually is the same use.

5 TRUSTEE ROBINS: The same use.

6 ATTORNEY PROKOP: And they can kick it back
7 if they think there's a change.

8 ADMINISTRATOR PALLAS: Yeah, and they have
9 done that. That has been done, that they believe
10 it to be the same, same use. So it would -- is as
11 of now moving forward through that process.

12 TRUSTEE ROBINS: So they've been to Planning
13 already?

14 ADMINISTRATOR PALLAS: They will go to
15 Planning. They're -- yes, I think. I forget where
16 they're -- yes.

17 ATTORNEY PROKOP: So, I mean, this is the
18 first one that we've had, so I don't know if the
19 Board wants to vote on it. I don't -- I don't know
20 that the Board --

21 TRUSTEE PHILLIPS: Well, I'm --

22 ATTORNEY PROKOP: I'm sorry.

23 TRUSTEE PHILLIPS: I'm a little confused,
24 because in the correspondence that we received from
25 Kate, there were several different versions of

1 "We're moving something out and putting two tables
2 in." And has the site, the actual inside of the
3 building, is it -- has it changed in any
4 configuration?

5 ADMINISTRATOR PALLAS: Not in a material way.
6 They were -- they're only proposing to remove a
7 bar, a very small bar, and the seats that were
8 there are going to be put at tables that are being
9 proposed. That's the entirety.

10 TRUSTEE PHILLIPS: So it's not changing the
11 occupancy at all?

12 ADMINISTRATOR PALLAS: Not changing occupancy.
13 It's not -- it's in -- from the description of the
14 use, does not appear to be changing, changing use.

15 TRUSTEE PHILLIPS: Anything that's --

16 ADMINISTRATOR PALLAS: The whole interior --
17 the only -- they only would manifest it as what I
18 just described, and a new sign, that would be the
19 entirety of it. And as I said, in reading the
20 language, I forget the -- I forget the section now
21 off the top of my head, that it's not really -- if
22 we determine -- if we believe it's not changing the
23 use -- not believe. If it's not changing use,
24 then -- then it doesn't require a hardship
25 exemption. That's the --

1 TRUSTEE PHILLIPS: Okay.

2 ADMINISTRATOR PALLAS: I'm paraphrasing for
3 us, but that's basically what the law -- I believe
4 that was the intent as well.

5 TRUSTEE PHILLIPS: Well, I mean, as I said,
6 the correspondence that was flipping back and forth
7 to us was a little confusing and --

8 ADMINISTRATOR PALLAS: Yeah, the --

9 TRUSTEE PHILLIPS: -- it would have been
10 better to just -- to put the application in --

11 TRUSTEE CLARKE: Yes.

12 TRUSTEE PHILLIPS: -- and been clear on what
13 was going on.

14 ADMINISTRATOR PALLAS: We couldn't accept
15 that application, so we had to determine.

16 TRUSTEE PHILLIPS: No, no, I know.

17 ADMINISTRATOR PALLAS: And so it was a
18 difficult process. And as the Village Attorney
19 just said, being the first one, we have -- you
20 know, and being a simpler application, it was a
21 good -- good dry run, if you will, at working
22 through this.

23 TRUSTEE PHILLIPS: Well, I will say -- I'm
24 sorry, maybe applications are the wrong thing.
25 It's just the correspondence got to be a little

1 confusing as to --

2 ADMINISTRATOR PALLAS: There were two, there
3 were two documents, as I recall. But the bottom
4 line is the -- it's as I described is what is
5 happening.

6 TRUSTEE PHILLIPS: Okay.

7 TRUSTEE ROBINS: So it's basically going to
8 remain a cheese shop? It's just changing name only?

9 ADMINISTRATOR PALLAS: It's changing name,
10 change a couple of tables, maybe one additional
11 product.

12 TRUSTEE ROBINS: So that is going to make a
13 change, then. It's not just a change in name,
14 they're changing tables around. That's a little --

15 ADMINISTRATOR PALLAS: Yeah. I mean, I
16 didn't --

17 TRUSTEE ROBINS: -- change of use.

18 ADMINISTRATOR PALLAS: That's what I said, I
19 said it's changing some interior space, but not --
20 no building permit requirements, just simply, you
21 know, in -- it would be going to Planning Board
22 anyway as a result of the language in Chapter 65
23 for a change in tenancy. In normal -- in the CR,
24 absent the moratorium, but changing tenancy would
25 only -- would only require Building -- Building

1 Inspector review, as long as no building -- as long
2 as no building permit is required, to make sure
3 that it's still in keeping with the code. In the
4 WC, as a conditional use, it would require Planning
5 Board approval, even for a name change, quite
6 frankly, the way the language is. So that's where
7 we with this.

8 TRUSTEE PHILLIPS: So you need to schedule a
9 public hearing?

10 MAYOR HUBBARD: There's a little bar that has
11 four chairs at it. They're taking the bar out and
12 putting the four chairs --

13 TRUSTEE PHILLIPS: Yeah.

14 MAYOR HUBBARD: -- on the other side of the
15 room. They're not -- they're not adding any chairs
16 or changing anything else. It's just instead of
17 being here, they're going to be there, the same
18 four seats.

19 ATTORNEY PROKOP: So this wouldn't have a
20 public hearing, it would go right to the Planning
21 Board.

22 ADMINISTRATOR PALLAS: It would go right to
23 the Planning Board. It would not require --

24 TRUSTEE PHILLIPS: Right, they don't need it.

25 ADMINISTRATOR PALLAS: Right. And they'll

1 have a --

2 TRUSTEE PHILLIPS: Okay.

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

4 ADMINISTRATOR PALLAS: They'll have a
5 hearing --

6 TRUSTEE PHILLIPS: Right.

7 ADMINISTRATOR PALLAS: -- for a site plan.
8 That's --

9 TRUSTEE PHILLIPS: For a public hearing.

10 ADMINISTRATOR PALLAS: A public hearing. But
11 there's no need for a --

12 TRUSTEE PHILLIPS: We don't need to, okay.

13 ADMINISTRATOR PALLAS: -- a hardship
14 exemption hearing --

15 TRUSTEE PHILLIPS: Okay.

16 ADMINISTRATOR PALLAS: -- in this case.

17 ATTORNEY PROKOP: On the second, the second
18 one, we do need a public hearing, and it's the Yoga
19 Shop. So I'll refer to Sofia as Yoga Shop. And
20 this one does require -- this one is a request for
21 a hardship -- there are changes and it's a request
22 for a hardship exemption, so it does require a
23 public hearing as part of the application.

24 ADMINISTRATOR PALLAS: Right.

25 ATTORNEY PROKOP: She's had -- she submitted

1 some paperwork. She's had many verbal
2 conversations, trying to push this along, and we
3 set the public hearing at the -- for the February
4 meeting.

5 ADMINISTRATOR PALLAS: And we have requested
6 additional -- additional financial information.
7 The Village Attorney had delineated what should be
8 required to -- in order for you to be able to
9 evaluate it properly, and that's been communicated
10 to the applicant.

11 MAYOR HUBBARD: Okay. I mean, we can
12 schedule the public hearing, but we need that
13 information for us, because all we've gotten is
14 just talk and rumors and everything else, an actual
15 something that we as a Village Board can see to
16 have a public hearing on.

17 TRUSTEE CLARKE: We've received a package.
18 We've received a letter.

19 TRUSTEE ROBINS: I received emails.

20 TRUSTEE PHILLIPS: Will this --

21 ADMINISTRATOR PALLAS: I will -- I apologize,
22 I thought -- I thought that had gone out. So we
23 will get what she has sent so far. We've had it.
24 We'll send it out. We have asked for -- when you
25 get it, understand that there's additional

1 information that's been requested.

2 TRUSTEE PHILLIPS: And is there a deadline
3 date for that information? Will we get it, too,
4 before the public hearing so we could see it?

5 ADMINISTRATOR PALLAS: I believe we told her
6 two weeks prior.

7 TRUSTEE PHILLIPS: Okay.

8 ADMINISTRATOR PALLAS: I'm fairly certain
9 that was communicated to all, but we'll verify that
10 with the Planning, Planning and Zoning Clerk.

