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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  
March 16, 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: Call the meeting to order  
3 with the Pledge to the Flag.

4 (Pledge of Allegiance)

5 MAYOR HUBBARD: Okay. We'll start with the  
6 Fire Department. I see Chief, Chief Manwaring just  
7 walked in, so come right on up.

8 TRUSTEE MARTILOTTA: What's up, Chief?

9 MAYOR HUBBARD: Good evening.

10 CHIEF MANWARING: Good evening. All right.  
11 Well, hopefully, all the reports came in. You  
12 should have it, all the calls went in. I really  
13 don't have much this month. This month all I have  
14 is -- for you is Addison Johnson for the Juniors  
15 for an application of membership.

16 And last night the Board of Wardens approved  
17 to go send the bid specs over to you guys, over to  
18 the Village to review and put out the bid for the  
19 new ambulance.

20 MAYOR HUBBARD: Okay.

21 CHIEF MANWARING: The other ones we're doing  
22 is still working, we're working with Paul for  
23 making the bathrooms ADA compliant. And that's  
24 about it, I think, anything that's important.

25 TRUSTEE PHILLIPS: Your got a response to, I

1       assume, the switch -- when Paul is finished with  
2       the electric project, I guess for Silver Sands,  
3       he's going to do the switchgear?

4               CHIEF MANWARING: I guess. Okay.

5               TRUSTEE PHILLIPS: Okay.

6               ADMINISTRATOR PALLAS: So I apologize.  
7       Silver Sands switchgear? You mean the Town.

8               TRUSTEE PHILLIPS: No, no, no, no, no. I  
9       said you were doing some electric project for  
10       Silver Sands, and after that you'd get to the  
11       switchgear for that.

12              ADMINISTRATOR PALLAS: Yes, yes.

13              TRUSTEE ROBINS: Just a quick question.  
14       Chief, are you guys -- have you done, or are you  
15       planning on doing any special training for your  
16       members on handling lithium batteries?

17              CHIEF MANWARING: Yeah. We've already taken  
18       quite a few training classes on it. We demo'd a --  
19       what they call a fire blanket that you kind of  
20       smother over the top of the car and let it sit for  
21       20 minutes, and then, hopefully, when you pull it  
22       back off, the car will be out, but that's still not  
23       really cooling off the batteries.

24              We have another training coming up, probably  
25       by the end of this month, of a different type of

1 nozzle that we could shove underneath the car and  
2 cool the batteries off and try to put the fire out.  
3 Yeah, we've been very active in trying to find  
4 things, especially with these electric bikes  
5 running around and, you know, stuff like that.

6 TRUSTEE ROBINS: Very concerning, very  
7 concerning.

8 CHIEF MANWARING: Yeah.

9 TRUSTEE ROBINS: So I'm glad. It sounds like  
10 you're on top of it, that's great.

11 CHIEF MANWARING: Yeah, we're trying to be.

12 TRUSTEE ROBINS: You really have to be.

13 CHIEF MANWARING: Not only my -- not only  
14 Greenport Fire Department, but the other districts  
15 are also -- we're all trying to get on top of it.

16 TRUSTEE ROBINS: Yeah. We've seen a lot  
17 right now and it is concerning. So, you know,  
18 any -- anything you have to report to us, please  
19 keep us briefed on what you're doing.

20 CHIEF MANWARING: You got it.

21 TRUSTEE ROBINS: Okay.

22 MAYOR HUBBARD: Okay. Any other questions  
23 for the Chief?

24 TRUSTEE MARTILOTTA: No.

25 MAYOR HUBBARD: Thank you.

1 TRUSTEE MARTILOTTA: Thanks a lot.

2 MAYOR HUBBARD: Village Administrator report,  
3 Mr. Pallas.

4 TRUSTEE PHILLIPS: Thank you.

5 ADMINISTRATOR PALLAS: Thank you, Mr. Mayor.  
6 Just a few things. I have several additional items  
7 that aren't on the -- in the report, but I'll go  
8 over them at the end.

9 First, on the microgrid project status, we  
10 are anticipating the batteries delivery in April,  
11 with final closeout of the project by June. That's  
12 the current status we got from the contractor.  
13 Hopefully, that we don't have any other glitches on  
14 the -- on the delivery. Again, as I've reported,  
15 that's the only thing left, so we should be in good  
16 shape on that.

17 The ferry queue project, we did get a  
18 response from the DOT --

19 TRUSTEE MARTILOTTA: Good.

20 ADMINISTRATOR PALLAS: -- on what we thought  
21 was our final submittal.

22 (Laughter)

23 ADMINISTRATOR PALLAS: They had a total of 60  
24 comments on the final, and said we're doing a great  
25 job. Probably the majority of the comments were

1 just follow-up comments on prior ones that said "No  
2 Further Comment". So that's where we are with it.

3 Still waiting for the easement from a  
4 lease -- I'm sorry, lease agreement from the MTA.  
5 I have an email out to them -- sorry -- will be  
6 sending an email reminder to them to get the  
7 status. Last I heard from them was that they  
8 hadn't yet sent it to Albany for review. Once it  
9 goes to Albany, there's a 90-day, what they call a  
10 waiting period. I am not certain whether that's a  
11 mandatory time frame, or that Albany has 90 days to  
12 respond, but I'll cross that bridge once it gets to  
13 Albany. And if we need to do anything with Albany,  
14 we can certainly do some outreach in that regard.

15 TRUSTEE PHILLIPS: Can we backtrack? You  
16 said there was 60, 60 questions that they came back  
17 with?

18 ADMINISTRATOR PALLAS: There were 60  
19 comments, yes.

20 TRUSTEE PHILLIPS: Oh, comments, okay. And  
21 they need responses from us or --

22 ADMINISTRATOR PALLAS: We have to do a  
23 resubmittal, that's the way the process works. So  
24 that addresses those comments, even though some of  
25 them have been addressed. A lot of them are very,

1 very minor, but that's their process, so we don't  
2 have a choice, unfortunately, so.

3 TRUSTEE PHILLIPS: Okay. I was just -- but  
4 okay, thank you.

5 ADMINISTRATOR PALLAS: Sure. A couple of the  
6 added items before I get to the net metering.

7 The -- I had sent to you all from the Long  
8 Island Divers Association a request to put down  
9 some gravel or RCA at the two flat areas out by our  
10 outfall pipe at Clark's Beach. They're not looking  
11 for an immediate answer, but if that's something  
12 that we want to entertain, let me know and I'll  
13 continue the dialogue with them.

14 TRUSTEE MARTILOTTA: Where exactly -- if I  
15 may, where exactly were they talking about putting  
16 the RCA, and how much?

17 ADMINISTRATOR PALLAS: We don't know. I  
18 didn't get an answer on how much. But if you go  
19 there, there's a -- when you first drive in, on --  
20 I think the left-hand side, there's a fairly --

21 TRUSTEE MARTILOTTA: Yeah.

22 ADMINISTRATOR PALLAS: -- large clearing, so  
23 it's there. And then the lower area, that one I  
24 wasn't sure what they were talking about.

25 TRUSTEE PHILLIPS: That's when you go down

1 the road a little bit and then there's another flat  
2 place.

3 ADMINISTRATOR PALLAS: Yeah, I don't -- yes,  
4 I know there's a roadway down there, but I just  
5 don't recall seeing a flat. It must be pretty  
6 overgrown or something. That's why I don't --

7 TRUSTEE PHILLIPS: It is over -- the last  
8 time -- yeah.

9 ADMINISTRATOR PALLAS: Doesn't strike a  
10 memory. So that's what they are looking to do.

11 TRUSTEE MARTILOTTA: Okay. But the first one  
12 I can visualize. The second one, I was like --

13 ADMINISTRATOR PALLAS: The second one I  
14 couldn't either, but --

15 TRUSTEE PHILLIPS: Unless you've driven down  
16 the road.

17 TRUSTEE MARTILOTTA: Oh, then I --

18 TRUSTEE PHILLIPS: Well, I mean, because when  
19 I did that, when I did a beach cleanup, I didn't  
20 even realize that it had a second tier.

21 TRUSTEE MARTILOTTA: I'll have to check it  
22 out before I can really say yes, you know what I  
23 mean?

24 ADMINISTRATOR PALLAS: Yeah. They have done  
25 a lot of cleanup activities there for us. They did



1 the --

2 TRUSTEE MARTILOTTA: Yeah.

3 ADMINISTRATOR PALLAS: -- video for us, and  
4 I'm sure they would continue if we baked that into  
5 any other agreements that we would have, so yeah.

6 TRUSTEE MARTILOTTA: Is it that bad, the  
7 parking lot, currently?

8 ADMINISTRATOR PALLAS: Pardon me?

9 TRUSTEE MARTILOTTA: Is it that bad, the  
10 parking lot, currently?

11 ADMINISTRATOR PALLAS: It gets overgrown very  
12 quickly with weeds. We don't have to park, we just  
13 go right down.

14 TRUSTEE MARTILOTTA: Yeah.

15 ADMINISTRATOR PALLAS: So they have a few  
16 people. They just want a flat parking area, you  
17 know, to keep down some of the ticks and so forth.  
18 That's basically what they're doing looking for.

19 TRUSTEE MARTILOTTA: Okay.

20 ADMINISTRATOR PALLAS: So that was that. I  
21 participated -- the County had reached out to us.  
22 Their Department -- that's right. Department of  
23 Economic Development and Planning, they have an  
24 initiative on their GIS system to do a countywide  
25 zoning map, if you will, and they're going to have

1 an overlay with all of the different municipalities'  
2 zones, building zones. And at first I wasn't sure  
3 what they were after, but it's actually a very -- I  
4 think a very good initiative. We can actually have  
5 a digital version of our -- our zoning map with a  
6 link on a website to get there, and would include  
7 some of the information that's currently on the  
8 Suffolk GIS website at the parcel level, which we  
9 currently don't have. So you would have to go to  
10 the County website to get it now, but you go to the  
11 County website and it doesn't really line up with  
12 ours. So this would kind of combine those two  
13 things.

14 The first step is to get our zones into their  
15 system. They'll be sending me information in order  
16 to do that. I will communicate with them back and  
17 forth, and once it's ready for publication, I'll  
18 send that out, you know, to the extent that I can  
19 to all of you to take a look, I don't know how that  
20 works with that system, before we actually create  
21 the link for it.

22 Most -- I don't know of any municipality  
23 that's not participating in the process, they're  
24 pretty far along on it. So that's -- I just wanted  
25 to let you know about that.

1           As the Chief mentioned, we're working on the  
2 Fire Department bathrooms with the architect. I  
3 had a conversation with him two or three days ago.  
4 He's begun working on the bid specifications and  
5 designs. Once I have that from them, I'll send it  
6 out to the Fire Department first and get their  
7 comments, and then to you all for any comments, and  
8 then we could, not this month, but next month,  
9 hopefully, have a resolution to go out to bid on  
10 that, assuming we have funding for it, I believe.  
11 I think we did, if I recall correctly, but we'll  
12 cross that bridge when we get to it. The --

13           TRUSTEE ROBINS: Paul, will we have an  
14 opportunity to see those plans?

15           ADMINISTRATOR PALLAS: Yeah, I just said that  
16 we will send -- I will send them out to you, yes.

17           TRUSTEE ROBINS: Okay, thanks.

18           ADMINISTRATOR PALLAS: The next thing, I had  
19 gotten a request, a few times actually, for the --  
20 from the Fire Department about the osprey nest on  
21 the siren here. We did get permission from the DEC  
22 to remove it. There's a formal process that you go  
23 through, but we do have permission to remove it.  
24 They would like us to put a new one up, well, a  
25 pole with a platform. My suggestion -- again, this

1 all happened the last couple of days. My  
2 suggestion is perhaps put a pole in the corner  
3 right here by Third Street playground with a new  
4 platform. There's a line of sight for the existing  
5 nest, so they would be more likely to go there.  
6 And we have to try to figure out what to put on top  
7 of the siren to keep them from coming back there.

8 So, again, it's just information. We will be  
9 removing the nest within the next week. We only  
10 have a small window of opportunity to do that.  
11 I think that was all on that.

12 The last thing was the net metering tariff.  
13 I had sent you all information about the potential  
14 revision.

15 TRUSTEE MARTILOTTA: Oh, yeah, I was  
16 surprised.

17 ADMINISTRATOR PALLAS: The two, the two  
18 things that I changed had to do with the maximum kW  
19 that would be able to use the net metering  
20 component of this, and also the ultimate size of  
21 the unit.

22 The size of the unit, where it was at 100% in  
23 the tariff, that was actually -- when I first  
24 started this, that was the common number that was  
25 used. That has since changed. Most utilities have

1 it at 110%. It would be difficult to monitor, to  
2 be honest, so I don't see an issue with the 110  
3 percent.

4 As far as the 200 kW limit, again, all that  
5 is, is to limit the number of total kilowatts that  
6 could participate in the refund portion, if you  
7 will. It in no way limits the amount of solar,  
8 because we have no prohibition at all on it, so  
9 people could still put solar up.

10 TRUSTEE CLARKE: What's the cap?

11 ADMINISTRATOR PALLAS: Per system, it's 25.

12 TRUSTEE CLARKE: And the Village cap?

13 ADMINISTRATOR PALLAS: Two hundred. But,  
14 again, most --

15 TRUSTEE CLARKE: For this, for --

16 ADMINISTRATOR PALLAS: Village-wide.

17 TRUSTEE CLARKE: For total solar --

18 ADMINISTRATOR PALLAS: Correct.

19 TRUSTEE CLARKE: -- Village-wide?

20 ADMINISTRATOR PALLAS: That's over and above  
21 what already exists. That's -- so, obviously, it  
22 would be more.

23 And so, again, I don't -- I don't see a  
24 system issue with that at all. So that's the  
25 tariff that I sent around for you. I know that's

1 an open -- I think that hearing was open still, so  
2 I just wanted to let you know about that. And I  
3 guess the next step would be to post it, if you  
4 all -- if you all would like me to.

