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

Third Street Firehouse  
January 20, 2022  
7:00 P.M.

B E F O R E:  
GEORGE HUBBARD, JR. - MAYOR  
JACK MARTILOTTA - DEPUTY MAYOR/TRUSTEE  
PETER CLARKE - TRUSTEE (Absent)  
MARY BESS PHILLIPS - TRUSTEE  
JULIA ROBINS - TRUSTEE  
  
JOSEPH PROKOP - VILLAGE ATTORNEY  
SYLVIA PIRILLO - VILLAGE CLERK  
PAUL PALLAS - VILLAGE ADMINISTRATOR  
ROBERT BRANDT - VILLAGE TREASURER

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

2 MAYOR HUBBARD: Call the meeting to order.

3 Pledge to the Flag.

4 (All Stood for the Pledge of Allegiance)

5 MAYOR HUBBARD: Thank you. All right.

6 Before we get started, I just want to say Happy

7 Birthday to Trustee Phillips.

8 (Applause)

9 TRUSTEE ROBINS: Happy Birthday to you.

10 MAYOR HUBBARD: Happy Birthday.

11 TRUSTEE PHILLIPS: Thank you very much. I

12 almost got away without anything.

13 (Laughter)

14 MAYOR HUBBARD: Okay, well.

15 TRUSTEE PHILLIPS: Thank you very much, I

16 appreciate it.

17 MAYOR HUBBARD: I'm not on Facebook, but

18 it's -- I saw it on Facebook, too.

19 TRUSTEE PHILLIPS: Yes.

20 MAYOR HUBBARD: Facebook reminds you of

21 everything.

22 TRUSTEE PHILLIPS: Yes, it does.

23 (Laughter)

24 MAYOR HUBBARD: Okay. All right. We'll

25 start with the Fire Department report. Chief

1 Wayde Manwaring is here. We got a big podium for  
2 you and everything now.

3 CHIEF MANWARING: Thanks.

4 MAYOR HUBBARD: Yeah.

5 CHIEF MANWARING: Nobody could sign in, they  
6 had to use the floor this morning.

7 (Laughter)

8 CHIEF MANWARING: Thanks. I hope you got  
9 all our reports. Last night Wardens, they  
10 accepted the application for Richard Vandenburg  
11 to Standard Hose. I'll give it to Sylvia on the  
12 way out.

13 I also have -- last month, you asked me for  
14 the actual in-writing for the parade. We're  
15 having it on the 19th.

16 The Board of Wardens also accepted and  
17 wanted you to go out to bid, I guess it is, or --  
18 for an RFP, which I'll give to Sylvia, for an  
19 engineer to -- for the design of ADA bathrooms and  
20 the back building for storage for the Rescue Squad  
21 and stuff like that.

22 MAYOR HUBBARD: Okay.

23 CHIEF MANWARING: I guess Robert mentioned  
24 that we have to go out to bid now on it, so the  
25 Board approved it last night.



1 CHIEF MANWARING: Thank you.

2 TRUSTEE ROBINS: Thank you.

3 CHIEF MANWARING: See you later.

4 MAYOR HUBBARD: Okay. Village Administrator,  
5 Mr. Pallas.

6 ADMINISTRATOR PALLAS: Yeah, I'm over here.

7 (Laughter)

8 MAYOR HUBBARD: They got to put a window in  
9 there.

10 ADMINISTRATOR PALLAS: Get a glass podium.

11 CLERK PIRILLO: Sit up straight.

12 ADMINISTRATOR PALLAS: I am. "Stand up." I am.

13 (Laughter)

14 ADMINISTRATOR PALLAS: Good evening,  
15 everybody. Thank you. I'm going to start with  
16 the resolutions, first one being an additional  
17 resolution. We had intended, when we did the  
18 rate, the rate change last month, to include  
19 modification to the cancellation policy as  
20 primarily for the larger vessels that come in.  
21 The way it's going to be structured is for larger  
22 than 70 feet, it will be a full refund when  
23 cancelled prior to 60 days, half when it's  
24 cancelled prior to 30, and then no refund when  
25 it's cancelled within 30 days.

1           We don't get a lot of requests for  
2           cancellations, but when we do for those larger  
3           boats, because of the amount of money involved,  
4           it's a very tedious process to go through. So  
5           we're just going to ask to -- if we could change  
6           that policy accordingly. It is consistent with  
7           other marinas, and we did verify that as well.