11 TRUSTEE PHILLIPS: Because I'm not inclined
12 to look at anything that comes that day or the day
13 before, so.

14 ADMINISTRATOR PALLAS: No, I wouldn't --
15 first of all, we would -- if they were -- if the
16 applicant were to do that, we would -- we
17 wouldn't --

18 TRUSTEE PHILLIPS: Okay.

19 ADMINISTRATOR PALLAS: We wouldn't forward
20 it. We would tell -- would tell you, the Board,
21 that, you know, this came in too late for your
22 review.

23 TRUSTEE PHILLIPS: Okay.

24 ADMINISTRATOR PALLAS: And we'll kick it the
25 next month.

1 TRUSTEE PHILLIPS: That's fine.

2 MAYOR HUBBARD: Okay, yeah, that would be
3 good. We've had conversations and I've heard stuff
4 that needs to be done, and everything else, but I
5 have not seen anything in writing --

6 TRUSTEE MARTILOTTA: No.

7 MAYOR HUBBARD: -- that they supplied to us
8 for us to even think about having a public hearing,
9 because we have nothing to go by.

10 ADMINISTRATOR PALLAS: Sure. Yeah, we'll --
11 we can get the -- what the -- the information that
12 we've gotten so far out to you, and, again, with
13 the understanding that we've requested additional.
14 They have provided some financial information, but
15 it was not -- it was extensive, but not adequate.

16 TRUSTEE PHILLIPS: Okay.

17 MAYOR HUBBARD: Okay.

18 ADMINISTRATOR PALLAS: So we'll get that out
19 to you.

20 ATTORNEY PROKOP: Just -- I just need
21 feedback on one contract that I'm working on that I
22 can't discuss in public. And if you could give me
23 one minute in an executive session, I would
24 appreciate it, please.

25 MAYOR HUBBARD: Okay. All right. Anything

1 else for the Village Attorney?

2 TRUSTEE CLARKE: No.

3 ATTORNEY PROKOP: Thank you.

4 TRUSTEE CLARKE: Thank you.

5 MAYOR HUBBARD: Okay, thank you. Okay. A
6 lot going on, a lot of paperwork and everything
7 else. From my report, really, just attending
8 meetings, trying to communicate.

9 The Martin Luther King celebration was a very
10 lively and interesting discussion and all. It was
11 good to see. They had chairs set up for about 75
12 people, they had to put chairs up for another 50
13 people that showed up. It was very well attended.

14 The speakers did an excellent job getting
15 everybody involved in it and all, so it was a very
16 nice event. Normally, it's been held in churches
17 before. They had it at the Rec. Center, which was
18 bigger and everything else. I didn't know how that
19 was all going to work, but Val Shelby from
20 Greenport, as Master of Ceremonies, kept everybody
21 on their toes and had us laughing and all that, so
22 we all enjoyed that, it was a fun event.

23 Like Stephen talked about, the meeting we had
24 over in Sag Harbor, trying to get information. On
25 that, it is part of the law that the Village is

1 still controlled by Southold Town with the CPF
2 money, which we've tried to leverage and get money
3 from Southold Town for the CPF projects that are
4 allowed. Wanted to see if we could just do this
5 separately, but it's part of the law that it has to
6 go through them. So, hopefully, it doesn't turn
7 out, as the past history has gone with CPF money,
8 that we can get some money, that homebuyers that
9 live in the Village, we can get some money to use
10 for projects that are in the Village. The first
11 22 years we've struck out. Hopefully, when this
12 starts up new, we'll be able to do something with
13 that.

14 TRUSTEE PHILLIPS: Well, I think if we do the
15 IMA, that could be something that would be part of
16 the requirement, wouldn't it be, that --

17 ATTORNEY PROKOP: Well, it would be just the
18 housing money. They're not going to -- they won't
19 let us extend.

20 TRUSTEE PHILLIPS: Well, we're not -- we're
21 not going to get the CPF money.

22 ATTORNEY PROKOP: The rest of the CPF money, no.

23 TRUSTEE PHILLIPS: No. But the housing, if
24 they do particulars, we could -- the IMA perhaps
25 gears some of it directly for Village of Greenport

1 residents.

2 ATTORNEY PROKOP: That's the idea. That's
3 the idea, right.

4 TRUSTEE PHILLIPS: Okay.

5 ATTORNEY PROKOP: So, then, right, when
6 there's a sale --

7 MAYOR HUBBARD: We'll write the IMA. Don't
8 know if they'll sign it with the wording that we're
9 going to put in, but we're going to try to word
10 that strongly enough. Stephen's also going to
11 bring it up at the meeting, because on the ride
12 home on the ferry boat, we discussed that also.

13 TRUSTEE PHILLIPS: Right.

14 MAYOR HUBBARD: You know, so that when
15 there's another \$2 million of money that was paid
16 in by people that live in the Village, that some of
17 that money comes back for projects in the Village,
18 which is the intent of the whole thing, you know.

19 TRUSTEE PHILLIPS: Well, I think, also when
20 that IMA is -- gets to the point where it goes to
21 the Town Board, perhaps we all need to reach out to
22 the Town Board members and kind of impress upon
23 them that, you know, you've offered to help the
24 Village of Greenport, this is one of the things
25 that you could help us with, because I know I've

1 had three of them offer, you know, whatever you can
2 do for the Village. Well, this is going to be one
3 of them. You know, that puts -- you know, your
4 words are here, now put your feet to the pedal and
5 let's make it happen. That's the way I feel, and
6 I'll tell them myself at some point, too.

7 TRUSTEE ROBINS: And, Joe, there's no
8 language in there that addresses, you know, like
9 what percentage of Greenport sales have contributed
10 to that CPF fund?

11 ATTORNEY PROKOP: No.

12 TRUSTEE ROBINS: No. So it's blind to where
13 the money comes from.

14 ATTORNEY PROKOP: We have to work that out.

15 TRUSTEE ROBINS: That has worked against the
16 Village for a long time.

17 ATTORNEY PROKOP: Yes.

18 MAYOR HUBBARD: No. Well, the Town has
19 the -- they have the numbers, they know what the
20 figure is.

21 TRUSTEE ROBINS: Yeah. No, of course, but
22 they're not, you know --

23 MAYOR HUBBARD: Well, they told us. Last
24 time Paul and I went up there, we met with them.
25 They had taken over \$1.2 million that they had

1 taken in and have paid zero dollars back for
2 anything in the Village.

3 TRUSTEE ROBINS: Yeah.

4 MAYOR HUBBARD: And we were asking for
5 partial funding for the expansion of the sewer
6 treatment plant, and their feeling was that we're
7 promoting development, and that the Town CPF money
8 shouldn't be used for our own infrastructure
9 repairs, that our ratepayers should pay for that.
10 That's what the Town Board told us, yes.

11 TRUSTEE PHILLIPS: Was it the Town --

12 MAYOR HUBBARD: So --

13 TRUSTEE PHILLIPS: Was it -- okay. Maybe it
14 was the Supervisor. It was the Supervisor, was it
15 not?

16 TRUSTEE CLARKE: I mean, it wasn't a --

17 TRUSTEE PHILLIPS: I thought some of the
18 other Board -- okay, never mind.

19 TRUSTEE CLARKE: In other words, they didn't
20 vote on anything, so we don't have a record of who
21 exactly felt what. But the comments that the Mayor
22 is repeating were made by individuals who are on
23 the Town Board.

24 MAYOR HUBBARD: Yes.

25 TRUSTEE PHILLIPS: No, I knew some of them were.

1 TRUSTEE CLARKE: I don't -- you know, I don't
2 know how many members of the Board those comments
3 can be attributed to and their feelings.

4 There were some suggestions made of other
5 things for us to consider, other than what we asked
6 for, so that there was perhaps a little wiggle room
7 or a little crack in the wall there that we could
8 explore.

9 TRUSTEE PHILLIPS: Well, the CPF money,
10 individual Village property owners, if they fit
11 within some of that criteria, can apply for it.
12 They can apply for it in Suffolk County as well,
13 because I was approached to apply for it. And
14 going for taking CPF money, you have to be
15 extremely -- for a business, you have to be
16 extremely broad thinking, because once you're in
17 it, you're stuck to follow that plan. I mean, the
18 Shipyard could apply for CPF money if it wants to,
19 Stidd's could apply for it. You know, there's a
20 process for it, they could try.