5 TRUSTEE PHILLIPS: Well, I'll be honest with  
6 you, I sent you an email earlier, I -- it was tough  
7 getting to that spot to even present the net  
8 metering, and I would like to see how it works for  
9 a year or two before we commit to any bigger  
10 amount.

11 ADMINISTRATOR PALLAS: Again, it won't limit  
12 the amount of solar in the Village, that it doesn't  
13 in any way. It only limits the amount that would  
14 be potentially able to get a refund or a credit.  
15 And as I had indicated, even at the 150 level, the  
16 biggest -- the most exposure we have, I think, is  
17 in the several thousand dollars, which that would  
18 not likely to come anywhere near that.

19 TRUSTEE PHILLIPS: Like I said, it was tough  
20 getting to that spot. The only comments that we  
21 really had at the public hearing were those who  
22 already had solar panels or were into solar. We  
23 didn't really hear from other Village residents  
24 about the -- you know, if it could go and charge  
25 against their electric down the road maybe a decade

1 from now. So I still would like to see data of it,  
2 that's my opinion.

3 MAYOR HUBBARD: Okay. Trustee Robins, you  
4 sent a letter also. You want to explain?

5 TRUSTEE ROBINS: Yeah. Again, it was just  
6 the fact that, you know, I would prefer to try what  
7 we -- what we put in there already in the tariff  
8 and, you know, agreed upon. Again, I don't -- Paul  
9 doesn't seem to feel there's going to be a major  
10 economic impact on us, but, you know, I'm, you  
11 know, still not 100% in on the support -- you know,  
12 what the eventual impacts are going to be on our  
13 infrastructure and our wires and stuff like that.

14 MAYOR HUBBARD: Okay. So you're both not in  
15 favor of expanding the tariff and leaving it as  
16 it was?

17 TRUSTEE ROBINS: Leave it as written right now.

18 TRUSTEE PHILLIPS: I would prefer that we  
19 leave it, and have an end date of a year or two  
20 years from now to review it again.

21 MAYOR HUBBARD: No. I just want to be clear  
22 that that's what you're asking for. All right. So  
23 we're going to roll it back to what we originally  
24 had. And the people that spoke at the public  
25 meeting, we're not going to what they wanted.

1 TRUSTEE MARTILOTTA: For what it's worth, I'm  
2 comfortable with the changes that Paul suggested.  
3 I don't think that will have that big an impact,  
4 but --

5 TRUSTEE CLARKE: I thought it appeared  
6 responsive to the public hearing. That was my --  
7 excuse me. I thought the --

8 TRUSTEE MARTILOTTA: Oh, sorry.

9 TRUSTEE CLARKE: -- changes were responsive  
10 to the comments made at the public hearing, and if  
11 the recommendation is it's not going to  
12 substantially change what we're at, I would go with  
13 the revision.

14 TRUSTEE MARTILOTTA: I'm of similar mind.

15 MAYOR HUBBARD: Okay. Then we'll put it on  
16 for a vote to go with the revision.

17 ADMINISTRATOR PALLAS: Okay. And just -- I  
18 do want to just mention, too, the one thing I did  
19 not do, and I should -- should have said that  
20 before, there were some comments about changing the  
21 timing of the -- of the credit. The only -- the  
22 only -- the only people that it would impact is  
23 when you first put in a system, because it's 12 --  
24 it's a 12-month total. So it doesn't matter what  
25 12 months you pick --



1           MAYOR HUBBARD: Correct.

2           ADMINISTRATOR PALLAS: -- the amount's going  
3 to be the same. So it would only impact the first  
4 one. And doing it at the -- the only other time we  
5 could do it that would make sense with the fiscal  
6 year. And in speaking with the Treasurer, there's  
7 such a large amount of data to process for other  
8 reasons, that it's simpler for us to do it off that  
9 path. So that's why I was suggesting leaving that  
10 alone.

11           MAYOR HUBBARD: So we would want to continue  
12 with the calendar year.

13           ADMINISTRATOR PALLAS: Calendar year, yes.

14           TRUSTEE MARTILOTTA: Yeah, I think, exactly.

15           TRUSTEE CLARKE: I don't --

16           MAYOR HUBBARD: I agree with that.

17           TRUSTEE CLARKE: Does anyone remember,  
18 remember someone explaining to us why they thought  
19 that was an important change?

20           TRUSTEE MARTILOTTA: They could have gotten  
21 more money, from what I understand.

22           TRUSTEE CLARKE: But I can't remember it.

23           ADMINISTRATOR PALLAS: They --

24           TRUSTEE MARTILOTTA: It was the price per  
25 kilowatt.

1 ADMINISTRATOR PALLAS: Correct. The concept  
2 was that it -- correct, that they would -- I  
3 believe they would end up with a higher credit.  
4 That may be true in year one. After that, it makes  
5 no difference.

6 TRUSTEE CLARKE: Right, it's the same. Okay,  
7 okay got it. So whatever --

8 MAYOR HUBBARD: It's 12 months. No matter  
9 whether it's June 1st or January 1st, there's still  
10 going to be a 12-month period. So the first year  
11 there could be a change in it, but after that, once  
12 everybody's on there, you're on there for 10 years,  
13 it's still 12 months, it's still a full year no  
14 matter what. But closing out the Village budget  
15 and everything else, and doing -- going through all  
16 that, June is a very busy month to try to go and  
17 catch up with all that stuff, it would be much  
18 easier to do it in January, when the calendar year  
19 ends.

20 TRUSTEE PHILLIPS: And I understand where all  
21 of you are coming from with -- with the data, but  
22 I'm going to raise the fact that we're a  
23 one-square-mile village that has very close houses  
24 to each other. We have no direction or code to  
25 deal with what size solar panels. Do we want them

1 in the Historic District? We have a Fire  
2 Department that has to deal with training in solar  
3 panels. So that's the reason why I'm taking a  
4 cautious road on this. And I think we all need to  
5 think about that, because if we have a fire, I'm  
6 not exactly sure what's entailed in a solar panel  
7 catching fire on a roof.

8 TRUSTEE ROBINS: Yeah. I read in the -- you  
9 know, the tariff about the protections for our  
10 workers and stuff like that, you know, but like I  
11 said, it's a new things. We haven't tried it out  
12 yet, and I think, you know, we have to have more  
13 definition on -- you know, it's a new technology,  
14 and it's -- you know, in terms of -- I mean, I'm  
15 sorry, but I still think that, you know, being a  
16 village that enjoys such low electric rates to  
17 begin with, you know, that the need for the  
18 residents to have solar, you know, it's a -- it's a  
19 choice, it's not -- it doesn't have the same  
20 economic impact of people that are on PSE&G and  
21 have a higher electric rate.

22 TRUSTEE MARTILOTTA: Sure. If I may,  
23 Mr. Pallas. With the change from the existing to  
24 the new proposal to 200, I believe it was --

25 ADMINISTRATOR PALLAS: Correct.

1 TRUSTEE MARTILOTTA: -- approximately how  
2 many more properties of average size would we be  
3 able to include under the new tariff? Like what is  
4 the total number, approximately, of houses?

5 ADMINISTRATOR PALLAS: Somewhere between, I  
6 don't know, 20.

7 TRUSTEE MARTILOTTA: I figured about 20.

8 ADMINISTRATOR PALLAS: I'd say 20.

9 TRUSTEE MARTILOTTA: We've got about eight now?

10 ADMINISTRATOR PALLAS: Eight or nine.

11 TRUSTEE MARTILOTTA: Eight or nine?

12 ADMINISTRATOR PALLAS: Not including the  
13 schools. The schools are on --

14 TRUSTEE MARTILOTTA: Just say you got 10, for  
15 like an easy number, right? So it would be 10 more  
16 out of 1,000 houses?

17 ADMINISTRATOR PALLAS: It's 2,000 electric  
18 customers.

19 TRUSTEE MARTILOTTA: Two thousand houses?  
20 So, I mean, I'm comfortable with that. Like to  
21 your point, I don't think people are going to go  
22 run and get it done, because our electric rates are  
23 cheap.

24 ADMINISTRATOR PALLAS: Right.

25 TRUSTEE MARTILOTTA: When we redid my house,

1 it just didn't make any sense, so -- but for some  
2 people it does. And we'll give them 12, 11 more,  
3 11 more people, if they want to do it. But I don't  
4 know that -- I don't know if we'd get 11 takers in  
5 the near future by any means.

6 TRUSTEE ROBINS: I have no idea. You know,  
7 it's expensive.

8 TRUSTEE MARTILOTTA: Yeah. I guess we'll  
9 find out.

10 ADMINISTRATOR PALLAS: Again, I just want to  
11 reiterate that it doesn't prevent people from  
12 putting them in anyway, so.

13 TRUSTEE ROBINS: No, they'd be solo, you  
14 know, without any contribution to the grid, though,  
15 right? They could just be --

16 ADMINISTRATOR PALLAS: No, they would still  
17 be tied parallel to the grid. We would still -- it  
18 would still be tied into the grid.

19 TRUSTEE PHILLIPS: Back to the fact of do we  
20 want our whole Village, expensive or not, okay? We  
21 have houses close to each other. I just think that  
22 it's something to think about. I'm sorry, I have  
23 to put that on the table, whether anybody like  
24 likes it or not.

25 TRUSTEE MARTILOTTA: Okay.

1           MAYOR HUBBARD: Okay. I'm just -- I'm  
2 confused. Something to think about as in what  
3 means?

4           TRUSTEE PHILLIPS: Do you -- all right. In  
5 our Historic District, we have a Historic District,  
6 do we all want solar panels on all of those houses  
7 in the Historic District?

8           MAYOR HUBBARD: They already have some that  
9 have it.

10          TRUSTEE PHILLIPS: Well, and have they --  
11 then have they diminished their historic  
12 recognition, then? I mean, this -- okay. You're  
13 going to do what you want to do, it's fine.

14          MAYOR HUBBARD: No. This is just changing  
15 the net metering part of the tariff. It's not  
16 saying that it's legal, illegal, or whatever. The  
17 solar panels are already out there. The Fire  
18 Department would have to deal with them on the  
19 houses that already have them if they go there.  
20 This is just taking -- and instead of people  
21 getting no credit back, and the dozen people that  
22 complained to us about it, asking can this be part  
23 of net metering. All we're doing is changing the  
24 tariff to allow it to be net metering, so they  
25 would see some money back on what they're doing.

1 It's not saying they're legal or illegal, whatever.

2 TRUSTEE PHILLIPS: Well, I'm sorry, I think  
3 we need to look at the bigger picture. But, as I  
4 said, I -- it was fought hard to get the net  
5 metering to begin with. I do not believe -- the  
6 only people we heard from at the public hearing  
7 were actually those who had solar panels. I don't  
8 think I heard anybody else speak the opposite  
9 direction.

10 ADMINISTRATOR PALLAS: I would have to go  
11 back and see who else was --

12 TRUSTEE CLARKE: No. I mostly remember  
13 people --

14 TRUSTEE PHILLIPS: Who had solar.

15 TRUSTEE CLARKE: -- who had the systems and  
16 were supporting the idea of others having them, and  
17 also having net metering for their investment,  
18 which makes sense to me.

19 TRUSTEE PHILLIPS: So --

20 TRUSTEE CLARKE: Your points are well taken  
21 in terms of the infrastructure issues, the safety  
22 issues. You know, hopefully, that is something  
23 that -- because it is likely not going to diminish  
24 as we go forward, and certainly not going to  
25 diminish as an issue with the direction of the

1 State. We are going to be forced or compelled to  
2 address the important issues that you bring up, all  
3 right, and so I recognize that.

4 TRUSTEE PHILLIPS: As I said, you have three  
5 to two, so that's the way it is.

6 MAYOR HUBBARD: Well, no, it's going to come  
7 to a vote. But if you have something -- I mean, so  
8 you're saying you don't want to do the net metering  
9 at all, you want to just drop the whole proposal  
10 and not allow that?

11 TRUSTEE PHILLIPS: No. I want to see -- I  
12 want -- I want to see data. I understand where  
13 Paul's coming from, but it's also we don't really  
14 know how it's going to come out in the end as to  
15 what it's really going to cost us. If we have it  
16 where we do it for a year and see what the data  
17 comes up with, we'll have a better idea.

18 At one point, I believe -- what was the  
19 charge that could go back to the regular residents  
20 if it -- what was it, 8 cents or 16 cents?

21 ADMINISTRATOR PALLAS: No. It was whatever  
22 our avoided cost is, what we pay for electricity.

23 TRUSTEE PHILLIPS: Okay.

24 ADMINISTRATOR PALLAS: It varies month to  
25 month.



1 TRUSTEE ROBINS: That varies on the minute or  
2 second, practically, right?

3 ADMINISTRATOR PALLAS: Well, monthly. It  
4 would be our --

5 TRUSTEE ROBINS: Our monthly cost.

6 ADMINISTRATOR PALLAS: It would be our  
7 average monthly cost.

8 TRUSTEE ROBINS: Okay.

9 TRUSTEE PHILLIPS: So let's say it goes  
10 higher than we all anticipate. Then who's -- who's  
11 going to make up the difference, the regular  
12 ratepayers?

13 ADMINISTRATOR PALLAS: Of the -- you mean, if  
14 our costs go up?

15 TRUSTEE PHILLIPS: Uh-huh.

16 ADMINISTRATOR PALLAS: If our costs go up,  
17 our fuel adjustment goes up, and we have more  
18 revenue anyway. So I don't know if it's -- that --  
19 it's not that simple. It's the -- all of our  
20 revenue goes up if the -- if our costs go up.

21 TRUSTEE PHILLIPS: But didn't you say that  
22 with the net metering, that there was a possibility  
23 that it would reduce something from NYAPP to us?