8           TRUSTEE PHILLIPS: Paul, can you please step  
9           back, okay? What about the policy for refunding  
10          or canceling within Mitchell Park and Mitchell  
11          Marina for the -- not just the large vessels, for  
12          the smaller ones, is that for everyone?

13          ADMINISTRATOR PALLAS: The smaller ones  
14          we're not changing.

15          TRUSTEE PHILLIPS: Okay.

16          ADMINISTRATOR PALLAS: And currently, it's a  
17          full refund when cancelled prior to 24 hours of  
18          arrival day.

19          TRUSTEE PHILLIPS: Okay.

20          ADMINISTRATOR PALLAS: That's staying the  
21          same.

22          TRUSTEE PHILLIPS: Okay. That's what I  
23          just --

24          ADMINISTRATOR PALLAS: Yeah.

25          TRUSTEE PHILLIPS: Yeah.

1           ADMINISTRATOR PALLAS: The other resolution  
2 I have is a change order for the microgrid and  
3 that's just to change the completion date due to,  
4 you know, supply chain issues and a variety of  
5 other things. We're pushing that date out until,  
6 I think, the end of -- the end of June for that  
7 completion. That's been approved by the  
8 Governor's Office of Storm Recovery. That's the  
9 first step in getting that request through, is to  
10 get them to approve it, and they have approved it.

11           Just in terms of status of the project, at  
12 this point, probably better than 99% of the poles  
13 have been set. There are some transfers being  
14 done as they're setting the poles. They haven't  
15 started stringing wire yet. That will be the next  
16 step. There may be a bit of a pause in the  
17 construction, again, partially related to supply  
18 issues, but not a -- not a long pause.

19           In terms of the work that's being done here  
20 and at the sewer plant, that work is ongoing,  
21 primarily here, for the change-out of the electric  
22 service and some of the panels. There will be a  
23 single-day outage when they do the main service  
24 replacement, but they will bring in a temporary  
25 generator to keep all the critical pieces of this

1 building functional during that changeover. I  
2 don't have a date for that yet, but I'll certainly  
3 communicate that with the Chiefs when -- when that  
4 time comes.

5 TRUSTEE PHILLIPS: Paul, just for your --  
6 just as I mentioned to you on the phone and for  
7 the Board, at the Wardens meeting last night, it  
8 was mentioned that they were extremely impressed  
9 and -- with the work that was being done on the  
10 panel boxes. And they also wanted to give some  
11 credit to Doug Jacobs in the Electric Department  
12 for his work in coordinating things with them. So  
13 I just wanted to make everybody aware of that.

14 ADMINISTRATOR PALLAS: Thank you, appreciate  
15 it. I'll pass that along.

16 In my discussion items, the first one is on  
17 the ferry queue redesign. I do have the -- it was  
18 sent to the New York State DOT, along with some  
19 supplemental information. I will get copies of  
20 that emailed out to all of you, hopefully,  
21 tomorrow, I should be able to get you that  
22 tomorrow. We're just going to -- now in a holding  
23 pattern waiting for any and all comments from --  
24 from the DOT. And, hopefully, there aren't many,  
25 but we -- we're never sure with them.

1           The effluent reuse status update, I had sent  
2           it to -- sent to all of you the latest -- well,  
3           not the latest, but the final version of that  
4           report. Just a couple of highlights, and I had  
5           discussed some of this in the past, but just to  
6           talk a little bit about it.

7           Some of the things that they focused on in  
8           terms of potential uses for the water, five  
9           criteria. One had to be -- the use had to be  
10          somewhat near where the plant is located. It had  
11          to require minimal upgrades to the wastewater  
12          plant. It had to be -- I can't read my own notes.  
13          There had to be some control over human, human  
14          contact, meaning if we're going to use it for  
15          irrigation, there had to be a way to keep people  
16          in and out. And it also had to serve the purpose  
17          of groundwater recharge.

18          So when they went through all of that, as  
19          you saw in the report, there was only one use that  
20          is really viable at this point in time, and that's  
21          for a series of recharge basins in the polo  
22          grounds, which would consist, under this proposal,  
23          448 rings, 8 foot diameter, four feet deep. Quite  
24          an undertaking, but -- and the cost reflects that.  
25          It would be their engineer's estimate or a

1 budgetary estimate of over \$5 million. That's,  
2 obviously, a very large amount. The only way,  
3 obviously, that that could be done is just through  
4 grant funding.