21 Part of what happened with the farmers is
22 when they did it, they didn't realize that the
23 greenhouse situation was going to get drawn into
24 the preservation funding, so that's what caused the
25 problem. You know, they were in the beginning

1 stages. So some of them who wanted to build
2 greenhouses to continue their business had to fight
3 with the Town of Southold, and some won and some
4 didn't.

5 So, I mean, that's the other thing that
6 recently came to light. We all thought that the
7 Village properties that fell within that couldn't
8 apply for CPF money, but we can. I know maybe the
9 Village -- the government itself has difficulty,
10 but an individual could go through it. So I --
11 which was -- which was an eye-opening discussion, so.

12 MAYOR HUBBARD: Okay. I didn't know
13 individuals could apply for CPF money.

14 TRUSTEE MARTILOTTA: I didn't know that.

15 TRUSTEE PHILLIPS: No, the businesses. In
16 other words --

17 TRUSTEE ROBINS: Commercial.

18 TRUSTEE PHILLIPS: -- the commercial
19 businesses can. I'm sorry. Like if you have a
20 waterfront business, aquaculture, you could apply
21 for it. Greenport Shipyard can apply for it. I
22 could apply for it, if I want to. But, as I
23 said --

24 TRUSTEE MARTILOTTA: I got to look that up.

25 TRUSTEE PHILLIPS: -- it's complicated, and

1 Suffolk County -- I mean, Al Krupski is the one
2 that guided me on that one, so.

3 TRUSTEE MARTILOTTA: I'll call him up.

4 MAYOR HUBBARD: Okay, because all our CPF
5 money goes to Southold Town and they have a
6 committee that does that. But what we did learn at
7 that discussion was if the Town is going to use the
8 2% money that's allowed for water projects and all,
9 they have to have a committee formed to do that.

10 TRUSTEE PHILLIPS: They haven't formed a
11 committee yet, have they?

12 MAYOR HUBBARD: Well, after the meeting we
13 had their a year ago, they still haven't formed the
14 committee or done anything towards that, that I
15 know of or that I've heard about. So still, they
16 would -- still wouldn't be able to use any of that
17 money for projects, because they still don't have
18 the committee, and it's been in effect for 22 years.

19 They changed it eight years ago to allow
20 money to be used for sewer process, sewer plants
21 and projects like that. But, still, for them to do
22 that, it has to go to their committee, and they
23 still don't have a committee to move that forward.

24 So, okay, we'll see. Hopefully, this works
25 out better with this other half a percent, where

1 it's a housing fund, compared to just Land
2 Preservation Fund. And if we have any kind of
3 housing projects, again, it's still going to be
4 difficult, unless we can get wording in there that
5 says if you want to add an apartment or do an
6 accessory dwelling unit, that you can get some of
7 this money to use towards that to increase
8 additional places for people to live, or upgrade
9 rundown houses, or whatever, to do repairs on them
10 to make it livable again.

11 So it's going to be -- they have to develop
12 their plan first. That's why there's not an IMA,
13 because you need the plan before you do the IMA.
14 So we can't vote on something, because we need to
15 see what their plan is going to be of how they're
16 going to use this money, which is what they're
17 working on now, and Stephen is on the committee for
18 that. So we'll see what comes up.

19 And that's pretty much all I had. So,
20 Trustee Martilotta?

21 TRUSTEE MARTILOTTA: Sure. I just want to
22 make sure I say thank you for the -- fixing the
23 sidewalks over by the corner of Third. Amazing.
24 My son is a little bit disappointed, he can't jump
25 his bike anymore on the curb, but, you know, win

1 some, lose some.

2 We talked about that, talked about that. I
3 actually had an interesting one that I had never
4 thought of. Somebody came up to me, and I haven't
5 even really noticed it, two people actually
6 approached me. The -- you know the green -- the
7 white and green signs we have that point to
8 businesses in town?

9 TRUSTEE CLARKE: Uh-huh.

10 TRUSTEE PHILLIPS: Uh-huh.

11 TRUSTEE MARTILOTTA: Quite a few of those
12 businesses aren't there anymore.

13 ADMINISTRATOR PALLAS: Yeah.

14 TRUSTEE MARTILOTTA: Okay. So it's something
15 you know?

16 ADMINISTRATOR PALLAS: Yeah, that I'm aware of.

17 TRUSTEE MARTILOTTA: Not trying to --
18 anything but -- I had two people come up to me, and
19 I said I never really thought about it, to be
20 honest with you. You know what I'm talking about?

21 MAYOR HUBBARD: Yeah, I see them, but I don't
22 really read them anymore, because they've been
23 there so long.

24 TRUSTEE MARTILOTTA: I've just been walking
25 by them.

1 TRUSTEE PHILLIPS: Yeah, they're directional
2 signs for Village --

3 TRUSTEE MARTILOTTA: Sure.

4 TRUSTEE PHILLIPS: -- businesses that aren't
5 in the Main Street of the Village.

6 TRUSTEE MARTILOTTA: I don't know if that's
7 us, I don't know if it's the BID.

8 TRUSTEE PHILLIPS: It's in the code.

9 ADMINISTRATOR PALLAS: Yeah, it's us, it's us.

10 TRUSTEE MARTILOTTA: It is us --

11 TRUSTEE PHILLIPS: It's on -- it's on --

12 ADMINISTRATOR PALLAS: Well --

13 TRUSTEE MARTILOTTA: All right.

14 TRUSTEE PHILLIPS: Because mine has been
15 missing for a long time.

16 TRUSTEE MARTILOTTA: No, I -- like I said, as
17 I said, I walk by them all the time, probably every
18 day, and I didn't notice, so just something.

19 I'm going to keep it brief, because I'm sure
20 this is going to get longer to the point. So
21 that's all I really got for my time.

22 MAYOR HUBBARD: Thank you.

23 TRUSTEE MARTILOTTA: Yep.

24 MAYOR HUBBARD: Trustee Clarke?

25 TRUSTEE CLARKE: No Friends of Mitchell Park

1 meeting this month. We resume our meetings on the
2 first Monday of February, and I have no further
3 report.

4 MAYOR HUBBARD: Okay, thank you. Trustee
5 Robins?

6 TRUSTEE ROBINS: Okay. I'm going to give a
7 little attention to the Carousel tonight, a little
8 more than we usually do. I'm just going to read a
9 brief statement, and then I'm going to, you know,
10 share my comments with Trustee Phillips.

11 So the Mitchell Park Carousel is a valuable
12 asset for the Village, and I've spoken several
13 times about the need for a survey of the Carousel
14 to assess its condition and develop a long-term
15 management plan.

16 Having discussed this at many committee
17 meetings, I decided to collaborate with Trustee
18 Phillips to address the concerns of the committee
19 about the condition of some of the horses and work
20 needed to restore and maintain them.

21 Trustee Phillips researched budget lines and
22 ridership on the Carousel. The committee thinks
23 that the price of a ride should increase to \$3, as
24 proposed by Treasurer Brandt last year, and to
25 offer two rides for \$5.

1 The \$2.50 ride has created the need for
2 coinage that can be problematic, supplying workers
3 with quarters to make change. There are loose
4 quarters winding up on the floor and under the
5 ride.

6 So I ask you to read the report from the
7 Carousel Committee that Trustee Phillips, I
8 believe, sent to everybody in an email yesterday.
9 It provides information from several meetings about
10 the -- the condition of the horses were discussed,
11 and a proposed plan for remediation is presented
12 for your consideration.

13 The Carousel Committee would like to reach
14 out to the Friends of Mitchell Park to request
15 funding to restore the 16 horses that need the most
16 extensive restoration.

17 And there is a proposal. We got one proposal
18 from a painter who came to the Carousel. We went
19 around and looked at all the horses, and we
20 basically graded three levels of work that needed
21 to be done.

22 So I believe all that we're asking for at
23 this point, looking at the timing of year and
24 everything like that, would be to do the minimal
25 remediation on the horses that need touchup

1 painting and things like that, but that the more
2 extensive work that would need to be done are
3 somewhere upwards of probably -- the horses were
4 around --

5 TRUSTEE PHILLIPS: But there's eight that
6 were in extremely poor condition --

7 TRUSTEE ROBINS: Yeah, really bad.

8 TRUSTEE PHILLIPS: -- that need significant
9 work, and they were the oldest ones that the
10 committee was mentioning in their -- in their
11 minutes of their discussions.