24 ADMINISTRATOR PALLAS: Oh, from NYPA?

25 TRUSTEE PHILLIPS: NYPA, I mean.

1 ADMINISTRATOR PALLAS: No. It actually would  
2 improve how much we could take, because it lowers  
3 our load factor, because these things tend to  
4 operate on peak. So it lowers our overall peak,  
5 which then provides us additional hydropower in the  
6 following year.

7 TRUSTEE PHILLIPS: Okay. But if it should go  
8 over, if we -- regardless of how we go, if we go  
9 over our peak, regardless, the solar is --

10 ADMINISTRATOR PALLAS: The -- for us, we are  
11 so far above what our allocation is, it -- this  
12 wouldn't even come close.

13 TRUSTEE PHILLIPS: Okay.

14 ADMINISTRATOR PALLAS: You'd have to have --  
15 it wouldn't even come close. It would take  
16 probably a few hundred of these before it started  
17 to impact our import.

18 TRUSTEE PHILLIPS: Okay.

19 TRUSTEE ROBINS: I'm comfortable with Paul's  
20 explanation.

21 TRUSTEE PHILLIPS: I'm fine. Go ahead with  
22 it. I still --

23 MAYOR HUBBARD: Oh, no, I mean you can vote  
24 no against the net metering next week.

25 TRUSTEE PHILLIPS: No. I just --



1 ADMINISTRATOR PALLAS: We're -- we're just  
2 finalizing the contract with them. Once we have  
3 that -- we've had some preliminary discussions.  
4 Once the contracts are finalized, we'll set up a  
5 true kickoff meeting.

6 TRUSTEE PHILLIPS: Okay. I sent an email to  
7 both of you today wanting to make sure that the  
8 rates, that was going to include all of our outside  
9 sewer customers.

10 ADMINISTRATOR PALLAS: Well, when you do a  
11 rate study, all customers are always included.  
12 That's just -- as part of the process, they look at  
13 all of our -- all revenues.

14 TRUSTEE PHILLIPS: Okay. Well, as I said,  
15 the last one we didn't look at, some of them,  
16 because it wasn't listed in the paperwork, so  
17 that's why I'm bringing it up now.

18 ADMINISTRATOR PALLAS: I -- my -- I was  
19 involved in that. I don't believe -- I think they  
20 just listed a few of what they knew, but that  
21 doesn't stop them from -- we still would give them  
22 all of the revenue categories, which would include  
23 the outside customers.

24 TRUSTEE PHILLIPS: Okay. And all the outside  
25 customers aren't commercial rates?

1 ADMINISTRATOR PALLAS: I have to review them,  
2 I don't -- I don't know offhand, honestly.

3 TRUSTEE PHILLIPS: Okay. I hope we take a  
4 look at that.

5 ADMINISTRATOR PALLAS: Yeah, of course.

6 TRUSTEE PHILLIPS: Thank you.

7 MAYOR HUBBARD: Anything else for the Village  
8 Administrator?

9 (No Response)

10 MAYOR HUBBARD: Thank you.

11 TRUSTEE ROBINS: Thank you, Paul.

12 TRUSTEE MARTILOTTA: Thanks, Paul.

13 MAYOR HUBBARD: Okay. Interim Treasurer,  
14 Stephen Gaffga.

15 INTERIM TREASURER GAFFGA: Good evening.

16 TRUSTEE ROBINS: How are you, Stephen?

17 TRUSTEE PHILLIPS: Hello, Stephen.

18 INTERIM TREASURER GAFFGA: Good. Just before  
19 I get into what I was going to talk about, just to  
20 respond, I mean, we do have residential outside  
21 customers and we have commercial outside customers.  
22 So we have roughly 80 in total between the two,  
23 just to answer that, that question.

24 TRUSTEE PHILLIPS: Well, I realize that there  
25 are some that are residential. I realize the

1 residential ones, but I'm more concerned about the  
2 commercial, the commercial enterprises as being the  
3 proper readings.

4 INTERIM TREASURER GAFFGA: Right. That will  
5 be something that I will -- when we hand all that  
6 information over, they -- we have a preliminary  
7 data request from them already. So when we hand  
8 all that data over, they'll get every one of our  
9 customers from all three funds, you know, electric,  
10 water and sewer. They're going to have different  
11 teams that kind of look at just the sewer, just the  
12 water, just the electric to get a better product.  
13 So I do anticipate them looking.

14 I mean, the preliminary request is very  
15 intense, so I think that they're going to -- you  
16 know, they're going to get to the bottom of every  
17 one of our needs, capital, you know, our usage  
18 needs and what -- you know, where our customers  
19 are, what pipe sizes, they're going to look at all  
20 of that.

21 TRUSTEE PHILLIPS: Okay.

22 INTERIM TREASURER GAFFGA: So I anticipate  
23 getting --

24 TRUSTEE PHILLIPS: No, no.

25 INTERIM TREASURER GAFFGA: -- you know, some

1 good responses from them.

2 TRUSTEE PHILLIPS: And I hope, you know,  
3 that that -- I fully expect that that's what's  
4 going to come out of it. It's just in comparing  
5 the LWRP comments as to who we have as outside  
6 customers, and going back to other information that  
7 I've had, it's not jiving, so that's why I'm asking  
8 the question, and I want to make sure. I mean, the  
9 KOA, I forgot that they -- the KOA is on our sewer  
10 system?

11 ADMINISTRATOR PALLAS: Yes.

12 INTERIM TREASURER GAFFGA: Yes.

13 TRUSTEE PHILLIPS: Okay. We have KOA, we  
14 have the School District, we have Silver Sands.

15 INTERIM TREASURER GAFFGA: Uh-huh.

16 TRUSTEE PHILLIPS: We have the Driftwood  
17 Cove. We had two Driftwood Cove, and I think two  
18 Peconic Landing, different contracts, I believe, do  
19 we not, or is that one of them?

20 INTERIM TREASURER GAFFGA: We just have the  
21 one pump station from Peconic Landing.

22 TRUSTEE PHILLIPS: Right, but --

23 INTERIM TREASURER GAFFGA: But we have -- we  
24 updated our contract --

25 TRUSTEE PHILLIPS: Right.

1 INTERIM TREASURER GAFFGA: -- because of the  
2 amount of the minimum usage that they have, because  
3 of the number of units that they added. So we did  
4 increase that back -- I can't remember which year  
5 it was.

6 TRUSTEE PHILLIPS: I just -- I just want to  
7 make sure that the outside customers, the  
8 commercial customers, that if they've intensified  
9 the use of their property, that we're -- you know,  
10 we're aware of that, that's all.

11 ADMINISTRATOR PALLAS: The way that the rate  
12 studies are done is they look at class of --  
13 classes of customers. So we have them categorized  
14 as outside the Village accounts.

15 TRUSTEE PHILLIPS: Uh-huh.

16 ADMINISTRATOR PALLAS: So it's a -- it's a  
17 combined. They would look at that as a one class  
18 of customer, do a revenue test on those, and  
19 combine all the different classes to see if there  
20 is a need for an increase.

21 TRUSTEE PHILLIPS: Okay.

22 ADMINISTRATOR PALLAS: They look at that  
23 against our expenses, and that the very high level  
24 process.

25 TRUSTEE PHILLIPS: Okay. As I said, in



1        Looking at the LWRP and reviewing that currently  
2        with what's been going on, and going back to the  
3        2017 sewer rate study, sewer rate study that we  
4        did, it just -- it didn't jive. That's why I just  
5        brought it to your attention.

6                INTERIM TREASURER GAFFGA: Yeah. Just from  
7        memory, when they did that last rate study, they  
8        did list those four big customers, because we had  
9        the minimum charge contracts with them --

10               TRUSTEE PHILLIPS: Uh-huh.

11               INTERIM TREASURER GAFFGA: -- with how we  
12        charge them, but they were also the biggest  
13        users --

14               TRUSTEE PHILLIPS: Oh, okay.

15               INTERIM TREASURER GAFFGA: -- you know, of  
16        the outside sewer customers. So during their peak  
17        usages, they're just far and beyond most of our  
18        others, probably because they're, you know, a  
19        nursing home, you know, and then Driftwood Cove is  
20        just such a big property, that --

21               TRUSTEE PHILLIPS: Okay. I just wanted to  
22        make sure that, you know, we're on top of it.

23               INTERIM TREASURER GAFFGA: Absolutely.

24               TRUSTEE PHILLIPS: Okay, thank you.

25               TRUSTEE ROBINS: Would that study include the

1 new hotel, the old Sunset Hotel that they've just  
2 given the sewer to, or not?

3 ADMINISTRATOR PALLAS: There wouldn't be any  
4 revenue data for that.

5 TRUSTEE ROBINS: Okay.

6 INTERIM TREASURER GAFFGA: We won't have data  
7 on that, but it will -- you know, that will be --  
8 it will have its own rate, because they're going to  
9 have an individual unique minimum charge, you know,  
10 based off of what, you know, the contract is.

11 ADMINISTRATOR PALLAS: It will still be  
12 included as part of the customer class.

13 INTERIM TREASURER GAFFGA: Yes.

14 TRUSTEE ROBINS: Okay.

15 ADMINISTRATOR PALLAS: They -- not to get too  
16 far in the weeds, but they also look at customer  
17 accounts. So the -- we would have to -- we would  
18 tell them that the customer account, the additional  
19 customer, there's no revenue associated with it,  
20 and they would probably extrapolate what the  
21 revenue might be, what we would estimate the  
22 revenue, which we have that data from what we would  
23 estimate, and they would include that in the study.

24 TRUSTEE ROBINS: Okay.

25 INTERIM TREASURER GAFFGA: Just moving on.

1 In addition to what I have in my normal work  
2 session, we had a couple of Community Housing  
3 meetings. There wasn't a whole lot of real like  
4 new data to talk about from what I had sent to you  
5 guys. We kind of just looked over some of the  
6 goals, and just kind of talked a lot about some  
7 semantics with what language to include, what not  
8 to include. So we don't really have a polished  
9 product yet to present to you all. As soon as I  
10 have something, something new to share, I'll send  
11 that along to you guys as soon as I have it.

12 TRUSTEE MARTILOTTA: Thank you.

13 INTERIM TREASURER GAFFGA: And just on a side  
14 note, over the last, I think, 10 years we've talked  
15 about on two separate occasions online bill-pay for  
16 utilities, I think in 2012 and 2016. After,  
17 you know, going through some of our staffing issues  
18 that we've had, it was brought up that, you know,  
19 we should reinvestigate this. So with the Clerk's  
20 Office and the Village Administrator, we kind of  
21 reached out to our utility billing software, and I  
22 got a list of some customers that work with  
23 Power Manager, which is what we use. And I have a  
24 couple webinars set up for next week and at the end  
25 of the month to go over what -- a couple of the

1 products to see what's out there, to see if there's  
2 some -- if it can be month-to-month, if it's a  
3 contract, how -- you know, what's involved. When I  
4 have that data -- I'd like to get more than just  
5 two. I reached out to four, I've only heard back  
6 from two. So as soon as I can get, you know, a  
7 good concrete list of information to get to you  
8 guys, I'll reach out and I'll let you know what it  
9 looks like, and then, you know, we can discuss it  
10 further from there.

11 TRUSTEE MARTILOTTA: Awesome.

12 TRUSTEE ROBINS: Yeah, that would be great.

13 TRUSTEE PHILLIPS: That would be, yeah, it's  
14 a positive.

15 INTERIM TREASURER GAFFGA: Other than that, I  
16 don't have a whole lot more to add than my regular  
17 session, if you guys have any questions on  
18 anything.

19 MAYOR HUBBARD: Any questions?

20 TRUSTEE MARTILOTTA: No, sir.

21 MAYOR HUBBARD: All right. Thank you very much.

22 TRUSTEE MARTILOTTA: Thanks a lot.

23 MAYOR HUBBARD: Okay. Next is the Village  
24 Clerk, Clerk Pirillo.

25 CLERK PIRILLO: Good evening, everyone.

1 Additions to my report, there are several public  
2 assembly permit applications that have been  
3 submitted in recent days. One is for the BID. The  
4 applicant, Nicki Gohorel, has asked for approval  
5 for the BID for a 5K on April 29th. It's a  
6 fundraiser, 8 a.m. to 11 a.m. That would  
7 constitute the use of some Village streets, and a  
8 portion of the grounds of this same firehouse.

9 I also have a public assembly permit  
10 application from Star Hose Company for their annual  
11 carnival, and that is in May, the 25th through the  
12 28th. The fireworks are scheduled for the 27th,  
13 with a rain date of the 28th.

14 Candace Hall submitted an application for the  
15 annual basketball tournament, and that is scheduled  
16 for July 22nd, and that is at Third Street, of  
17 course, from 11 a.m. through 7 p.m. That's the  
18 youth basketball tournament.

19 TRUSTEE MARTILOTTA: Awesome.

20 TRUSTEE PHILLIPS: Sylvia, did she ask to see  
21 if they could close a section of the road where the  
22 basketball court is, going across, so that traffic  
23 would not be going through there when we're having  
24 the tournament?

25 CLERK PIRILLO: I would have to re-review the

1 email that came with the application. I don't  
2 remember that request.

3 TRUSTEE PHILLIPS: Is that something we could  
4 add to it? Because I think last year there was --  
5 they had a -- you know, my observation, they had a  
6 lot of kids there, and they were running back and  
7 forth from the court into -- out in the street a  
8 little bit. So I think for safety sake, I would  
9 like to see that section closed down.

10 CLERK PIRILLO: Which section, from where to  
11 where?

12 TRUSTEE PHILLIPS: From where the basketball  
13 court, the court is, going straight across the  
14 street.

15 CLERK PIRILLO: So Third Street at the  
16 basketball court to the park? Or to where?

17 TRUSTEE ROBINS: Across the west side?

18 TRUSTEE PHILLIPS: To the west side, yeah. I  
19 think that would -- yeah. I'd have to look on the  
20 map, to be honest with you. I'll look at it  
21 tonight and send you an email.