5           What -- the other thing that has come up  
6 related to that, there's a group called the  
7 Long Island Water Reuse and Action Plan Work  
8 Group. It's a privately funded group. I think  
9 it's an engineering company, is one of the  
10 stakeholders that are in it. They have these  
11 monthly meetings, and they have requested us to  
12 present this -- the study to them. They are --  
13 they can help, help get grants that might be used  
14 for this. I'm just basically making sure that  
15 it's okay with you all that I participate in that  
16 with the engineer that prepared it.

17           In addition, as I mentioned last month --  
18 excuse me -- John Severini, who has been working,  
19 a private citizen working on this voluntarily, has  
20 spent a lot of time, and he would also  
21 participated, as well as Glynis Berry, in  
22 presenting it to this -- to this particular group.

23           There's also the Long Island Sound Study  
24 organization. They -- they are developing a list  
25 of projects. They are slated to receive

1       \$104 million as part of the Federal infrastructure  
2       package. So we'll be in touch with them as well  
3       with this, with this project.

4               There aren't a lot of these projects being  
5       proposed. So I just want to make sure it's all  
6       right with you all if I do make that presentation  
7       to both of these groups.

8               TRUSTEE PHILLIPS: Okay. Is the  
9       presentation also going to include Peconic Landing  
10      and the other suggestions, or is it -- are you  
11      just concentrating on up at Moores --

12              ADMINISTRATOR PALLAS: The one on the polo  
13      grounds, because that's the only true viable  
14      option. That's what they -- this study concluded  
15      that the only way to do this successfully would be  
16      that.

17              TRUSTEE ROBINS: And that water is only for  
18      water and for irrigation, right? I mean, it's not  
19      potable.

20              ADMINISTRATOR PALLAS: No, this would --  
21      this particular would be just recharge basins, dry  
22      wells, essentially.

23              TRUSTEE ROBINS: Dry wells, okay.

24              ADMINISTRATOR PALLAS: Yeah, so not  
25      irrigation.

1 TRUSTEE ROBINS: And the reason being that  
2 we would have those dry wells, that the benefit to  
3 it is --

4 ADMINISTRATOR PALLAS: Well, you --

5 TRUSTEE ROBINS: -- we don't have to treat  
6 the water at the plant, then, or it still has to  
7 get --

8 ADMINISTRATOR PALLAS: No, it still has to  
9 be --

10 TRUSTEE ROBINS: -- treated and then come  
11 back again?

12 ADMINISTRATOR PALLAS: It still has to be  
13 treated. There's two, there's two benefits. One,  
14 you're replacing the aquifer, you're putting water  
15 back in the aquifer. You're also not putting  
16 nitrogen out into the Sound. So it reduces the  
17 nitrogen load into -- into Long Island Sound. We  
18 are monitored for that, along with four other,  
19 four or five other sites.

20 Our permit is not our -- the nitrogen levels  
21 in our permit aren't just us, we're part of a  
22 group, a North Shore group. And if the group  
23 exceeds, then they start to focus on any one  
24 system. So we -- this would essentially take us  
25 out of that from the nitrogen perspective, because

1 we wouldn't be putting any in the Sound at all.  
2 It helps the group overall, but really puts us in  
3 a position where we wouldn't ever have to be  
4 concerned about it. So that's basically -- yeah,  
5 that's -- hopefully, that's responsive, so.

6 MAYOR HUBBARD: Okay. So, originally, this  
7 was going to be to do irrigation and stuff, but  
8 you're saying now if people are going to be  
9 walking on it, you can't use it for irrigation?

10 ADMINISTRATOR PALLAS: It's not that you  
11 can't, it -- there would have to be a method that  
12 you control how people walk on it. Where it's  
13 being done in Riverhead, it's a more controlled  
14 environment than we have found either at Peconic  
15 Landing or the school grounds. It just wouldn't  
16 lend itself to being able to easily permit the use  
17 for irrigation. That's what the results of the  
18 study show, and that's why they have focused on  
19 this as a -- as a --

20 MAYOR HUBBARD: Okay. No, I got that. But  
21 I didn't know how long after -- you know, if they  
22 irrigate it for a day, is it a day after before  
23 you can use it again, or is it -- it doesn't  
24 really say.