12 TRUSTEE ROBINS: Right.

13 TRUSTEE PHILLIPS: Part of the concern was
14 that they wanted to get going on the horses before
15 the summer season starts, and before we get into
16 the many tickets that get sold, according to what I
17 figured out the other day. And that's the one
18 thing, Paul, that they want to get started on that,
19 and which I believe was the proposal that was from
20 that lady, the --

21 TRUSTEE ROBINS: Verona.

22 TRUSTEE PHILLIPS: Rona.

23 TRUSTEE ROBINS: Verona.

24 TRUSTEE PHILLIPS: Verona, or whatever her
25 name, I can't pronounce it.

1 The other, the other concern of the committee
2 was that given the number of tickets that are sold
3 and the activity of the Carousel, they're looking
4 to continue to press to have a survey review of the
5 overall workings of the Carousel, as far as any
6 future issues that may crop up that we need to be
7 in advance of, especially with mechanical or
8 horses, you know, or the actual workings and the
9 guts.

10 And I -- and everybody is aware that Paul has
11 been very conscientious with his staff in doing
12 maintenance, but they're kind of looking down the
13 road to -- that this is a very active antique
14 Carousel. And if it should stop running and can't
15 get it back or started again, the amount of revenue
16 we lost would be significant, so that that was part
17 of it.

18 Part of the reason that I had the
19 conversation with David Abatelli, because I was
20 hoping that we could go through the Friends of
21 Mitchell Park and work with the local school with
22 the -- with the Quill Group to write the history of
23 the Carousel from the beginning with its inception,
24 and perhaps do a digital visual, some type of
25 mechanism, where the, you know, kids could press a

1 button and actually hear how the Carousel was --
2 actually came to the Village of Greenport, with the
3 letters from young children that encouraged
4 Grumman's to give to us. I think that's -- that's
5 part of our community, that's part of our history,
6 and I that that type of -- having a child's voice
7 telling a story for other children to hear I think
8 would be kind of exciting.

9 I know there's com -- you know, there's the
10 discussion of the Carousel music and some people
11 get tired of the Carousel music, and they want
12 the -- they want the Disney music, but I think this
13 would be something that would be an added
14 attraction for children to kind of understand how
15 important that Carousel kind of became as a focal
16 point of youth coming together, along with the
17 Skate Park at one point.

18 So that's why I put this together. I mailed
19 it out to you all, and that was to help Julia and
20 the committee get their thoughts together. So
21 that's my involvement in it, okay?

22 TRUSTEE CLARKE: Very good.

23 TRUSTEE PHILLIPS: I did reach out to the
24 Advisor, Mrs. Charters, I haven't heard from her
25 yet. So maybe Kirsten Droskoski gave me the

1 contact person. I did call the high school office.
2 But I would be very interested in helping put the
3 paperwork together for that type of a grant to the
4 Mitchell Park -- I mean, Friends of Mitchell Park.

5 TRUSTEE CLARKE: There's a kiosk technology
6 that would work for something like that, would be
7 self contained, doesn't need hard-wired electric,
8 it runs off of solar. They're deployed in the
9 sculpture garden at Peconic Landing. And there was
10 a time where they came forward and asked the BID
11 back in 2014 or 2015 to add those types of kiosks
12 to the Village to, if you will, tell stories about
13 historic sites or places for -- particularly for
14 those who have disabilities, but the same concept
15 would work for children to learn a story as well.

16 TRUSTEE ROBINS: I mean, the committee has
17 been discussing for several years wanting to do a
18 booklet, you know, but it was more about the art
19 work and stuff like that that was done, you know,
20 for the rounding boards and the inner scenic
21 panels. But I think this takes it a step further
22 in terms of giving the history of Greenport with
23 the Carousel, but, also, the fact that that's a
24 100-year-old Carousel. You know, so the committee
25 has been discussing at some point, you know -- you

1 know, got interrupted from COVID, you know, but of
2 having an anniversary celebration for the Carousel.
3 You know, that has been in existence for a long
4 time. So, you know, maybe it could be coordinated
5 with a launch or something like this project, you
6 know, it could be very cool.

7 TRUSTEE CLARKE: I think a Carousel festival
8 sounds nice.

9 TRUSTEE ROBINS: A Carousel festival.

10 TRUSTEE PHILLIPS: A festival, that would be
11 cool, yeah.

12 TRUSTEE ROBINS: Yeah, yeah. So --

13 TRUSTEE MARTILOTTA: If I may, on a couple of
14 things you said. So you guys are talking about
15 getting a survey done, right?

16 TRUSTEE ROBINS: Correct, yes.

17 TRUSTEE MARTILOTTA: Who would -- I'm trying
18 to envision like who would do a --

19 TRUSTEE ROBINS: There is a company that had
20 reached out, apparently, to Sylvia. I think you
21 had a company that specializes in carousels? I
22 have to get the name, but there was --

23 TRUSTEE MARTILOTTA: So there is -- there is
24 an entity that exists?

25 TRUSTEE ROBINS: There are companies that do

1 things like this, yeah, it's not --

2 TRUSTEE MARTILOTTA: Oh, okay.

3 TRUSTEE PHILLIPS: There is actually -- they
4 used to get a magazine that was for carousel
5 networking and -- from years ago, when I was on the
6 Carousel Committee.

7 TRUSTEE MARTILOTTA: Oh.

8 CLERK PIRILLO: Roundup, Roundup Magazine.

9 TRUSTEE PHILLIPS: Do we still get it?

10 CLERK PIRILLO: (Nodded Yes)

11 TRUSTEE PHILLIPS: Okay, all right, yeah.

12 That would have some of those connections, I would
13 assume.

14 TRUSTEE MARTILOTTA: And when you're talking
15 about repairing the horses, right, I think you
16 said --

17 TRUSTEE ROBINS: No, well, two things. The
18 survey is of the entire Carousel --

19 TRUSTEE MARTILOTTA: Two, two things, yes.

20 TRUSTEE ROBINS: -- not just the horses.

21 TRUSTEE MARTILOTTA: Uh-huh.

22 TRUSTEE ROBINS: You know, this thing, this
23 particular project is specific to the horses. But
24 I just feel you have a 100-year-old piece of
25 equipment, you know, and it's a major producer of

1 revenue for the Village. And we would really like
2 to know, you know, what's the longevity of this
3 thing, what framing members need to be replaced,
4 what's the condition of, you know, the -- you know,
5 the cranks and the gears and everything like that.

6 So, you know, I mean, I don't know what the
7 cost of that would be, but I think -- I think it
8 would be money well spent for this Village.

9 TRUSTEE MARTILOTTA: When you're talking
10 repairing the horses, are you talking about
11 shutting the thing down, taking the horses out, or
12 you take them out one at a time?

13 TRUSTEE ROBINS: No.

14 TRUSTEE MARTILOTTA: I'm just trying to
15 get a --

16 TRUSTEE ROBINS: She would work one at a
17 time. She would work when the ride is closed, and
18 she would work in the building.

19 TRUSTEE MARTILOTTA: Oh.

20 TRUSTEE ROBINS: They wouldn't take them out
21 of there.

22 TRUSTEE MARTILOTTA: Oh, okay.

23 TRUSTEE ROBINS: Yeah.

24 TRUSTEE PHILLIPS: She'd just paint, yeah.

25 TRUSTEE MARTILOTTA: Even for the major? You

1 said eight needed major?