22 CLERK PIRILLO: Thank you.

23 TRUSTEE PHILLIPS: Okay.

24 CLERK PIRILLO: And I would have to -- also,  
25 I'll check with the Police Department and see if

1 they can help us with that, as well as our road  
2 crew.

3 A couple of more additions. We have been  
4 approached once again by the Kalmar Nyckel  
5 Foundation, who partners with us quite often.  
6 They would -- the tall ship.

7 TRUSTEE MARTILOTTA: Yeah.

8 CLERK PIRILLO: They would like to come this  
9 time for two weeks.

10 TRUSTEE MARTILOTTA: That's good.

11 CLERK PIRILLO: And have provided us with a  
12 schedule that goes from August 1st through the  
13 14th. And as usual, they have -- they will be  
14 having public onboard days. And, also, I have  
15 asked them to include educational programs, so they  
16 are amenable to that. So if the Board agrees, if  
17 we can approve the schedule that was sent.

18 TRUSTEE ROBINS: Yeah, I was happy to see  
19 that they wanted to do --

20 TRUSTEE MARTILOTTA: Love it.

21 TRUSTEE ROBINS: -- an extended schedule,  
22 because a lot of people didn't get a chance to get  
23 on it last year, so that's good, I like that.

24 TRUSTEE MARTILOTTA: I'm all about it.

25 CLERK PIRILLO: Friends of Mitchell Park has

1 requested a sign in Mitchell Park, just basically  
2 touting the fact that they sponsor and fund  
3 performances and events in Mitchell Park. I have  
4 discussed with Legal Counsel whether that's viable,  
5 and, in fact it is. So it will have a QR code.  
6 And we are working with the Friends of Mitchell  
7 Park to figure out the size of the sign, and also  
8 proper positioning, so that it's not obstructing.

9 TRUSTEE ROBINS: It would be a permanent  
10 sign, though, yes?

11 CLERK PIRILLO: No, not -- not to my  
12 knowledge.

13 TRUSTEE ROBINS: So just like a lawn sign  
14 kind of thing?

15 CLERK PIRILLO: Yes.

16 TRUSTEE ROBINS: Okay.

17 TRUSTEE CLARKE: My understanding, that the  
18 request is permanent.

19 CLERK PIRILLO: Okay. That wasn't -- okay.

20 TRUSTEE CLARKE: Maybe it wasn't clear.

21 CLERK PIRILLO: That was not clear, so thank  
22 you for that.

23 TRUSTEE CLARKE: Yeah.

24 CLERK PIRILLO: Okay.

25 TRUSTEE CLARKE: This comes from their desire



1 to attract more visibility, traction and viable  
2 programs to invest in.

3 CLERK PIRILLO: So how are they thinking  
4 of -- do they have any idea of how they're thinking  
5 of permanence physically for the sign?

6 TRUSTEE CLARKE: They're using as the  
7 reference the Mitchell Park signs that are up  
8 against the blank wall, mounted on steel, New York  
9 State, sort of Department of Transportation type.

10 CLERK PIRILLO: Okay.

11 TRUSTEE PHILLIPS: Over by Aldo's?

12 TRUSTEE CLARKE: Yes, it's on that side.

13 CLERK PIRILLO: Okay. That was not conveyed.

14 TRUSTEE CLARKE: That is a metal sign on it.  
15 So they're looking for a permanent installation --

16 CLERK PIRILLO: Okay.

17 TRUSTEE CLARKE: -- that would allow them to  
18 post their logo, talk about their mission, and put  
19 some way for people visiting the park who are  
20 interested to access the website quickly.

21 CLERK PIRILLO: Okay. Because what I  
22 received is really much more succinct than that.  
23 It literally has very few words and a QR code. So  
24 perhaps all that is contained in the code, I don't  
25 know. But we'll -- once we have -- once we have

1 size and verbiage from them, of course I'll  
2 circulate it, okay? And the positioning, the  
3 positioning that use -- you say was discussed right  
4 now by Aldo's, Trustee Clarke, that would actually  
5 be very appropriate.

6 TRUSTEE CLARKE: Yes. I'm not sure that that  
7 is -- I use that as a reference to what they'd like  
8 to do.

9 CLERK PIRILLO: Uh-huh.

10 TRUSTEE CLARKE: I'm not sure that that  
11 location is what they are going to ask you for.

12 CLERK PIRILLO: Okay.

13 TRUSTEE CLARKE: But, you know, that's all up  
14 for discussion.

15 CLERK PIRILLO: Yes.

16 TRUSTEE CLARKE: Any feedback from anyone in  
17 the Administration or on the Board certainly could  
18 give them feedback. There was in the process  
19 additional copy, talking a little bit more about  
20 what they were, that they were a 501(c)(3), and  
21 they're -- just a little bit more information. And  
22 the Board felt that it was too wordy, and that  
23 they -- and what they're really looking for is  
24 trying to achieve getting more visits to their  
25 website, and more visibility about who they are and

1 what they do.

2 CLERK PIRILLO: Uh-huh.

3 TRUSTEE CLARKE: So that instead -- they're  
4 looking to increase their programming.

5 CLERK PIRILLO: Excellent.

6 TRUSTEE CLARKE: Which is good.

7 CLERK PIRILLO: Uh-huh.

8 TRUSTEE CLARKE: And so they're looking to  
9 get the word out. But any suggestion that anyone  
10 would have I'm sure they'd be open to.

11 CLERK PIRILLO: Terrific.

12 TRUSTEE CLARKE: And that would go for anyone  
13 on the Board, or any point of view coming from  
14 Village Hall.

15 CLERK PIRILLO: Thank you.

16 TRUSTEE MARTILOTTA: The suggestion is to  
17 where to place the sign or --

18 TRUSTEE CLARKE: Well, to say if we had any  
19 point of view on that.

20 TRUSTEE MARTILOTTA: Oh, okay, I gotcha, I  
21 gotcha, the whole thing, all right.

22 TRUSTEE CLARKE: The size of it, you know,  
23 how to mount it, where it goes, all the -- what  
24 seems like a simple thing, but is -- you know, has  
25 a lot of details, because it's going in a public

1 space.

2 CLERK PIRILLO: Uh-huh. I'm waiting for that  
3 from them, and then I'll circulate it and we can  
4 tweak it as we go, of course we'll discuss.

5 TRUSTEE MARTILOTTA: Okay.

6 CLERK PIRILLO: Okay?

7 TRUSTEE MARTILOTTA: That's fine.

8 CLERK PIRILLO: Moving on to my report, under  
9 Agreements and Contracts, the contract between the  
10 Village and Clear River, which is for the removal  
11 of liquid sludge, has been fully executed.

12 In terms of employment, we have once again  
13 advertised for open positions. One is Laborer, one  
14 is Wastewater Treatment Plant Helper, one is  
15 Maintenance Mechanic II, and one is Park Attendant III.  
16 Those were all noticed in today's paper. Those all  
17 are returnable, all applications are returnable on  
18 the 30th of March.

19 In addition to that, I would like to say, I  
20 reported on this last time, but through negotiation  
21 with The Suffolk Times, we saved about \$110 per  
22 advertisement. So that's tremendous, because each  
23 time we do this, as I mentioned last time, it's  
24 rather expensive.

25 And I'm happy to say that also in

1 conversation with supervisors, with Stephen, with  
2 Paul, we were able to offer a starting rate of \$20  
3 per hour, which is quite a bit higher than we've  
4 normally advertised for, and we hope that that  
5 attracts --

6 TRUSTEE MARTILOTTA: Sure.

7 CLERK PIRILLO: -- more people.

8 Held the annual tax lien sale. We had 17  
9 properties for sale. Only two remained unsold.  
10 The total for sale was \$24,091.69. Of that, I was  
11 able -- of those liens, I was able to sell a total  
12 of 23,845.78 in liens. So I'm always happy to  
13 report that.

14 Moving on to the reminder about the wetlands  
15 permit application that we have for Diana Burton of  
16 131 Sterling Street. I have been asked to let the  
17 Board know from the applicant's agent, which is  
18 En-Consultants, that there are actually two  
19 components to the project. The first one is one  
20 that is for removal and replacement, the second one  
21 is expansion. So, in essence, they are asking if  
22 there is a possibility to cut the application in  
23 half, if you would, and perhaps submit two  
24 applications, one for removal and replacement, and  
25 one for expansion. They're hoping to get started

1 on the removal and replacement part, even if the  
2 expansion part has to wait. So that's for Board  
3 discussion.

4 TRUSTEE ROBINS: Did that request come from  
5 the contractor, from En-Consultants, or from the  
6 petitioner, you know?

7 CLERK PIRILLO: That request came from  
8 En-Consultants on behalf of -- on behalf of the  
9 homeowner.

10 TRUSTEE MARTILOTTA: So they're asking to  
11 essentially --

12 CLERK PIRILLO: They're asking --

13 TRUSTEE MARTILOTTA: -- split the permit?

14 CLERK PIRILLO: They're asking if it's a  
15 possibility to split the wetland permit, basically.  
16 Basically, to submit two permits instead of one, so  
17 that they could begin work on the first part, which  
18 would be removal and replacement, as they consider  
19 the application to be a multi, multi-part  
20 application, okay, and not worry about the  
21 expansion at this time.

22 TRUSTEE PHILLIPS: So she's talking about --  
23 the consultant is talking about the bulkhead, the  
24 bulkhead in place and the dredging, and fixing the  
25 fixed pier; is that what she's talking about?

1 CLERK PIRILLO: Yes, for what's existing, not  
2 the expansion portion.

3 TRUSTEE PHILLIPS: Right. No, no, I'm trying  
4 to break it down.

5 TRUSTEE ROBINS: So it's the removal of the  
6 existing bulkhead, and replacement with a new  
7 bulkhead, and then the expansion would go after  
8 that, correct?

9 CLERK PIRILLO: Correct.

10 TRUSTEE ROBINS: Okay.

11 TRUSTEE MARTILOTTA: I don't know they're  
12 necessarily -- I don't think they're necessarily  
13 the same, or maybe I'm misunderstanding this. I  
14 don't know if they're saying they want to do it  
15 sequentially. I think they want to put in two  
16 applications, is that what I'm --

17 CLERK PIRILLO: Correct, that's correct.

18 TRUSTEE MARTILOTTA: Okay.

19 CLERK PIRILLO: That's correct.

20 ADMINISTRATOR PALLAS: One -- if I may.

21 TRUSTEE MARTILOTTA: Assuming, assuming the  
22 replacement will take less time to clear and can  
23 get started, is that it?

24 ADMINISTRATOR PALLAS: No. I think the  
25 rationale, I believe, Sylvia, correct me if I'm

1 wrong, the rationale would be that the replacement  
2 component wouldn't be subject to the moratorium.

3 CLERK PIRILLO: Correct.

4 ADMINISTRATOR PALLAS: But the expansion part  
5 would.

6 TRUSTEE MARTILOTTA: Got it.

7 CLERK PIRILLO: Correct.

8 TRUSTEE MARTILOTTA: Got it.

9 ADMINISTRATOR PALLAS: So if they break into  
10 two, we will hold the expansion piece until --  
11 until the moratorium is no longer there.

12 CLERK PIRILLO: Until.

13 ADMINISTRATOR PALLAS: Until whenever. But  
14 the replacement component could theoretically,  
15 depending on what their -- what their actual design  
16 looks like, because we haven't seen it --

17 TRUSTEE MARTILOTTA: Well, yeah.

18 ADMINISTRATOR PALLAS: -- would be able to at  
19 least go through the process, not -- obviously,  
20 subject to approval, as per any other permit.

21 TRUSTEE MARTILOTTA: Yeah, of course.

22 ADMINISTRATOR PALLAS: But that's the  
23 concept. Am I correct?

24 CLERK PIRILLO: Absolutely correct.

25 TRUSTEE PHILLIPS: So let me ask you a



1 question. Because we let the DEC and the Army  
2 Corps of Engineers do most of the work before we  
3 see the -- you know, before it comes to us for  
4 approval, are they going to split that with those  
5 agencies as well, or they're just trying to split  
6 with us?

7 CLERK PIRILLO: Well, they have all the  
8 approvals already.

9 ADMINISTRATOR PALLAS: Yeah, they wouldn't  
10 need to -- there'll be no need to split it.

11 CLERK PIRILLO: So they wouldn't need to redo  
12 that.

13 TRUSTEE ROBINS: Okay.

14 CLERK PIRILLO: Everything's already included  
15 in the application.

16 TRUSTEE ROBINS: Okay. The coverage for that  
17 whole component is all done already, so --

18 CLERK PIRILLO: It is.

19 TRUSTEE ROBINS: Okay. So it's really just  
20 about the two permits from us, whether we'll split  
21 it or not, correct?

22 CLERK PIRILLO: Correct.

23 TRUSTEE MARTILOTTA: I don't know that we can  
24 split it. They have to submit two permits, right?

25 ADMINISTRATOR PALLAS: Correct.

1 CLERK PIRILLO: But they're going to  
2 submit it.

3 TRUSTEE MARTILOTTA: They're not asking to  
4 split it.

5 CLERK PIRILLO: They're just asking if --

6 ADMINISTRATOR PALLAS: No, no, they're not  
7 asking us to do it.

8 TRUSTEE MARTILOTTA: Okay. Yeah, that was my  
9 confusion. I apologize.

10 ADMINISTRATOR PALLAS: They will -- they  
11 will --

12 CLERK PIRILLO: No. They're only asking if  
13 it's a possibility.

14 ADMINISTRATOR PALLAS: They will pull theirs  
15 back and put in two different ones. That's --

16 TRUSTEE CLARKE: It makes sense.

17 TRUSTEE ROBINS: Yeah, I have no problem with  
18 it that way.

19 TRUSTEE CLARKE: Nobody can really argue with  
20 the need to replace --

21 TRUSTEE MARTILOTTA: Yeah.

22 TRUSTEE CLARKE: -- a bulkhead --

23 TRUSTEE PHILLIPS: No.

24 TRUSTEE CLARKE: -- or to raise it six inches  
25 in the current environment. To expand the amount

1 of docking and slips, we've already received  
2 several letters on this. I'm not saying I'm biased  
3 one way or the other by those letters, but it is  
4 a -- not as easy of an approval for the second part  
5 as well. And yes, it is subject to the moratorium,  
6 so it makes sense to me.