25 ADMINISTRATOR PALLAS: It doesn't say, and

1 we're -- the study wasn't that detailed. It's a  
2 very inexpensive study, 20,000, a little over  
3 \$20,000, but that level of detail wasn't explored.  
4 But -- and they're also -- their regulations on  
5 this are very case-by-case. So we would have to  
6 do a much more detailed study. But from what they  
7 know, H2M, that it would be -- couldn't be done  
8 that way easily. We would have to do a higher  
9 level of filtration or cleaning at the plant,  
10 which would then drive the cost up even more. So  
11 it's not -- there are several things that point us  
12 away from the irrigation for our purposes at this  
13 point in time. If things change over the next few  
14 years, then perhaps, but for now, it looks like  
15 this is the only option.

16 TRUSTEE PHILLIPS: And there's --

17 MAYOR HUBBARD: Okay. I mean, to me, that's  
18 just discouraging, because it started out to take  
19 and reuse this for irrigation and everything else,  
20 you know, 15 acres of the school, the football  
21 field, all the ball fields, everything else,  
22 Peconic Landing, the golf course, and all that.  
23 To go and spend two years worth of time and  
24 everything else trying to go to this, and the only  
25 option to reuse it now is to spend \$5 million and

1 put it in dry wells.

2 ADMINISTRATOR PALLAS: Right.

3 TRUSTEE PHILLIPS: That's what I was going  
4 to say.

5 MAYOR HUBBARD: That's --

6 TRUSTEE ROBINS: Yeah, I was --

7 TRUSTEE PHILLIPS: And where are the dry  
8 wells going to be actually located?

9 ADMINISTRATOR PALLAS: I'm sorry, in the  
10 polo grounds, up in the field.

11 TRUSTEE PHILLIPS: In the field?

12 ADMINISTRATOR PALLAS: Yeah.

13 TRUSTEE PHILLIPS: In the field, yeah.

14 TRUSTEE ROBINS: I mean --

15 ADMINISTRATOR PALLAS: You wouldn't see  
16 them, they'd be buried, obviously.

17 TRUSTEE PHILLIPS: No.

18 ADMINISTRATOR PALLAS: But -- and, you know,  
19 that -- so that's -- but they -- you know, again,  
20 from a perspective of grant funding, actually, it  
21 might even be easier to get grant funding for  
22 this, because it's a direct recharge to the -- to  
23 the aquifer. And we could -- if we build it as  
24 suggested here, all of the effluent ends up there.  
25 With the irrigation, it was a small percentage,

1 and only part of the year, because you can only  
2 irrigate so much, right? So you have holding  
3 tanks and all of these other things, and all  
4 winter you'd still have to discharge to the Sound.  
5 So this, this would now provide, you know, 24/7,  
6 365 days of getting -- having the effluent being  
7 reused for a good purpose, as opposed to just  
8 dumping it out into the Sound.

9 MAYOR HUBBARD: Okay.

10 TRUSTEE ROBINS: So then, basically, what we  
11 would have is the polo grounds are going to be  
12 filled with cesspools to hold the wastewater from  
13 our plant, is that what this is?

14 ADMINISTRATOR PALLAS: Yes, that's one way  
15 to look at it, but yeah.

16 TRUSTEE PHILLIPS: And will it change the  
17 character of being able to use the property?

18 ADMINISTRATOR PALLAS: Not at all, not even  
19 a little.

20 TRUSTEE PHILLIPS: Because that would be the  
21 first question.

22 ADMINISTRATOR PALLAS: Yeah, not even a  
23 little.

24 TRUSTEE ROBINS: I'm not sure about your  
25 even pursuing the grant, to be honest with you. I

1 mean, I don't know how much work is going to be  
2 involved in it, but I don't know if it's worth it,  
3 really.

4 ADMINISTRATOR PALLAS: I mean, you know,  
5 again, the concept of recharging the aquifer I  
6 think is valid. You know, we've all heard that  
7 there is some significant concern of the aquifer  
8 getting depleted out on the North Fork, so this is  
9 a step in the right direction to help that  
10 situation.

11 TRUSTEE PHILLIPS: Which is fine, but it's  
12 all falling on the Village of Greenport taxpayers.  
13 So, I mean, even if you get a grant, I mean, it  
14 still -- it's a -- it's a North Fork issue, it's  
15 not just us, that's what I'm trying to say.

16 TRUSTEE ROBINS: Yeah, the aquifer is the  
17 whole area. I was shocked when I read that report  
18 to realize that we have the shallowest aquifer on  
19 the Island out here, you know.