2 TRUSTEE ROBINS: Yeah, but think --

3 TRUSTEE MARTILOTTA: I have no idea, I'm
4 just --

5 TRUSTEE ROBINS: I believe she said that
6 everything could be done onsite.

7 TRUSTEE MARTILOTTA: Okay.

8 TRUSTEE ROBINS: Yeah.

9 TRUSTEE MARTILOTTA: That would make life a
10 lot easier.

11 TRUSTEE ROBINS: There was a color graphic on
12 the report.

13 TRUSTEE PHILLIPS: I don't know. I gave
14 the -- on the email, there was --

15 TRUSTEE ROBINS: That's not in the email.

16 TRUSTEE PHILLIPS: The email I sent out the
17 other day has the actual proposal that she gave.

18 TRUSTEE ROBINS: Yeah.

19 TRUSTEE PHILLIPS: I scanned it.

20 TRUSTEE MARTILOTTA: I never read it. I have
21 to pay more attention to it.

22 TRUSTEE PHILLIPS: Yeah, I scanned it.

23 TRUSTEE CLARKE: And that's Miss Penalba?

24 TRUSTEE PHILLIPS: Yeah.

25 TRUSTEE ROBINS: Penalba, yeah. She's a -- I

1 think she's Nicaraguan, I think.

2 TRUSTEE PHILLIPS: I think so.

3 TRUSTEE ROBINS: Interesting woman.

4 Actually, I met here and I spoke with her and she
5 was --

6 MAYOR HUBBARD: Okay. Well, Paul has a
7 couple of things he wants to add in on this.

8 ADMINISTRATOR PALLAS: Yeah. Just, again, to
9 kind of separate two different things. When we --
10 when -- the discussion about repair is really just
11 painting. I just want to be clear about --

12 TRUSTEE MARTILOTTA: Oh, okay.

13 TRUSTEE PHILLIPS: Yeah.

14 ADMINISTRATOR PALLAS: -- about that. The --
15 we do repair the equipment on an ongoing basis. We
16 inspect it thoroughly all the time, including the
17 timbers. The gears are inspected and greased all
18 the time. Repairs are made to the stanchions. We
19 check each one to make sure that the -- I forget
20 what they're called, but they -- where they sit in,
21 so that there's -- they can't slip out. Those are
22 inspected and repaired as necessary.

23 The only thing that I can see, and I'm not
24 aware of this company and what kind of inspections
25 they would do, it would be someone to check the

1 physical metal, I mean, where the motor is looked
2 at and checked. And we've replaced the motor,
3 we've replaced some bolts and fittings here and
4 there as needed, so -- and if there were a problem
5 with it, we would see it almost every day when it
6 gets used.

7 So I don't know of any, any pressing need on
8 the mechanical workings of the Carousel. Certainly,
9 the metal itself is old, but, you know, I don't --
10 again, short of a metals, a true metals expert to
11 see if there's any fatigue issues with the metal,
12 I'm not quite sure what inspection would take
13 place, to be -- to be honest. So just my two
14 cents.

15 CLERK PIRILLO: Excuse me, Mayor.

16 MAYOR HUBBARD: Okay.

17 CLERK PIRILLO: Trustees Robins and Phillips,
18 similar to the rounding boards and the inner scenic
19 panels, did we want to have an RFP process?
20 Because we have only one quote right now and it's
21 rather substantial, or was that not --

22 TRUSTEE ROBINS: No, that was recommended.
23 As I said, the initial work, the small level work,
24 I don't know if it would fall under the
25 requirements for the procurement policy. But for

1 the larger work, yes there would be an RFP --

2 CLERK PIRILLO: Right.

3 TRUSTEE ROBINS: -- involved, yes.

4 CLERK PIRILLO: It seemed the amount was
5 rather high.

6 TRUSTEE ROBINS: Yes.

7 CLERK PIRILLO: So we might consider -- we
8 might consider the RFP process, just to stay --

9 TRUSTEE ROBINS: I mean, I was told,
10 actually, I think Margo has had contact with her,
11 and she said that this particular person is
12 probably negotiable on her price, you know. But
13 still, we would have to do an RFP for the larger
14 projects, yes.

15 TRUSTEE PHILLIPS: I'm -- since there seems
16 to be -- and I'm hearing the word "survey" of the
17 overall Carousel. Maybe it would be an advantage
18 for Paul to attend one of the Carousel meetings and
19 just discuss what they see, because they're the
20 ones that are really pressing --

21 TRUSTEE ROBINS: Right.

22 TRUSTEE PHILLIPS: -- for an overall review.
23 And for me, I haven't been involved in the Carousel
24 Committee for quite a long time. And as I said, my
25 main thing is to deal with the Friends of Mitchell

1 Park, trying to get some educational stuff within
2 the park, some ideas to throw out.

3 But maybe, maybe it would help if Paul went
4 to a meeting and had a discussion with them. I'm
5 just making that a suggestion, that -- or they
6 could come to him at Village Hall and sit upstairs
7 and have their committee meeting there, so that it
8 could get -- he could get a picture of what they're
9 saying, and he could explain to them what he's
10 doing, so everybody's on the same, same talking,
11 talking frame. That's just a suggestion.

12 ADMINISTRATOR PALLAS: If you're asking me,
13 I'd be happy to attend, of course.

14 TRUSTEE PHILLIPS: That's what I'm saying, I
15 think it would be --

16 TRUSTEE ROBINS: You come or whatever. No,
17 I'll mention it to Dave Abatelli.

18 TRUSTEE PHILLIPS: I think they -- because I
19 think --

20 TRUSTEE ROBINS: I mean, there's a meeting in
21 February, you know.

22 TRUSTEE PHILLIPS: I think they could
23 accommodate Paul by coming to Village Hall upstairs
24 and meeting.

25 TRUSTEE ROBINS: Whatever.

1 TRUSTEE PHILLIPS: And that way, he could
2 keep -- when things need to fly. But I think
3 the communi -- to me, the communication seems --
4 there's communication issues between the committee
5 and what's actually being done and what they think
6 needs to be done, and I think we need to get that
7 cleared up first before anything else could move
8 forward. So that's my suggestion.

9 My thing is, is I just would like permission
10 to work with the Carousel Committee. Mayor, since
11 I'm not the Liaison to the Carousel Committee, but
12 I would like to work with them to pursue this
13 project with the school, if that's okay with the
14 rest of you.

15 MAYOR HUBBARD: That's fine.

16 TRUSTEE ROBINS: I do have a BID report.

17 MAYOR HUBBARD: Okay.

18 TRUSTEE ROBINS: There wasn't a Treasurer's
19 report this month. We need to discuss a new
20 Treasurer, because the current Treasurer is no
21 longer an owner. She was the owner of The
22 Greenporter Hotel and that has been sold. So we
23 will -- the BID will be discussing that.

24 They're working on a website upgrade right
25 now, and the committee that does that is working on

1 hooking everybody up to Google Drive. All the
2 members of the BID, not everybody is familiar with
3 how to use Google Drive, so they're willing to set
4 up some training sessions for that.

5 The committee that does that work is going
6 hire a videographer to film the holiday tree
7 decorations before they get taken down, because
8 they looked ex -- they looked wonderful this year,
9 I have to say.

10 TRUSTEE CLARKE: Yeah.

11 TRUSTEE ROBINS: And thank you very much for
12 the Village's contribution to do those decorations.

13 CLERK PIRILLO: Trustee Robins, that will be
14 performed by drone, according to information I
15 received today.

16 TRUSTEE ROBINS: It's going to be by drone?

17 TRUSTEE PHILLIPS: With a drone.

18 CLERK PIRILLO: Yes.

19 TRUSTEE ROBINS: Yeah, it is a drone video.
20 Yep, I knew that.

21 CLERK PIRILLO: I just want to make everybody
22 aware of that.

23 TRUSTEE ROBINS: Uh-huh, okay. The SOBO
24 Committee that deals with the planters, they are
25 looking at purchasing four or five additional

1 planters. We had hoped at one point to have the
2 school build them, but they haven't really been
3 able to get back together with the school to do
4 them again, so they will look into getting prices
5 on purchasing some additional planters. They were
6 about somewheres in the neighborhood of, I guess,
7 24, 25 right now, and there were originally like
8 about 35 planters. So, you know, attrition and
9 getting hit, whatever, some of them have
10 disappeared.

11 The Pride Committee, they were responsible
12 for the snow globe contest, which was very
13 successful this year again, they had over 1400
14 entries. It's really a fun thing. They were
15 hoping that maybe next year the -- they could put
16 some of the entry forms in Village Hall as well to
17 engage everybody for that.