7 TRUSTEE PHILLIPS: Doesn't she have some  
8 existing -- okay. I think --

9 TRUSTEE CLARKE: There's a lot -- there's  
10 existing, but the plan is an expanded -- the  
11 concept is an expanded plan to what is actually  
12 there today.

13 TRUSTEE PHILLIPS: Okay. I don't have a  
14 problem with them splitting it, as long as we see  
15 exactly what it is.

16 TRUSTEE CLARKE: Of course, it would have to  
17 be --

18 TRUSTEE PHILLIPS: I'd kind of like to get an  
19 idea.

20 TRUSTEE CLARKE: But it makes sense to me.

21 TRUSTEE PHILLIPS: I'm trying to visualize  
22 it --

23 CLERK PIRILLO: Okay.

24 TRUSTEE PHILLIPS: -- and I don't have it in  
25 front of me.

1 TRUSTEE MARTILOTTA: They're going to pull  
2 one back and put in two?

3 MAYOR HUBBARD: Yeah, we can approve the  
4 bulkhead. The other stuff has to go to Planning  
5 Board and everything else --

6 TRUSTEE MARTILOTTA: Yeah, sure.

7 MAYOR HUBBARD: -- because they have no  
8 parking or anything. So if they want to expand it,  
9 then they have to go and take down their garage, or  
10 do something else, and provide the 20 parking spots  
11 that they're going to need, per our code, and a  
12 pumpout station and everything else.

13 TRUSTEE MARTILOTTA: Yeah. I'm --

14 MAYOR HUBBARD: So to replace the bulkhead  
15 and that's it, they can put the bulkhead in to  
16 protect the land, that's all they can do.

17 CLERK PIRILLO: I'll let them know that the  
18 Board's amenable to that.

19 TRUSTEE CLARKE: Great.

20 TRUSTEE MARTILOTTA: Sound good to me.

21 CLERK PIRILLO: Thank you. That's it for me.  
22 Any questions?

23 (No Response)

24 MAYOR HUBBARD: No. Okay.

25 CLERK PIRILLO: Thank you

1           MAYOR HUBBARD: Thank you. Okay. The  
2 Village Attorney report, Attorney Prokop.

3           ATTORNEY PROKOP: Good evening. I have a few  
4 things, and then I'll be available for questions.  
5 The first is that I've been in communication with  
6 the Suffolk County Planning Commission staff, and  
7 as of this afternoon, there has not been an amended  
8 staff report issued by them, as far as the -- as  
9 far as they advised us. They did promise that as  
10 soon as something is available, they will send it  
11 to us.

12           TRUSTEE PHILLIPS: When is their next meeting?

13           ATTORNEY PROKOP: It's the first week of  
14 April, so --

15           TRUSTEE CLARKE: April 2nd?

16           MAYOR HUBBARD: April 4th.

17           TRUSTEE CLARKE: Fourth, excuse me.

18           ATTORNEY PROKOP: We -- I am continuing  
19 discussion with Altice regarding the contract  
20 renewal. The point that we're at now is that we  
21 need -- I need information from the Village as far  
22 as our monthly broadcasting costs, and other  
23 various meetings that we're going to present that  
24 to Altice. Also, the cost of some other system  
25 upgrades that I've discussed with Management that

1 will similarly be presented as part of the  
2 discussion. So if that could be available, I would  
3 appreciate it.

4 I -- working with Paul Pallas, I amended --  
5 excuse me. I drafted an extension agreement of the  
6 contracts with the Sandy Beach owners. I'm --  
7 well, basically, what it does is there's one  
8 paragraph in the existing agreement that sets a  
9 deadline for the Village to perform certain tasks,  
10 and it extends that deadline by two years. That's  
11 the only amendment to the contract. And so it's up  
12 to the Board what you'd like. We need Board --

13 ADMINISTRATOR PALLAS: My memory, my memory  
14 was that the Board already voted to approve going  
15 forward with the extension, it was just a matter of  
16 the contract language.

17 ATTORNEY PROKOP: Okay.

18 ADMINISTRATOR PALLAS: I'll double-check the  
19 minutes to make sure that that's accurate. If  
20 that's -- if that's so, I'll make sure we get -- if  
21 there's any comments, which I doubt there will be,  
22 then we'll get them out to the individual  
23 homeowners.

24 ATTORNEY PROKOP: Yeah. So the Board, if the  
25 Board approved the extension, subject to the

1 contract language, there was -- there actually was  
2 no change in the contract language, it's only that  
3 the date changed --

4 ADMINISTRATOR PALLAS: Right, right.

5 ATTORNEY PROKOP: -- in two places. We're  
6 extending it from '22 to '24, which was the  
7 two-year extension.

8 ADMINISTRATOR PALLAS: Right.

9 ATTORNEY PROKOP: And so for that reason, we  
10 should probably get them out, if that's --

11 ADMINISTRATOR PALLAS: Yes.

12 ATTORNEY PROKOP: It was circulated among the  
13 Board for review, but then --

14 ADMINISTRATOR PALLAS: Yep.

15 ATTORNEY PROKOP: -- get it out to the  
16 property owners.

17 ADMINISTRATOR PALLAS: Will do.

18 ATTORNEY PROKOP: I provide -- during the  
19 last month, I provided support on a number of  
20 issues to the Building Department. There was a  
21 number of questions that came up on various  
22 properties in the Village, several of them fairly  
23 complicated issues, and I've been working with that  
24 staff to support their work in the Village.

25 And I think that that is what I wanted to

1 cover. I'm available if there's -- if anybody has  
2 any questions.

3 MAYOR HUBBARD: Any questions for the Village  
4 Attorney?

5 TRUSTEE MARTILOTTA: No.

6 TRUSTEE CLARKE: No.

7 TRUSTEE PHILLIPS: You had an enforcement  
8 issue here for Maya Reyes (phonetic) and staff or  
9 something. Is that -- can you fill us in on that?

10 ATTORNEY PROKOP: Yes. So that's one of the  
11 ones that I mentioned that's fairly complicated  
12 with -- basically, there was an -- there was an  
13 application filed for a -- it's before the court,  
14 so there's not too much I can say about it.

15 TRUSTEE PHILLIPS: Oh, okay.

16 ATTORNEY PROKOP: But, basically, it has to  
17 do with connecting a garage and a two-family house  
18 that's in the two-family zone, and the question of  
19 what's being used as living at -- living space  
20 either now or in the future.

21 I can say that Alex was there today and met  
22 with the -- not the owners, but the attorney for  
23 the owners, and I was involved to some extent  
24 supporting him, and I think the discussion went  
25 well. It was constructive, the discussion, so



1 we're hoping that we can make some progress on  
2 that. He reported back to Paul Pallas when he got  
3 back to the Village Office

4 ADMINISTRATOR PALLAS: I haven't had a chance  
5 to sit down with him yet.

6 ATTORNEY PROKOP: Okay.

7 ADMINISTRATOR PALLAS: I was out of the  
8 office this afternoon; I will.

9 ATTORNEY PROKOP: But I did talk to him just  
10 prior and just after he got back, and it seemed to  
11 be a constructive discussion. But that's what is  
12 happening with that.

13 And the only -- I think the last work  
14 session, I interrupted somebody else's report just  
15 to say that I had forgotten about the Governor's  
16 housing compact. And, of course, it's been  
17 widely -- so I'll say now, I'll interrupt my own  
18 report to go -- to finish it up. But as was  
19 reported yesterday, the Governor's withdrawn the  
20 housing compact, and, instead now, apparently,  
21 there's going to be an initiative to spend several  
22 hundred million dollars throughout the state on  
23 infrastructure that would support affordable  
24 housing. So we'll wait and see what the details  
25 are on that.

1 TRUSTEE PHILLIPS: Isn't that going through  
2 the State Legislature, aren't they setting that up?

3 ATTORNEY PROKOP: Yeah. It doesn't look like  
4 it's going to be -- the budget will go through the  
5 Legislature, yes.

6 TRUSTEE PHILLIPS: I mean, that's what I was  
7 reading.

8 ATTORNEY PROKOP: You know, honestly, who  
9 knows, you know, but that's --

10 TRUSTEE PHILLIPS: No, it's Albany.

11 ATTORNEY PROKOP: That's what I mean.

12 (Laughter)

13 TRUSTEE PHILLIPS: Who knows? It's Albany.

14 ATTORNEY PROKOP: Yeah, but that's what it  
15 looks like.

16 TRUSTEE PHILLIPS: It's Albany.

17 ATTORNEY PROKOP: Yeah, but that's the -- I  
18 think they've committed themselves. The committees  
19 that will be involved in that I think have  
20 committed themselves to some form of that.  
21 Thank you.

22 MAYOR HUBBARD: Okay. Anything else for the  
23 Village Attorney?

24 TRUSTEE MARTILOTTA: No.

25 MAYOR HUBBARD: Okay. All right. Just as a

1 reminder, the public hearing regarding a Proposed  
2 Local of 2023, creating Section 150-51 of the  
3 Greenport Village Code creating a six-month  
4 moratorium on development in WC, CR and CG Zoning  
5 District of the Village of Greenport remains open.  
6 Anybody have any comments on that?

7 TRUSTEE MARTILOTTA: No.

8 TRUSTEE PHILLIPS: No.

9 MAYOR HUBBARD: Okay. Public hearing  
10 regarding proposed addition of revisions regarding  
11 net metering to the Village of Greenport electric  
12 service tariff, with any approved changes to be  
13 filed with New York State Power Authority, remains  
14 open.

15 Now are we going to put this up for a vote  
16 for next week? Because the public hearing is still  
17 open. So do we want to close the public hearing  
18 now, or keep it open until next week and vote on it  
19 next month?

20 ADMINISTRATOR PALLAS: Whatever you folks  
21 decide. It's not --

22 MAYOR HUBBARD: We can't vote on it until the  
23 public hearing is closed, so that's --

24 ADMINISTRATOR PALLAS: Right, yep.

25 MAYOR HUBBARD: But these are changes from

1 what came out of the public hearing we had. You  
2 did change wording in that.

3 ADMINISTRATOR PALLAS: Just the two numbers.

4 MAYOR HUBBARD: So we need to keep the public  
5 hearing open to get those approved?

6 ADMINISTRATOR PALLAS: I would think so, but  
7 I would defer to the Village Attorney for that.

8 ATTORNEY PROKOP: So the -- so the public  
9 hearing technically was adjourned until next week.

10 ADMINISTRATOR PALLAS: Yes.

11 ATTORNEY PROKOP: So then you would -- so you  
12 need to have -- get to next week before you can  
13 close it. So next week you could close it. You  
14 could vote on the same day.

15 MAYOR HUBBARD: And then vote on it the next  
16 month.

17 ADMINISTRATOR PALLAS: Or you could vote on  
18 the same --

19 ATTORNEY PROKOP: Or you could vote on it the  
20 same, so --

21 ADMINISTRATOR PALLAS: You could vote on it  
22 the same --

23 MAYOR HUBBARD: Well, depending on how the  
24 vote goes and everything else, but --

25 ADMINISTRATOR PALLAS: Yeah.

1           MAYOR HUBBARD: Okay.

2           ATTORNEY PROKOP: You just couldn't make  
3 any -- if there's change -- if there's changes to  
4 it, you would have to vote on it the way that it's  
5 presented. Otherwise --

6           MAYOR HUBBARD: Well, no, there are changes.  
7 We changed it.

8           TRUSTEE ROBINS: We made changes.

9           MAYOR HUBBARD: It was changed after the  
10 comments we had at the public hearing last month.

11          ATTORNEY PROKOP: Then it has to be --

12          TRUSTEE PHILLIPS: Closed and reopened again.

13          ATTORNEY PROKOP: It doesn't -- there has to  
14 be a continuation of the public hearing with the  
15 changes.

16          ADMINISTRATOR PALLAS: Right, right.

17          MAYOR HUBBARD: With the changes, and then --  
18 yes.

19          TRUSTEE PHILLIPS: Okay.

20          ATTORNEY PROKOP: So the changes have to be  
21 available to the public for a future hearing date,  
22 and I would keep it open to that future hearing  
23 date.

24          ADMINISTRATOR PALLAS: We'll put them online  
25 tomorrow and then continue the hearing next week.

1           ATTORNEY PROKOP: Okay.

2           MAYOR HUBBARD: Okay. All right. Board  
3 Discussion: Public hearing regarding the  
4 application of Sofia Antoniadès and Michael  
5 Antoniadès. I know I'm not pronouncing that right,  
6 but I'm sorry.

7           MICHAEL ANTONIADES: That's okay.

8                                 (Laughter)

9           MAYOR HUBBARD: And On Front Street, LLC,  
10 regarding the property at 308 Front Street,  
11 Greenport, New York, for a hardship exemption from  
12 the position of the moratorium adopted by the  
13 Village of Greenport, Greenport Board of Trustees.

14           Now we had the public hearing. We closed the  
15 public hearing on that one, right?

16           ADMINISTRATOR PALLAS: Yes.

17           TRUSTEE PHILLIPS: Yes.

18           MAYOR HUBBARD: All right. So that was  
19 closed. So any Board discussion on it?

20           TRUSTEE ROBINS: Well, I'll comment. When we  
21 passed the moratorium, I mean, the point of it was  
22 never to harm, you know, new businesses that were  
23 trying to open. I know we received a number of  
24 very positive pro comments for this particular  
25 business and its use. It's almost -- you could

1 consider it almost a health related facility,  
2 because they're going to be offering something  
3 that, you know, people use to improve their health  
4 and remain healthy. So I could see an argument  
5 that we should grant an exemption in that case,  
6 that would be my thinking.

7 MAYOR HUBBARD: Okay. Any other comments?

8 TRUSTEE CLARKE: The merit of the project and  
9 its interest with the residents of the Village I  
10 think does put it in a class that's different from  
11 perhaps others. I'm not clear on our action and  
12 what would then happen. I went back and reviewed  
13 the Planning Board minutes and agenda to see where  
14 it was left off, and, basically, with no exterior  
15 changes, it looked as if the only requirement was  
16 for a public hearing on change of use.

17 So if we are to vote and approve a hardship  
18 exemption for this project, would it continue to go  
19 back through the normal process, or would our vote  
20 preclude the other Board's normal work on the  
21 application?

22 ATTORNEY PROKOP: It would go back, it would  
23 continue through the Planning Board.

24 TRUSTEE CLARKE: Okay.

25 TRUSTEE PHILLIPS: So, in other --

1 TRUSTEE CLARKE: Go ahead.

2 TRUSTEE PHILLIPS: My understanding is, is  
3 that they, Planning Board, would then schedule a  
4 public hearing.

5 TRUSTEE CLARKE: Yes.

6 TRUSTEE PHILLIPS: Because that's where they  
7 were --

8 TRUSTEE CLARKE: Yes.

9 TRUSTEE PHILLIPS: -- when the moratorium was  
10 instituted.

11 TRUSTEE CLARKE: From the -- from rereading  
12 the minutes and the comments from the Planning  
13 Board Chair and the members, it looked as if they  
14 were -- though it was only their first time viewing  
15 the project, it looked as if they were largely  
16 satisfied with the comments and the issues  
17 discussed, such as egress, and number of people,  
18 and occupancy, and so forth.

19 So my next question would be what precedence  
20 would this set for us in the moratorium of granting  
21 an exemption, and how would you classify it? And  
22 how would the Board be able to distinguish this  
23 from any other? And I'm looking for guidance from  
24 Counsel.

25 ATTORNEY PROKOP: Each application, I think,



1 stands on its own, you know, which -- stands on its  
2 own facts, both as far as the exemption application  
3 and the -- you know, the impacts that will -- could  
4 potentially be created by the application. And  
5 that will be, there will be a resolution drawn  
6 that -- you know, that will support -- excuse me,  
7 that will be part of a decision.

8 TRUSTEE CLARKE: Okay.

9 ATTORNEY PROKOP: So that will be indicated  
10 in the resolution.

11 TRUSTEE CLARKE: Okay.

12 ATTORNEY PROKOP: But I encourage you not to  
13 talk about the moratorium itself, but only to talk  
14 about the application.

15 TRUSTEE CLARKE: Very good.

16 ATTORNEY PROKOP: You know, the facts of it.

17 TRUSTEE CLARKE: And then are there any other  
18 applications for hardship exemptions currently on  
19 the docket with the Village other than this one?

20 ADMINISTRATOR PALLAS: Well, again, we  
21 haven't received any that I'm aware of, not for a  
22 hardship exemption.

23 CLERK PIRILLO: Correct.

24 TRUSTEE CLARKE: Okay. Then in considering  
25 the documents that were submitted, and the amount

1 of money on this project that is now in play, by my  
2 calculations, the owners have spent about \$50,000  
3 on interest, principal, taxes, and insurance and  
4 utilities during the time that they've owned the  
5 property, which is about a, you know, median salary  
6 for a year. So it's a -- it's -- for a  
7 noncorporate LLC, this is -- well, that's probably  
8 not correctly said, because what I'm trying to say  
9 is outside of a larger corporation, it's a  
10 substantial amount.

11 I took the investment costs. Some of them  
12 are soft and others are perhaps hard. I'm not  
13 exactly clear on the status of the sizable  
14 equipment on order, because the documents only show  
15 a quote, not a purchase order, or a bill of sale,  
16 or an invoice, so -- but if those indeed have gone  
17 from -- at the time this submitted, which was on  
18 the 10th of February -- on the 8th of February by  
19 the applicant, issued to us by the Village Clerk on  
20 the 10th.

21 I don't know if we can address the applicant  
22 to understand, because that would be a material  
23 difference if this quote had actually been moved  
24 from a quote on the 6th of December to an invoice  
25 that they are now liable to pay. That would change

1 their out-of-pocket from 48,000 to around 100,000  
2 or more dollars on the project, which, based on the  
3 purchase price of the property at around 600,000,  
4 is getting to be a very sizable chunk. That, and  
5 considering that the usage as being applied for is  
6 not a conditional usage, as the applicant has  
7 stated, and that it's a permitted use, it is a  
8 change of use, so requires the hearing. And with  
9 the focus in their business plan being on the  
10 health and wellbeing of Village residents, as well  
11 as visitors to the Village, I'm inclined to think  
12 that they have a good case for being granted a  
13 hardship exemption.

14 I'm interested in viewpoints from the rest of  
15 the Board, so that we can make a --

16 TRUSTEE MARTILOTTA: Sure

17 TRUSTEE CLARKE: -- logical decision  
18 together. I've heard from Trustee Robins, but I'd  
19 like to hear from everyone on this. I think it's  
20 important that we discuss it thoroughly and make a  
21 wise decision together.

22 TRUSTEE MARTILOTTA: I agree with you in that  
23 I think it would be good for the Village. I agree  
24 with you, that I don't want to -- I don't want to  
25 hurt anybody financially, right? It's hard to

1 start a business and I get it.

2 My concern, my honest concern -- so I would  
3 like this to go forward. My concern is, is what is  
4 the precedent that we're setting? I understand  
5 that there's no other applications at the moment,  
6 that doesn't mean that there won't be. I -- you  
7 know, the Attorney says it's a case-by-case basis,  
8 but I also want to make sure that it's not a  
9 case-by-case basis as in this is something that we  
10 would like, as opposed to it just stands on its own  
11 merits. Like this is a business that the  
12 Village -- like, you know, maybe Jack Martilotta  
13 would like, you know, to frequent this business. I  
14 don't want that to be the thing that makes up our  
15 minds. You know, I mean, if it stands on its  
16 merits --

17 TRUSTEE CLARKE: In other words, retaining an  
18 extremely objective --

19 TRUSTEE MARTILOTTA: I think so, because,  
20 otherwise, you would think the precedent is --

21 TRUSTEE CLARKE: That we made a personal  
22 decision.

23 TRUSTEE MARTILOTTA: -- do I want this, you  
24 know what I mean? And I'm very -- I was very  
25 concerned about that when we were talking about the

1 moratorium, because I could just see that this was  
2 going to happen, you know, and I -- if we can  
3 ensure -- like I read all the numbers, I did all  
4 the same math you did.

5 TRUSTEE CLARKE: Okay.

6 TRUSTEE MARTILOTTA: And, well, I think yours  
7 is probably more accurate, but --

8 (Laughter)

9 TRUSTEE MARTILOTTA: But you see what I'm  
10 getting at?

11 TRUSTEE CLARKE: Yes.

12 TRUSTEE MARTILOTTA: I'm -- I want to ensure  
13 that if we are approving this, or if we're leaning  
14 towards it, or if I'm leaning towards approving  
15 this, that, again, it's objectively on the merits  
16 of the numbers, as opposed to this would be  
17 someplace that I would like.

18 TRUSTEE CLARKE: Well, that's very  
19 compelling. I think, then, from a very objective  
20 standpoint, it is not a permitted, or it is not a  
21 conditional or nonpermitted use. So we would be  
22 not making a decision to accept the hardship  
23 exemption for a project that would have to be --

24 TRUSTEE MARTILOTTA: Fair, conditional or --  
25 yeah.

1 TRUSTEE CLARKE: -- dealt with in terms of  
2 the fact that it's not outright approved in the  
3 code. This is outright approved in the code. So  
4 from that objective standpoint, I think, without  
5 any further commentary about who it serves, and who  
6 likes it or who doesn't, which is, to your point,  
7 subjective conjecture, I can see that the argument  
8 for the exemption still stands from an objective  
9 standpoint.

10 TRUSTEE MARTILOTTA: You're saying because  
11 it's a permitted use, you feel --

12 TRUSTEE CLARKE: Good. And it's just a  
13 change of use.

14 TRUSTEE PHILLIPS: Paul, with the  
15 application, whether just purely -- and I'm sorry,  
16 I don't remember, I didn't look it up again today.  
17 The public hearing was just for the change of use  
18 from the library that it was to the yoga studio, or  
19 were there other things involved in the application  
20 other than the change of use?

21 ADMINISTRATOR PALLAS: No, it was -- well, I  
22 mean, with any change of use, it's still considered  
23 a site plan amendment.

24 TRUSTEE PHILLIPS: Well, that's what I'm  
25 saying. Okay.

1 ADMINISTRATOR PALLAS: It's always a site  
2 plan application. So that's --

3 TRUSTEE PHILLIPS: Okay. So the site plan  
4 had some changes to it to what was originally  
5 there, I mean, from the previous site plan?

6 ADMINISTRATOR PALLAS: Well, the site plan  
7 encompasses not just the exterior, but the interior  
8 as well, so there was significant changes inside  
9 that required a building permit.

10 TRUSTEE CLARKE: Yeah, internal, internal  
11 changes.

12 TRUSTEE PHILLIPS: And none of that would be  
13 held up by anything, the internal?

14 ADMINISTRATOR PALLAS: No. Everything is  
15 held up, because it's all part of the site plan on  
16 the moratorium.

17 TRUSTEE PHILLIPS: That's -- okay, that's  
18 what I'm asking.

19 ADMINISTRATOR PALLAS: That's why, that's why  
20 the work has stopped, because --

21 TRUSTEE PHILLIPS: Okay. That's what --  
22 that's what I'm asking, because they didn't --  
23 okay. So they hadn't been doing any work during  
24 the site plan review process?

25 ADMINISTRATOR PALLAS: I don't -- I don't

1 believe, I don't believe so. There's some  
2 demolition.

3 TRUSTEE CLARKE: There's some interior  
4 demolition, from the looks of the records that I  
5 reviewed.

6 ADMINISTRATOR PALLAS: But no new  
7 construction was commenced.

8 TRUSTEE PHILLIPS: No new -- okay.

9 ADMINISTRATOR PALLAS: There were some  
10 repairs, necessary repairs.

11 TRUSTEE PHILLIPS: Okay, there were some  
12 necessary repairs that were done.

13 TRUSTEE MARTILOTTA: Well, that's different,  
14 emergency repairs.

15 TRUSTEE PHILLIPS: It is, okay, so that's  
16 what I'm saying. My question is does it set a  
17 precedent for other hardships that come in with  
18 permitted uses? This would set a precedent for  
19 that, would it not?

20 ATTORNEY PROKOP: Well, we have criteria for  
21 that.

22 TRUSTEE PHILLIPS: Okay. The hardship?

23 ATTORNEY PROKOP: Yeah. I mean, there's  
24 hardship criteria that the Board adopted in its  
25 original resolution. So, again, I think that each



1 application is varied enough that there is --  
2 they're unique. I mean, I would consider each  
3 application to be unique. And excuse me.

4 TRUSTEE CLARKE: Rather than --

5 ATTORNEY PROKOP: Any possible application to  
6 be unique.

7 TRUSTEE CLARKE: Rather than setting it as  
8 precedent.

9 ATTORNEY PROKOP: Yeah. Your -- the  
10 precedent would be the consideration of the  
11 financial criteria, not -- but it wouldn't be a --  
12 excuse me. The review, the review process is  
13 really the only precedent that's being set here.  
14 The -- every process -- every application would  
15 have its own underlying facts, unique underlying  
16 facts, application, and use, because of the  
17 diversity of the properties that are involved, or  
18 could potentially be involved.

19 TRUSTEE ROBINS: And you're comfortable that  
20 legally that would stand up? In other words, we're  
21 not creating a precedent, that, you know, we can --  
22 we can prove that there are unique and special  
23 cases for each exemption that we would bring,  
24 correct?

25 TRUSTEE MARTILOTTA: Well, they're not

1 unique. They're all -- they should in theory all  
2 be the same, right? Because we set the criteria  
3 for what makes -- what makes a hardship exemption.  
4 I'm sorry, I don't have it on the --

5 TRUSTEE ROBINS: I'm just saying it's a  
6 case-by-case basis.

7 TRUSTEE MARTILOTTA: It's a case-by-case, but  
8 you -- but to the point --

9 TRUSTEE PHILLIPS: We have a common  
10 denominator in what we set up as the exemptions.

11 ATTORNEY PROKOP: Right.

12 TRUSTEE MARTILOTTA: Yes.

13 ATTORNEY PROKOP: That's --

14 TRUSTEE PHILLIPS: That would -- am I on the  
15 mark with that?

16 TRUSTEE MARTILOTTA: Yeah.

17 TRUSTEE PHILLIPS: Okay.

18 TRUSTEE MARTILOTTA: And I think we kind of  
19 did when we made the carveout in the -- in the  
20 moratorium --

21 TRUSTEE PHILLIPS: In the document, right.

22 TRUSTEE MARTILOTTA: -- if I'm not mistaken.  
23 I apologize, I don't have that in front of me.

24 TRUSTEE PHILLIPS: I don't either.

25 TRUSTEE MARTILOTTA: But we had, you know, a

1 set of criteria, which, again, like in reviewing  
2 this, I felt like it fit.

3 TRUSTEE PHILLIPS: My one question is, is --  
4 and let's get back to the -- just setting the  
5 precedence for a permitted use. This particular  
6 hardship, and I don't remember off the top of my  
7 head, I'm sorry. It doesn't need to go to Zoning  
8 Board or anything else, correct?