18 They were talking about creating a year-long
19 marketing calendar to do a little bit more
20 promotional advertising. And Linda Sweeney from
21 the LIH, who was involved early on in some of the
22 window decorating in the Village asked if she could
23 become a member of the Pride Committee, so she'll
24 be working with Linda Kessler and that group.

25 We had a little bit of a discussion at the

1 Gate Committee about the Waterfront Advisory
2 Planning Commission and the training class that
3 took place. The BID President, Rich Vandenburg,
4 attended that class.

5 And one of the more -- most exciting things
6 we discussed is that there's an initiative right
7 now to become a -- to promote and support the North
8 Fork Arts Council, which is trying to purchase the
9 Greenport Theater. I don't know if anybody's seen
10 the promotional stuff on that yet, but, apparently,
11 the owner of the Greenport Theater, Josh Sapan, is
12 willing to entertain the idea of selling the
13 Theater for a million dollars and give it to the
14 Manhattan Film Institute, if they can raise the
15 million dollars through fundraising.

16 So there's a wonderful deck out there, a
17 slide presentation of the -- what's going on right
18 now with the proposed idea. It would get -- it
19 would be that the Theater becomes a cultural center
20 to do all sorts of different things, like
21 productions, film-making and productions for kids
22 through the school, things for adults, classes for
23 adults, so it's very exciting.

24 And the BID would definitely like to be --
25 you know, it's going to become, you know, a group

1 to help promote that fundraising.

2 So I think it's a wonderful effort for us to,
3 you know, try and save that building, it would be
4 great. And, you know, kudos to Mr. Sapan, you
5 know, for his willingness to do that.

6 This is being spearheaded by Tony Spiridakis
7 from the Manhattan Film Institute. He and his wife
8 a couple of years ago put a new boiler in so that
9 they could do films at the Theater. So he's kind
10 of leading, leading this on. But there are a
11 number of people interested in it, so it would be
12 great if we could talk it up and let people know
13 that it's happening, okay? Save the Greenport
14 Theater.

15 MAYOR HUBBARD: Okay. Do you have paperwork
16 on that or anything?

17 TRUSTEE ROBINS: I have -- I only have
18 something online, I don't have paperwork, okay?
19 I'll share it with the Board, and I don't know if
20 we can eventual -- it might be great if they could
21 actually appear on the Village website, or
22 something like that, you know.

23 TRUSTEE CLARKE: I agree, I agree with that.

24 TRUSTEE PHILLIPS: Could we invite --

25 CLERK PIRILLO: Joe, can we put that kind of

1 solicitation up on the website, the solicitation
2 for donations?

3 TRUSTEE ROBINS: Well it's a fundraiser, it's
4 not really a solicitation, similar to, I guess, the
5 fundraising for the Skate Park, or something like
6 that, maybe? I mean --

7 ATTORNEY PROKOP: I'll review it. I need to
8 review it to see exactly what's going on, though.

9 TRUSTEE ROBINS: Okay. You can -- I'll send
10 it to everybody. I'll copy it and let it be on the
11 email.

12 TRUSTEE CLARKE: Yeah, it's an electronic
13 format.

14 TRUSTEE ROBINS: Yeah, take a look it, okay?

15 MAYOR HUBBARD: Okay, yeah, because this is
16 the first I've heard of that. You just talked
17 about it and I hadn't heard anything about it.

18 TRUSTEE PHILLIPS: It just popped up, like in
19 the last day or two it's been online.

20 TRUSTEE ROBINS: Yeah. I mean, I was
21 absolutely wowed by it when I saw it. I didn't
22 realize it was that far along and that well kind of
23 put together already. So I'll send it to everybody
24 tomorrow morning.

25 MAYOR HUBBARD: Okay.

1 TRUSTEE ROBINS: Have a look at it over the
2 weekend, and, you know, we can --

3 TRUSTEE CLARKE: Thank you.

4 MAYOR HUBBARD: That's perfect. Thank you.

5 TRUSTEE ROBINS: Okay. That's it for me.
6 Thanks.

7 MAYOR HUBBARD: Okay, thanks. Trustee Phillips

8 TRUSTEE PHILLIPS: I was approached by some
9 former Eagle Scouts, Tim Heaney and Charles Bumble.
10 They're -- they and the young Peterson boy, who's
11 become a Scout Master for Greenport's Boy Scouts,
12 Cub Scouts, Troop 51. They would like to
13 reinstitute, or they're asking to do a service
14 project that apparently they used to do years ago,
15 where the Cub Scouts would plant the flowers at
16 Steamboat Corner around the monuments, so I'm told.
17 So they would like to be able to do that again
18 before Memorial Day this year.

19 Apparently, they have already -- they've
20 already got a committed -- a commitment for
21 donating -- donated flowers and mulch. So they're
22 looking to -- for permission from the Village to
23 have the young men do the plantings for this year.
24 I think it would be a great thing.

25 TRUSTEE MARTILOTTA: Sure.

1 TRUSTEE PHILLIPS: They're -- as I said,
2 they're several former Eagle Scouts. They're
3 trying to rebuild Greenport Troop No. 51 and give
4 it a much more positive -- a positive direction,
5 increase its membership. And they were apparently
6 very committed when they were Eagle Scouts, and
7 they're now taking that leadership goals and moving
8 forward. So that's one request that they would
9 like to do.

10 The other thing is the Halloween Committee
11 will be having a meeting, a virt -- I mean, a Zoom
12 meeting on January 31st to start the discussion for
13 the Halloween celebration for the parade, the BID
14 portion of it. I would like to see a few more
15 activities for inside the park this year for the
16 Halloween celebration. So it gets caught up with
17 the summer season, so I made a promise to myself to
18 start early.

19 TRUSTEE CLARKE: It makes sense.

20 TRUSTEE PHILLIPS: And that's pretty much it
21 for me, other than it's tax time, so I'm sure we
22 all know that 1099s and W2s have been on
23 everybody's forefront. So that's it for me.

24 MAYOR HUBBARD: Okay, thank you. If you
25 have -- could have the Boy Scouts contact Paul

1 about doing that, because -- and I'm not picking --
2 the Girl Scouts were doing it in the past, after
3 the Boy Scouts stopped doing it. But then there
4 was one year there was 10 flats of flowers that
5 were still sitting on top of the ground two days
6 before Memorial Day.

7 TRUSTEE PHILLIPS: Right. Well, as I said --

8 MAYOR HUBBARD: And I went up there and
9 helped plant them, get them in the ground
10 beforehand with my wife and other volunteers,
11 trying to do that, because the stuff was just --

12 TRUSTEE PHILLIPS: Right.

13 MAYOR HUBBARD: -- just sitting there.

14 TRUSTEE PHILLIPS: Well, as I said --

15 MAYOR HUBBARD: So just if they plan, work it
16 out with Paul and have the stuff in a week
17 beforehand. Make sure the sprinkler system is on,
18 because one year we got a hose from Horton Mathie
19 to drag across, because the sprinkler system wasn't
20 on after everything was planted and it was all
21 drying up.

22 TRUSTEE PHILLIPS: Well, as I said, they
23 were -- they reached out for me to bring it up
24 and --

25 MAYOR HUBBARD: Yeah. No, I think it's a

1 great idea. And it used to be done that way and it
2 was very helpful. Peter's helped out the last
3 couple of years, doing it with the Village Crew and
4 all, but --

5 TRUSTEE CLARKE: I think it would be best to
6 probably proceed. You know, I think it's great and
7 they should be able and allowed and encouraged to
8 step forward. But I think that the Road Crew has
9 developed some proficiency, and that perhaps it --
10 my recommendation would be that it be a joint
11 project, that they work together --

12 TRUSTEE PHILLIPS: Well, that's --

13 TRUSTEE CLARKE: -- so that there are greater
14 resources behind it, and there's little risk of
15 it --

16 TRUSTEE PHILLIPS: Well, that's why I'm
17 bringing it up now, okay?

18 TRUSTEE CLARKE: Yeah.

19 TRUSTEE PHILLIPS: And that's why they did, too.

20 TRUSTEE CLARKE: And that would be easy,
21 because, you know, with Mr. Peterson's retirement,
22 there were a couple of years where things got a
23 little rough with planting in our public spaces.
24 But I believe that Mr. Flora has increased his
25 proficiency, and the people with him. In the past

1 couple of years we've worked together, and I think
2 that they would be able to effectively work with
3 whatever volunteers from the Boy Scouts, what they
4 want to do, and still give them plenty of work, but
5 provide some guidelines and supervision.

6 TRUSTEE PHILLIPS: Well, I also would like
7 them to include not just Steamboat Corner, but we
8 have the Civil War monument that is on Broad
9 Street.

10 TRUSTEE MARTILOTTA: Yeah, on Broad Street.

11 TRUSTEE PHILLIPS: So I think that needs to
12 be -- you know, that would be an ask, I think, from
13 us to include that.

14 TRUSTEE CLARKE: That would be great. The
15 biggest requirement there is that there's no
16 irrigation. So if there was someone who wanted to
17 take the project on to take care of the plants
18 during the season, because it's very hard for the
19 Road Crew to get out with the large irrigation
20 bladder that they have and water the planters for
21 the BID, get the parks done. It always seems like
22 that little monument burns up pretty soon into the
23 season without irrigation. All the others, including
24 Mitchell Park, have irrigation.

25 TRUSTEE PHILLIPS: So, Paul, if you don't

1 mind, I will -- I will tell them to contact you.
2 But I think, if you don't mind, I'll kind of be in
3 the background making sure some of this moves
4 forward, because I -- in all honesty, I miss seeing
5 the little blue uniforms and I miss seeing the
6 little green uniforms. And I felt that Girl Scouts
7 and Boy Scouts was an important -- an important
8 learning, leadership, guiding for kids to get into
9 to moving on in life for other things. And, at
10 this point, there's been a lot of -- there needs to
11 be a lot of -- there needs to be more positive spin
12 from leadership to get that going.

13 TRUSTEE CLARKE: Sounds good.

14 MAYOR HUBBARD: Okay. Just make the
15 connection, so that they say they have donated
16 flowers, but you make sure you're getting the right
17 stuff that's going to match with colors --

18 TRUSTEE PHILLIPS: Well, that's --

19 MAYOR HUBBARD: -- and everything else and
20 all that, so they don't get a whole bunch of one
21 thing and that's not going to last down there with
22 what we have.

23 TRUSTEE PHILLIPS: Yeah, and --

24 MAYOR HUBBARD: You know, so just work
25 together, that would be great.

1 TRUSTEE PHILLIPS: And just to -- just to
2 keep the communication going. I don't mind being
3 in the middle of it, so.

4 MAYOR HUBBARD: Yep, okay. Thank you. All
5 right. That's all we have under reports. We're
6 going to do an executive session. But I'll open it
7 up for public to address the Board, if anybody from
8 the public wants to address us.

9 PATRICK BRENNAN: Hi, good evening. Patrick
10 Brennan, 620 First Street. I must state, while I'm
11 on the Planning Board, I'm not speaking on behalf
12 of the Planning Board tonight.

13 I just want to thank the Mayor for putting
14 some -- creating the subcommittees for the new
15 Waterfront Advisory and Planning Committee. So
16 that work is going to continue now with some
17 smaller groups, and I think that's great.

18 I want to return to a theme that I spoke to
19 you about once before. So that is just emphasizing
20 the importance of -- in this work of the Waterfront
21 Advisory Planning Committee, emphasizing the
22 importance of engaging the community and trying to
23 build consensus, and getting buy-in for what the
24 vision for Greenport is. So that's for your Board,
25 as well as the Waterfront Advisory Committee.

1 And I think it's just so important to get
2 this buy-in, because I think if you don't, you're
3 going to struggle to pass timely legislation, like
4 you have recently. So I just emphasize that
5 engagement part, consensus building, and I think
6 the legislation will follow much more easily once
7 we -- once we do that.

8 I'd also like these committees to try to do
9 this in the most expansive way possible, but I know
10 there's some practical limitations around that,
11 because we have a lot of work to do in a short
12 time. But I'd really like to see some of these
13 committees address some of the other issues that
14 may not be in the LWRP right now, like affordable
15 housing, and you all spoke about this evening. So
16 I'd like to ask that these committees look beyond
17 what might currently be in our planning documents
18 and see if they can't draw in other community
19 issues.

20 So thanks, thanks for considering that.

21 MAYOR HUBBARD: Thank you. Yeah, Mr. Saladino.

22 JOHN SALADINO: John Saladino, Sixth Street.

23 I listened before, I heard before that you had a
24 conversation, one or two or three of the Trustees
25 had a conversation with Southold Town about the

1 Community Preservation Fund, and that they
2 weren't -- they weren't -- they weren't receptive
3 to giving any money to Greenport from that fund,
4 and whatever their reasoning was. Is there a --
5 was there a formal -- was that an informal
6 conversation that you had with them, or was it --

7 MAYOR HUBBARD: It was an official joint
8 meeting between the Town Board and the Village
9 Board held at Southold Town Hall. But prior to
10 that, we had -- we filled out the forms three
11 different times and submitted it to the committee
12 that does the CPF funding. We submitted the
13 application to them and then it kind of got just
14 backlogged on the desk. And Joe resent it when
15 they changed Town Attorneys last time, sent it in
16 again, asked it to be put on the calendar to have
17 the committee vote on it and it was never forwarded
18 to the committee.

19 ATTORNEY PROKOP: We sent a letter -- just
20 I'm sorry, excuse me.

21 MAYOR HUBBARD: Go ahead.

22 ATTORNEY PROKOP: Just to fill in. We -- the
23 Mayor, the Mayor and Paul Pallas met with them and
24 then an application was filed for CPF money
25 pursuant to their process. We didn't hear

1 anything. A follow-up letter was sent to them on
2 April 1st of 2020, and they got back to us, and on
3 April 1st of 2021 -- no, I'm sorry. 2021 the
4 letter was sent, and they got back to us on 20 --
5 April 1st of 2022, and that -- that was --

6 TRUSTEE CLARKE: The meeting was on June 14th.

7 ATTORNEY PROKOP: They thought that was some --

8 TRUSTEE PHILLIPS: June 14th, yeah.

9 JOHN SALADINO: Is that -- is that -- was
10 that response from the committee charged with
11 hearing the request, or was that from a Town
12 Board -- from the Town Board? What role does the
13 Town Board play in this Village's request for that
14 money?

15 MAYOR HUBBARD: The Town Board has to vote on
16 it and approve the expenditure of funds.

17 JOHN SALADINO: And for it to get to the Town
18 Board, it has to go through this particular --
19 there can be no direct appeal to the Town Board? I
20 would be -- and the reason I ask is -- and I don't
21 know how anybody else feels about this. The reason
22 I ask is because their response would be
23 interesting to me. I would be interested in their
24 response, because as one of their constituents, you
25 know, it might affect my vote in the future how

1 they feel about the Incorporated Village.

2 MAYOR HUBBARD: Uh-huh.

3 JOHN SALADINO: So is there a process to get
4 this -- is there a request that this Board could
5 make directly to the Town Board for a response
6 to -- you know, about this money?

7 TRUSTEE PHILLIPS: We did, didn't we?

8 MAYOR HUBBARD: We did that at the joint
9 meeting.

10 TRUSTEE PHILLIPS: We did that at the --
11 yeah.

12 TRUSTEE CLARKE: I don't understand the
13 difference between the role of the Town Board and
14 the Advisory Board. We did not appeal directly to
15 the Advisory Board.

16 TRUSTEE PHILLIPS: Well, they don't have it.

17 MAYOR HUBBARD: Yes, we've sent two applications
18 into the Advisory Board.

19 TRUSTEE PHILLIPS: Oh, okay.

20 TRUSTEE CLARKE: Okay.

21 TRUSTEE PHILLIPS: All right.

22 MAYOR HUBBARD: And we were getting nowhere
23 with that. So that's why we asked for a joint
24 meeting with the Town Board, because the Advisory
25 Board was not taking action on it.

1 ATTORNEY PROKOP: They claimed that they have
2 never received an application from the Village,
3 which wasn't true, they received two
4 applications --

5 MAYOR HUBBARD: Correct.

6 ATTORNEY PROKOP: -- from the Village.

7 TRUSTEE PHILLIPS: But then -- okay. Then
8 that's for the -- that was for the -- ba, ba, ba, ba.

9 ATTORNEY PROKOP: The Water Improvement.

10 TRUSTEE PHILLIPS: The Water Improvement.
11 But isn't that where they came out of our joint
12 meeting and said that they had to form a committee?