9 TRUSTEE MARTILOTTA: No, it's a --

10 TRUSTEE PHILLIPS: It's just a straight --

11 TRUSTEE MARTILOTTA: No, it's --

12 TRUSTEE ROBINS: Just plans.

13 TRUSTEE MARTILOTTA: You got it, it's just  
14 plans.

15 TRUSTEE PHILLIPS: Straight, okay. So --  
16 okay. So if anything was -- okay. So it would be  
17 on a case-by-case, but we're not going to -- if we  
18 have -- in the future, if we have an application  
19 that comes before us with a permitted use and it  
20 has zoning criteria, it has go to Zoning Board, we  
21 can't do that, correct?

22 ATTORNEY PROKOP: Well, you're only  
23 reviewing --

24 TRUSTEE PHILLIPS: We're reviewing?

25 ATTORNEY PROKOP: Your only determination is

1 allowing an application to go ahead.

2 TRUSTEE PHILLIPS: To go ahead?

3 ATTORNEY PROKOP: You're not --

4 TRUSTEE MARTILOTTA: We're not approving it.

5 ATTORNEY PROKOP: Whatever happens here --

6 TRUSTEE PHILLIPS: No, I'm sorry, I didn't  
7 hear approving it, but the application can go  
8 ahead?

9 ATTORNEY PROKOP: Yeah. So the underlying  
10 criteria include the financial impact of -- you  
11 know, the financial impact to the applicant,  
12 whether or not there's a -- you know, whether or  
13 not there's a negative impact that's created by the  
14 application moving ahead, you know. But that's  
15 really more of a Planning Board decision, you know,  
16 a Planning -- one of the Board, Statutory Board  
17 decisions, but you can take into consideration.  
18 Any detrimental impacts from the project, and that  
19 would basically -- we do have language about the  
20 harm to the particular applicant should be unique,  
21 you know, compared to harm to the general public or  
22 to other properties.

23 And I -- you know, as I said before, I mean,  
24 I think that it's a unique application, because --  
25 you know, obviously, it's one -- the only one we've

1 had so far. But I think the diversity of the types  
2 of applications that we could potentially receive I  
3 think indicates that they each will be unique  
4 and --

5 TRUSTEE CLARKE: Is there any other  
6 application that was scheduled for public hearing  
7 for change of use on December the 2nd, 2022 other  
8 than this one?

9 ATTORNEY PROKOP: I think that's going into  
10 the moratorium, and I would recommend that -- yeah,  
11 but, I mean, we're not -- you don't have any other  
12 application before you.

13 TRUSTEE CLARKE: I'm not sure I understand  
14 where you're going.

15 ATTORNEY PROKOP: I mean, there is -- well,  
16 we have the -- we had the criteria that was  
17 provided, the information that was provide to the  
18 Planning Commission, which lists several  
19 applications.

20 TRUSTEE CLARKE: Oh, yes, of course, but none  
21 that were moving forward to public hearing.

22 ATTORNEY PROKOP: I -- no, I think that there  
23 were applications.

24 TRUSTEE CLARKE: I'll look that up, too.

25 ADMINISTRATOR PALLAS: I think the

1 question -- if I may.

2 TRUSTEE CLARKE: You may.

3 ADMINISTRATOR PALLAS: Were any hearings been  
4 scheduled.

5 ATTORNEY PROKOP: I don't think any hearings  
6 were scheduled.

7 TRUSTEE PHILLIPS: No, there weren't any.

8 TRUSTEE CLARKE: Yes, were -- thank you, that  
9 is the question. Okay. So then this is a  
10 unique -- so this is the -- this is one project  
11 that got scheduled for a public hearing and then  
12 was not able to have it.

13 TRUSTEE PHILLIPS: Right. They did pass a  
14 resolution to schedule it, did they not?

15 TRUSTEE CLARKE: Yes, I saw that tonight in  
16 my notes.

17 ATTORNEY PROKOP: Yeah. So one thing that's  
18 different about this project, if I'm -- and I don't  
19 want to put on -- I'm not putting on a Planning  
20 hat, I'm just -- this is my understanding of the  
21 project, but my under -- one thing that's a  
22 little -- is unusual about this is that the project  
23 was -- stopped mid stream, because the inside of  
24 the -- the inside of the building was gutted,  
25 anticipating being able to move ahead. And so

1 that -- so that there's no -- they're basically  
2 stuck. I mean, the building -- you know, there's  
3 no use of the property that's available right now  
4 because of the --

5 TRUSTEE CLARKE: Right.

6 ATTORNEY PROKOP: Because of that situation.

7 TRUSTEE CLARKE: Right.

8 ATTORNEY PROKOP: So that's one particular  
9 thing.

10 TRUSTEE CLARKE: So, if you extrapolate the  
11 expenses, they'd be looking at, you know, maybe  
12 \$200,000, instead of the \$100,000 that's been  
13 presented. The language in the administrative  
14 relief from moratorium based on hardship says that  
15 we have to schedule a public hearing.

16 MAYOR HUBBARD: We did that last month.

17 TRUSTEE PHILLIPS: We did that last month.

18 TRUSTEE CLARKE: This is language underneath.  
19 Okay. So that's been executed. We're now in the  
20 conversation about it. Unique and pervasive  
21 hardship to the applicant, which hardship is  
22 substantially greater than any harm to the general  
23 public welfare resulting from the grant of such  
24 relief.

25 TRUSTEE PHILLIPS: I don't know if I could

1 ask this question.

2 TRUSTEE CLARKE: And that the applicant's  
3 circumstances are different from any other member  
4 of the community to the extent that the applicant  
5 is burdened by the moratorium substantially greater  
6 than any other member of the community.

7 ATTORNEY PROKOP: Well, I think that's  
8 reflective of what I just said.

9 TRUSTEE CLARKE: I think so. And the fact  
10 that it's the only approved hearing. So I would  
11 stand by my thoughts and suggestion that we grant  
12 this exemption. I have heard from -- I haven't  
13 heard from you, Mr. Mayor.

14 MAYOR HUBBARD: No, I agree with that. Well,  
15 we'll just put it on for a vote for next week.

16 TRUSTEE MARTILOTTA: I'm in also. You  
17 brought me around.

18 MAYOR HUBBARD: Is everybody comfortable with  
19 that?

20 TRUSTEE PHILLIPS: Yeah, I am.

21 MAYOR HUBBARD: Okay. We'll put that for a  
22 vote for next week. All right. That concludes  
23 Board Discussion. Trustee Reports, Trustee  
24 Phillips.

25 TRUSTEE PHILLIPS: Been busy with the



1 Waterfront Planning Advisory Committee, Code  
2 Committee. We've had weekly meetings. We've come  
3 down to some changes and suggestions that we are  
4 going to try to put together to present to the --  
5 to the larger group with some code changes, I'm  
6 going to be writing down. We finally got down to  
7 some agreement on some of the uses, or permitted  
8 uses, or conditional uses, and we just need to get  
9 into the definitions, which the Village Attorney is  
10 working on with us.

11 I am going to make a suggestion that for next  
12 year, with the absentee ballots, that we create  
13 similar -- our own absentee ballot application,  
14 similar to what the Village of Northport does and  
15 the Village of Quogue, which clarifies that the  
16 applications actually come back to Village Hall,  
17 and eliminate the confusion of the County of  
18 Suffolk.

19 I heard from a great many people asking do we  
20 get the absentee ballots from the County of  
21 Suffolk, and I directed them to Village Hall to get  
22 their applications. But I think we need -- for  
23 clear communication, we need to put that in the  
24 works for future elections.

25 Other than that, it's been a busy month. And

1 I believe the Carousel Committee was the only thing  
2 that I had with the horses, which -- and the  
3 Friends of Mitchell Park which Julia will -- will  
4 explain, okay?

5 MAYOR HUBBARD: Okay. Trustee Robins.

6 TRUSTEE ROBINS: Okay. So David Abatelli and  
7 I attended the Friends of Mitchell Park meeting on  
8 March 6th to discuss the Carousel Committee's  
9 funding proposal for restoring the Carousel horses.  
10 The Friends of Mitchell Park have voted to fund a  
11 pilot project to restore a small number of the  
12 Carousel horses at a costs not to exceed \$4,000.

13 The purpose of the pilot project is to  
14 establish a better idea of the work necessary to  
15 complete refurbishing all the horses, to determine  
16 an experience-based cost estimate, and to work out  
17 the logistics for carrying out the final project.  
18 They assume the pilot will include three to four  
19 horses. The Village will be responsible for all  
20 supervision and evaluation of the work, and any  
21 other management responsibilities for the project.

22 For the expected followup to complete the  
23 remaining horses, horses needing work, the Friends  
24 of Mitchell Park will -- are encouraging the  
25 Carousel Committee to work in conjunction with the

1 Village and other potential funding sources to  
2 share the cost of the larger projects.

3 David Abatelli and I reported on our meeting  
4 with the Friends of Mitchell Park to the committee  
5 on Tuesday. The committee discussed how to proceed  
6 with a trial of three to four horses, using Verona  
7 Penalba, who provided the proposal to the  
8 committee. Dave will set up a meeting with her,  
9 and Margo DeVito and/or Rich Albanese on how to  
10 proceed. The Village will be responsible for all  
11 supervision and evaluation of work and any other  
12 management responsibilities for the project, and  
13 with -- in consultation with Rich Albanese and  
14 Margo on how to proceed.

15 So it was a productive meeting, they're in on  
16 it, and that's exactly, I think, what came out of  
17 the meeting. We had Mary Bess at Village Hall with  
18 Paul Pallas, and the suggestion was to do a trial,  
19 so that's in the works now. So, you know, we're  
20 excited about that for the Carousel.

21 Anybody have any questions on that?

22 TRUSTEE MARTILOTTA: No.

23 TRUSTEE CLARKE: No.

24 ATTORNEY PROKOP: How does the -- the  
25 proposal to do the -- how does this -- how does

1       this differ from the proposal? Is this the same  
2       person that made a proposal for all the horses?

3               TRUSTEE ROBINS: Yeah. Well, yes, we put  
4       that in, but that -- you know, they're -- we're  
5       willing to do a trial first before we -- and, you  
6       know, we have been talking to other artists. We  
7       really haven't had anybody else that's been willing  
8       to do a proposal. But we thought this will give  
9       this artist an opportunity to get a better idea of  
10      what this actually is going to cost and we'll  
11      proceed from there.

12             ATTORNEY PROKOP: Okay. But if they -- if  
13      they need to talk to anybody in the Village about  
14      it, about the procurement guidelines, I'd be happy  
15      to speak to them.

16             TRUSTEE ROBINS: Great.

17             ATTORNEY PROKOP: To make sure everything is,  
18      you know, aboveboard and compliant.

19             TRUSTEE ROBINS: Okay, okay. I think Dave  
20      is -- Dave Abatelli is going to do the meeting with  
21      her, you know, we both will.

22             ATTORNEY PROKOP: Okay.

23             TRUSTEE ROBINS: We both did the meeting with  
24      the Friends of Mitchell Park.

25             A couple of things from the BID meeting,

1       which was yesterday morning, actually. It was  
2       actually the first time we put the meeting on Zoom,  
3       accessible to the public, and put it on the -- on  
4       the calendar, so it was good.

5               They covered a couple of things. The --  
6       we're at that time of year where they're going to  
7       be transitioning the planters pretty soon. Dave  
8       Abatelli is in charge of the SOB0 Committee, and so  
9       he said that what we can expect in the next couple  
10      of weeks is the branches that are in the planters  
11      at the moment, looking kind of sorry at this point,  
12      are going to be switched over to daffodils next  
13      week. They're looking for a few volunteers to help  
14      out with that. And then by Mother's Day, the  
15      geraniums and the rest of the grasses and things  
16      like that for the full season will be in place.

17             They're also looking into getting about at  
18      least four new planters that have to be replaced.  
19      And Dave's been speaking to a couple of carpentry  
20      shops, trying to come up with some improvements to  
21      make them sturdier so that they will last longer.  
22      The committee did approve \$3,000 for plantings for  
23      the season coming up.

24             They had -- we had a couple -- they had a  
25      couple of people from the LBGT? Am I getting that

1 right? People that are going to be doing the  
2 Pride Parade on June 24th. And they came online to  
3 speak at the meeting and they gave a presentation,  
4 talked about different things that they're planning  
5 to do that day. So that was, you know -- and  
6 they're looking forward to that. It's a new thing.  
7 They did a -- I think the BID had planned a special  
8 meeting with that group, and they're trying to make  
9 it a whole -- a whole day event. You know,  
10 there'll be a parade kicking off, I think, at noon,  
11 they'll march to Mitchell Park, and I think they  
12 even are planning on doing a dance at the American  
13 Legion in the evening from 6 to 9, or something  
14 like that. So it's a nice event for the Village.

15 The BID will be doing their usual egg roll  
16 for Easter. You know, there'll be the Easter egg  
17 hunt in Mitchell Park. They'll have the magician  
18 again, which has always been a very popular thing  
19 for the kids, they love, so that's coming up.

20 I think we put in the public assembly permit,  
21 Nicki Gohorel, for the 5K, which is coming up, and  
22 they're already getting people looking to sign up  
23 for it, you know. That was a virtual event a  
24 couple of years ago during COVID. But, you know,  
25 everybody is very excited to come here, get

1 T-shirts. They want to already get their names to  
2 sponsor on T-shirts. So that came up at the  
3 meeting.

4 And then we had a presentation on the North  
5 Fork Art Center and the fundraiser for that. And  
6 the guest was Kristie Lutz, who is -- I checked her  
7 out on Google. She's actually quite an  
8 accomplished producer of television shows. She's  
9 done some things on Netflix and stuff, and she's  
10 working with --

11 TRUSTEE PHILLIPS: Tony Spiridakis.

12 TRUSTEE ROBINS: -- Tony Spiridakis on this.  
13 So, you know, their fundraising goals on that are  
14 getting up in the -- you know, about three-quarters  
15 of the way up. And the BID has been working on  
16 that, and they're publicizing it and promoting it.  
17 And so they even would like to see maybe like a  
18 thermometer with a fundraising goal to kind of push  
19 them over the top to get that going, so.