13 ATTORNEY PROKOP: For Water Improvement,
14 right, yes.

15 TRUSTEE PHILLIPS: For the Water Improvement.
16 So is that where we fell under, was that committee
17 that should have been formed?

18 ATTORNEY PROKOP: Well, that's what they
19 claim.

20 TRUSTEE PHILLIPS: That's what they're
21 claiming, okay.

22 ATTORNEY PROKOP: Yeah, that was their --
23 they basically were --

24 TRUSTEE PHILLIPS: So that -- okay.

25 JOHN SALADINO: Well --

1 TRUSTEE CLARKE: Because that legislation
2 is --

3 ATTORNEY PROKOP: I mean, without a formed
4 committee, they basically are the committee.

5 TRUSTEE PHILLIPS: Okay. So they could have
6 answered it?

7 ATTORNEY PROKOP: Yes.

8 TRUSTEE PHILLIPS: Okay.

9 TRUSTEE CLARKE: Because that legislation on
10 Water Quality Improvement wasn't added until 2016,
11 whereas the original Community Preservation Fund --

12 TRUSTEE PHILLIPS: Is years.

13 TRUSTEE CLARKE: -- was in 1998.

14 JOHN SALADINO: So if the --

15 TRUSTEE CLARKE: Excuse me, John.

16 JOHN SALADINO: Well, I'm learning. So if
17 this Board -- I'm not sure if I learned this from
18 that conversation, but if this Board made a formal
19 request, written formal request over the Mayor's
20 signature -- I guess the Mayor speaks for the
21 Board -- over the Mayor's signature to the
22 Supervisor of the Town Board to be brought up at
23 a -- at a Town Board meeting --

24 TRUSTEE PHILLIPS: We did.

25 JOHN SALADINO: -- that would offer a --

1 TRUSTEE PHILLIPS: We did that.

2 TRUSTEE MARTILOTTA: We did that.

3 TRUSTEE PHILLIPS: John, we did all of that
4 stuff.

5 JOHN SALADINO: And was it voted on at a
6 meeting? Was it addressed at a public meeting?
7 Not a joint meeting that --

8 TRUSTEE PHILLIPS: I don't know.

9 JOHN SALADINO: A meeting where I could go to
10 the Town Board, or someone else could go to the
11 Town Board and say, "What did you guys do about
12 this request?"

13 MAYOR HUBBARD: It never made on -- made it
14 onto an agenda. The formal -- the two letters and
15 all five of us going up there to meet with the
16 whole Town Board, it never made it onto an agenda
17 to be brought to a vote.

18 JOHN SALADINO: And -- okay. And there's
19 no -- and there's no way to -- for the people that
20 don't know, you know, I volunteer on a Statutory
21 Board and stuff gets on my agenda all the time.
22 You know, somebody whines a little bit and it winds
23 up on the agenda. So I don't know, you know, why
24 this is -- I'm not saying -- I'm not saying you can
25 force a vote, but at least get it on the agenda,

1 where, when Scott Russell says, "Is there anybody
2 in the audience that wants to speak to the agenda,"
3 a guy like me can get up and say "What's the deal?"
4 You know, but I can't do that, or whoever else is
5 interested in getting some of this money can't do
6 that unless we see it on an agenda. You know, Joe,
7 any -- any way?

8 ATTORNEY PROKOP: Well, there was -- there
9 was -- Mayor Hubbard, Mayor Hubbard made an
10 argument, with the Board's support, that
11 significant monies from -- that are sitting in
12 the -- this fund unused should be expended towards
13 the improvements that are necessary in the sewer
14 system, sewer system. And much of the sewer system
15 serves parts of the Town that are not -- not in the
16 Village, so it's to the Town's benefit. That work
17 has significant environmental benefits, and the
18 Board basically didn't hear that.

19 They -- I think there was actually -- unless
20 I'm -- I don't want to misstate, please correct me,
21 but the -- basically, they just gave us a
22 circuitous argument that we somehow are causing the
23 development that we service, so why should they
24 pay -- you know, why should their money pay for it,
25 when, really, it's our money. We're not asking for

1 their money, we're asking for our money, so --

2 JOHN SALADINO: No, I understand. I
3 understand what the Mayor said, I understand what
4 you say. I understand the concept about us asking
5 for the money, since a good portion of that
6 money -- not a good portion, but some of that money
7 came from this Village.

8 TRUSTEE MARTILOTTA: A significant portion.

9 JOHN SALADINO: And it should be -- and it
10 should be expended in the Village. Unless, unless
11 there's a way to -- I don't want to say appeal,
12 because now you're kind of like begging. A legal
13 way to get it in front of the Board, I mean, it
14 sounds -- you know, if there was a reporter in the
15 room, maybe, maybe they could report this and it
16 would get a little traction with the Town Board and
17 stuff.

18 Thank you. Thanks for listening.

19 MAYOR HUBBARD: All right, thank you.

20 Anybody else wish to address the Board?

21 KEVIN STUESSI: Kevin Stuessi, 420 Clark
22 Street.

23 Mr. Mayor and Trustees and Village staff,
24 Mr. Gaffga, thank you for helping raise our rates,
25 good work. I think it's important to give

1 consideration to everything the Village Attorney
2 said in regards to LWRP. Appreciate all the work
3 you've done in talking to them.

4 And I would urge the Mayor and Board to
5 consider having a special meeting at the soonest
6 possible time with the community to bring the State
7 down to talk to us. I think time is a-wasting.
8 And one of the big things I heard from the
9 Governor's speech is she is looking very closely at
10 climate resiliency, as well as this affordable
11 housing issue. And if we don't try and get ahead
12 of this, we are going to find ourselves holding on
13 to the back of this very fast dog, who's going to
14 be running quickly.

15 There's a lot of funding that we can get
16 through the LWRP. There are funding grants that
17 are coming up here in the very new term. And from
18 somebody who I had dinner with last week, who was
19 at the Mayor's speech last week and works for the
20 government, was telling me that now is the time,
21 really, to jump on these things. And my fear would
22 be that if we don't take advantage of the State
23 saying, "We want to be here and talk to you and
24 talk to the community," we will find ourselves at
25 the bottom of the pile as others jump ahead of us.

1 So, you know, with that, I would urge you to do it.

2 To the point regarding the potential purchase
3 and donation of the Theater, it has been quietly
4 marketed to a number of people, developers, for
5 sale for many months now. I know people who have
6 looked at it and considered it. For whatever
7 reason, Mr. Sapan this past week decided to make it
8 public. That's a wonderful thing that he's talking
9 about it. But, at the same time, it was also
10 listed on the commercial listing service for sale.

11 So we have a moment in time where we can also
12 try and do something for this. And I've been
13 talking to Mr. Spiridakis and his wife and trying
14 to help them with this effort, and I think there's
15 a lot our community can do. And one of the things
16 that would be helpful is to have this LWRP updated,
17 and to be proceeding with some of these grants,
18 because we could take advantage of things in very
19 due course to help us keep the Theater in Greenport
20 as a theater.

21 So, again, would urge you to, please,
22 consider scheduling a special meeting as quickly as
23 possible, bring the State down.

24 Thank you for your efforts on this.

25 MAYOR HUBBARD: Anybody else wish to address

1 the Board?

2 (No Response)

3 MAYOR HUBBARD: Okay. I'll offer a motion to
4 enter executive session at 9:06 for a litigation
5 report from the Village Attorney.

6 TRUSTEE MARTILOTTA: Second.

7 MAYOR HUBBARD: All in favor?

8 TRUSTEE CLARKE: Aye.

9 TRUSTEE ROBINS: Aye.

10 TRUSTEE MARTILOTTA: Aye.

11 TRUSTEE PHILLIPS: Aye.

12 MAYOR HUBBARD: Aye.

13 Opposed?

14 (No Response)

15 MAYOR HUBBARD: Motion carried.

16 Thank you all for coming.

17 TRUSTEE MARTILOTTA: Thank you all. Thank you.

18 (The Meeting was Adjourned to Executive
19 Session at 9:06 p.m.)

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