20 And they're going to do a couple of other  
21 events at the Theater. They're going to do an open  
22 house there. They're going to do a red carpet  
23 event, where people can come in and make a pledge,  
24 and have an opportunity to do a pose on the red  
25 carpet and have their photo done, a photo op. So

1 some nice things going on there.

2 And the -- you know, the BID has been working  
3 on updating their website. We had a presentation  
4 from Gail Barlow, who's in charge of that  
5 committee, on some of the things that they're  
6 working on to change the branding of the BID, have  
7 a new logo, and just be a lot more relevant in the  
8 community.

9 It was one of their best meetings that I've  
10 actually attended in a long time, and they're doing  
11 a great job. They're so much more organized than  
12 they were when I started working with them, you  
13 know, four or five years ago. They've come a long  
14 way. And, you know, I'm hoping to see them become  
15 more engaged with the community and have a good  
16 relationship with everybody.

17 So that's my report. Thank you.

18 MAYOR HUBBARD: Okay. Thank you. Trustee Clarke

19 TRUSTEE CLARKE: I have no report this month.

20 MAYOR HUBBARD: Okay. Trustee Martilotta.

21 TRUSTEE MARTILOTTA: Not a report. I just  
22 wanted to say thank you to the friends at the  
23 Highway Department; awesome, looks great.

24 Totally unrelated to anything, that ice cream  
25 truck was by my house before my left -- I left.



1 (Laughter)

2 TRUSTEE MARTILOTTA: So I'm assuming summer  
3 is close. My children went insane for a solid five  
4 to six minutes, they couldn't believe it was back.

5 (Laughter)

6 TRUSTEE MARTILOTTA: And last, but not least,  
7 just everybody have like a safe, fun Saint  
8 Patrick's Day. It's tomorrow, enjoy it.

9 MAYOR HUBBARD: Okay. I just want to thank  
10 Trustee Clarke. This is your last work session  
11 meeting. Thank you for the four years you've put  
12 into the Village and the work that you've done.

13 TRUSTEE CLARKE: Thank you.

14 MAYOR HUBBARD: Thank you very much for your  
15 dedication to the Village.

16 (Applause)

17 MAYOR HUBBARD: Okay. Open up to the public  
18 to address the Board. Anybody have anything they  
19 want to discuss with us? Just your name and  
20 address for the record, please.

21 RANDY WADE: Randy Wade, Sixth Street. Great  
22 meeting, you guys have done an amazing job.

23 The -- I heard the Southold meeting on  
24 battery energy storage and they've called for a  
25 moratorium for a year. They're going to appoint a

1 committee to come up with guidelines.

2 You know, there was a crash in East Marion  
3 that a car battery went on fire. And you're an  
4 expert, Village Administrator, I know you probably  
5 are looking out for this. But I don't think it  
6 would be a bad idea to have the Village have a  
7 committee to come up with guidelines.

8 I wasn't -- I was a little confused about  
9 when -- everything about battery energy storage  
10 inhouse. You said something about 25, maybe,  
11 megawatts or something. Like one of those Tesla  
12 batteries, how much would that be in a house?

13 ADMINISTRATOR PALLAS: I'm not --

14 RANDY WADE: Oh.

15 ADMINISTRATOR PALLAS: Well, you could get  
16 them all various sizes, there's no set number.

17 RANDY WADE: Is there a limit to how big your  
18 battery could be in your house, so that you don't  
19 endanger the neighbors or anything?

20 ADMINISTRATOR PALLAS: It's only limited by  
21 whatever infrastructure you have in your house.

22 RANDY WADE: Okay. So then I think there  
23 should be a committee to look into it and come up  
24 with guidelines, and also make sure that the Fire  
25 Department -- because when I was reading about the

1 best ones, you have to go in with a HAZMAT suit,  
2 because they put a lot of bad chemicals into the  
3 air. And so, yeah, it's just something that could  
4 be studied a little better.

5 I watched the Community Housing meeting and  
6 you're very well represented. And I think it would  
7 be wonderful if the Village actually gave a little  
8 bit more guidance. The plan, the draft plan that  
9 they came up with was as if they really didn't want  
10 to do anything. You know, it's not strong in  
11 setting up infrastructure to approach community  
12 housing, workforce housing in the Town. There are  
13 no numerical goals. Like, for instance, wouldn't  
14 we in Greenport like to see how many housing units  
15 for each hamlet should be the goal in five years,  
16 new, new housing units? It's supposed to be for  
17 new housing units, increase, you know, and, yet,  
18 they're just like giving these little grants that  
19 would hardly do anything for anybody.

20 So, also, I think we should encourage them to  
21 use that money and bond to buy land in the hamlets.  
22 Greenport already -- I mean, we should get credit  
23 for the 50 units in Moores Woods. But each hamlet  
24 should -- you know, the whole point is for the half  
25 a percent, it's supposed to be for smart growth,

1       which means a walkable community. It's the only  
2       way to do that, because land values are more  
3       expensive in the hamlet. That's why there's always  
4       a tendency to buy cheap land in the open space that  
5       we all want to preserve between the hamlet.

6                So the Town should own the land so it's in  
7       perpetuity. They could lease it, like East Hampton  
8       does, to a developer for 99 years, and make sure  
9       that -- yeah, because we're not growing more land,  
10      and land's not getting any cheaper. So we really  
11      should be tackling this seriously, and Greenport  
12      understands.

13              Actually, you know, the North Fork Civics did  
14      a survey of every hamlet, and, yeah, everybody was  
15      like right up there with preserve open space,  
16      preserve farmland. Greenport knew and had  
17      affordable housing, because we've all had neighbors  
18      that had to move away, we just know it so  
19      intimately. Though, because the tax passed, I  
20      think the voters in the rest of Southold Town are  
21      getting it, also. So you might want to think about  
22      recommending -- you know, having a couple of  
23      recommendations that you would have the Village's  
24      representative bring to that commission.

25              I have another question. Last night, because

1 I just can't go to enough meetings, there was a  
2 Southold Town Trustee meeting, and it was a public  
3 hearing on the Silver Sands. And the  
4 representative for the Silver Sands said, "And we  
5 have sewer hookup and we've had it for decades."  
6 So I thought it was understood that the cottages,  
7 they never could afford to actually hook up the  
8 cottages, and they'd actually bought several units  
9 after that deal, so those couldn't be hooked up.  
10 So -- and I remember being here at a meeting when I  
11 was pretty sure you guys approved doing something  
12 with sewer there, but I'm not quite sure what it  
13 was. So I just want to make sure.

14 They're telling Southold that they haven't  
15 done anything new, but we must know that they have  
16 been, right? And that -- and make sure that we get  
17 our money for those hookups for the cottages? Does  
18 anybody know?

19 MAYOR HUBBARD: The Sewer Department has been  
20 up there numerous times, they've looked at the  
21 project and everything that is there was connected  
22 properly.

23 ADMINISTRATOR PALLAS: Yeah.

24 RANDY WADE: But they just connected it.

25 ADMINISTRATOR PALLAS: No, they were --

1 they -- the best of our knowledge is that they were  
2 connected many, many years ago.

3 RANDY WADE: That's -- yeah, no. It would be  
4 good to look in the records. If we could find the  
5 records on that, that would --

6 ADMINISTRATOR PALLAS: The physical  
7 infrastructure would indicate that they were there  
8 for a long time. They replaced the pipes that had  
9 been there for a long type.

10 RANDY WADE: They just recently replaced all  
11 the sewer pipes there?

12 ADMINISTRATOR PALLAS: As part of their  
13 project, yes, that had already been there.

14 RANDY WADE: Wouldn't they have had to get  
15 permits and everything for that?

16 ADMINISTRATOR PALLAS: Not from us.

17 RANDY WADE: So after the agreement with the  
18 Village, there were more units that the owners of  
19 Silver Sands bought, so those couldn't possibly  
20 have been included.

21 ADMINISTRATOR PALLAS: Again, everything that  
22 was hooked up -- everything that's being hooked up  
23 now had been hooked up in the past.

24 RANDY WADE: Can I just ask if this could be  
25 investigated, please? I'm asking the Mayor to

1 instruct the Village Administrator to investigate  
2 this and report next month at the work session.

3 TRUSTEE PHILLIPS: Mr. Prokop, I think that's  
4 something that -- in all honesty, that's something  
5 that we as a Board should probably discuss in  
6 executive session about the contract.

7 ATTORNEY PROKOP: Well, if it -- yeah, if  
8 it's a contract matter. There is -- as I  
9 understand it, there is a contract with that  
10 entity. If we're discussing the -- a matter  
11 involving that contract, or a potential claim, then  
12 it should be in executive session.

13 RANDY WADE: Great. Okay. Then I look  
14 forward to hearing --

15 ATTORNEY PROKOP: And I'm not saying that  
16 there is, just on the way this is going --

17 RANDY WADE: If there was, I would look  
18 forward to hearing afterwards. And if there's not,  
19 I would look forward to seeing whatever records  
20 there are that the Village has. Thank you so much.

21 MAYOR HUBBARD: Anybody else wish to address  
22 the Board?

23 RICHARD VANDENBURGH: Good evening. Richard  
24 Vandenburg. I stand before you as President of  
25 the BID. Mr. Mayor, Trustees, I am respectfully

1 stepping down from my role as President of the  
2 Business Improvement District, and resigning from  
3 the Board effective March 31st, 2023. I'm doing so  
4 in order to foster new blood and spur new strength  
5 in the leadership in the important organization in  
6 our Village.

7 When I first opened my small business in  
8 Greenport in 2009, I already knew, after 20 years  
9 of being here in the community, it would be  
10 important to step up further and be directly  
11 engaged in local Village affairs. I viewed being a  
12 part of the Business Improvement District as an  
13 important role within the Village. In my time on  
14 the Board of more than 10 years and as its  
15 President for the past eight has been extremely  
16 fulfilling.

17 Trying to foster clear, accurate, effective  
18 communication and action is critical to the health  
19 of any village, and I'm proud of the work that this  
20 volunteer board has done to align our small  
21 family-owned businesses with a unified voice, and  
22 being recognized as an important part of our  
23 community.

24 Every business in our Village struggles daily  
25 to stay relevant, productive, competitive and



1 profitable. They employ hundreds of local  
2 residents, and provide the economic engine that  
3 supports our tax base, and reinforces the property  
4 values within our Village. So, in truth, the  
5 critics that assert that I am perhaps nothing more  
6 than a big business advocate are misguided.

7 While I'm proud of the fact that in my role  
8 as President of the BID, I brought greater  
9 relevance, advocacy and purpose of action to our  
10 Business District, those efforts contributed to  
11 making all of Greenport a sought-after destination  
12 on the North Fork.

13 Supporting a vibrant Downtown Business  
14 District should always coexist in harmony with our  
15 residents' wellbeing and comfort. The other truth  
16 is they are mutually dependent on one another, if  
17 both wish to remain strong. This was always  
18 foremost in my mind, and I would regularly ask the  
19 question if any request, proposal or goal we as a  
20 BID entertained, that question being can we connect  
21 the dots in how this helps our Village businesses,  
22 respects our residents, and makes Greenport strong.

23 I'm most proud of the renewed structure I led  
24 and the engagement of this all-volunteer organization has  
25 established in serving our community. From the

1 support of the many local and authentic community  
2 events and activities throughout the seasons, to  
3 the initiative of creating the parklets during  
4 COVID that were a lifeline for our district, to the  
5 holiday lighting of our district trees that have  
6 been widely complimented, there's much the BID  
7 should be proud of. I thank the Village Board, the  
8 Mayor, and the Trustees for their support wherever  
9 given on those initiatives and projects. Future  
10 cooperation and mutual support will remain critical  
11 to protecting the continued strength and success  
12 within our Village.

13 Finally, I cannot express how fortunate I  
14 have been to work with the many other members of  
15 the BID Board over the years. The thought  
16 leadership and many, many hours of unseen work that  
17 my fellow Board Members and volunteers invest every  
18 year in trying to make a difference in this Village  
19 is truly heroic. The loyalty and dedication they  
20 have for our beautiful Village is inspirational,  
21 and I challenge any of those critics of the BID to  
22 step up instead and be engaged in trying to make a  
23 positive change, rather than assailing the selfless  
24 work of those volunteers.

25 As I said before, my goal is to always leave

1 a place better than I found it, and I will continue  
2 to support the BID and its mission to do the same.  
3 I'm sure new leadership and the rock solid  
4 dedication of the entire BID will continue to do  
5 great things for our Village. And, therefore, it  
6 is my -- it's been my humble honor to serve.

7 Thank you.

8 TRUSTEE CLARKE: Thank you.

9 TRUSTEE MARTILOTTA: Thank you.

10 TRUSTEE PHILLIPS: Thank you, Rich.

11 (Applause)

12 MAYOR HUBBARD: Okay. I would just like to  
13 say, Rich, thank you for the time you put in and  
14 dedicated to the Village, to the community, and  
15 everything else. It's been a pleasure working with  
16 you, and enjoy not having to do that anymore. But  
17 thank you very much.

18 RICHARD VANDENBURGH: Thank you. Thank you.

19 MAYOR HUBBARD: All right. Anybody else wish  
20 to address the Board?

21 (No Response)

22 MAYOR HUBBARD: All right. I'll offer a  
23 motion to adjourn at 8:37.

24 TRUSTEE MARTILOTTA: Second.

25 MAYOR HUBBARD: All in favor?

1 TRUSTEE CLARKE: Aye.

2 TRUSTEE ROBINS: Aye.

3 TRUSTEE MARTILOTTA: Aye.

4 TRUSTEE PHILLIPS: Aye.

5 MAYOR HUBBARD: Aye.

6 Opposed?

7 (No Response)

8 MAYOR HUBBARD: Motion carried. Thank you  
9 for coming.

10 (The Meeting was Adjourned at 8:37 p.m.)

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