20 ADMINISTRATOR PALLAS: Right.

21 TRUSTEE ROBINS: So there, it's -- it is a  
22 concern, you know. But as Mary Bess said, you  
23 know, should that responsibility fall entirely on  
24 the Village? That's --

25 ADMINISTRATOR PALLAS: We on the North Fork,

1 we're the only ones that actually dump the water  
2 into the Sound, so there is a direct connection.

3 TRUSTEE ROBINS: Well, but everybody else's  
4 cesspools are going right into the ground,  
5 basically.

6 ADMINISTRATOR PALLAS: Correct, and that's  
7 basically what we would then be doing, is that we  
8 would treat --

9 TRUSTEE ROBINS: We're doing more than most.

10 MAYOR HUBBARD: Right, but this is treated  
11 water that we're putting in, it's not regular --

12 TRUSTEE PHILLIPS: It's not regular --

13 MAYOR HUBBARD: -- cesspool stuff. So  
14 it's --

15 TRUSTEE ROBINS: Right.

16 MAYOR HUBBARD: It's a treated water, but  
17 we'd have to just check. I mean, can we use part  
18 of Monsell Trail? Is the DEC going to say no to  
19 it going there?

20 ADMINISTRATOR PALLAS: We don't think --  
21 yeah, there's lots of spots. We could probably  
22 still use Monsell Trail.

23 MAYOR HUBBARD: The only thing I'm saying is  
24 the polo grounds, with trucks in and out of there,  
25 with carnivals and rides and everything else, if

1 everything -- if you're going to have 100  
2 cesspools in the ground there, I'd rather see it  
3 over on the school side of the road and use it  
4 there, or Monsell Trail, or some other place,  
5 putting it there, where there's less traffic and  
6 everything else, foot traffic.

7 And, you know, the school doesn't use that  
8 big -- the one softball field very much and along  
9 the fence there, as opposed to bringing in a  
10 Ferris wheel or something else with all their  
11 stuff underneath, worrying about that forever, you  
12 know, when everything settles and all that,  
13 bringing traffic and stuff onto the polo grounds.

14 ADMINISTRATOR PALLAS: Yeah. I mean, yeah,  
15 I mean, the --

16 MAYOR HUBBARD: But I'm just mentioning this  
17 stuff so you can think about that, if there's some  
18 other place. I mean, to do it on our Little  
19 League field, so it's in the outfield, so you  
20 don't have vehicles driving on it and other things  
21 that are going to sink into it, or whatever.

22 ADMINISTRATOR PALLAS: There -- any, any of  
23 those options are definitely viable.

24 MAYOR HUBBARD: Okay.

25 ADMINISTRATOR PALLAS: You know, it's --

1       it's really just a matter of square footage, it's  
2       just piping at that point. So, you know, the --  
3       conceptually, yes. We could also split it to two  
4       different areas on the polo grounds and keep the  
5       middle area open, so that where these types of  
6       events are happening, it's not -- it wouldn't  
7       impact. So then --

8               MAYOR HUBBARD: Okay.

9               ADMINISTRATOR PALLAS: And, you know, we  
10       could split into three sections even, you know  
11       what I mean? So -- and it wouldn't -- it wouldn't  
12       impact the cost to any large degree. You know, so  
13       if -- again, if it's all right, I'll -- well, I'm  
14       not get into those modifications --

15              MAYOR HUBBARD: Yeah.

16              ADMINISTRATOR PALLAS: -- at this stage, but  
17       just to start to see if there's grants available,  
18       if there's an interest from these folks, that  
19       that's really where we're at now with this.

20              MAYOR HUBBARD: Yes, to reduce the nitrates  
21       going into Long Island Sound, I think it's a  
22       worthwhile project, because we are discharging out  
23       there, and that's good for every -- the whole  
24       Northeast economy and everything else. So if -- I  
25       think, you know, to figure out if there's a place

1 we could do it and we get grants to cover it, so  
2 that we're not funding the whole thing by the  
3 Village taxpayers ourself. If we get funding to  
4 do it, we'll find a piece of property where it can  
5 go. And I just -- you know, using the middle of  
6 that field and everything going there, you know,  
7 if you're putting water in all the time, it's  
8 going to be soft and everything else, and vehicles  
9 coming in to use it for stuff that we do, I'm just  
10 concerned about that.

11 ADMINISTRATOR PALLAS: Sure, absolutely,  
12 yeah. And like I said, we could easily find  
13 space --

14 MAYOR HUBBARD: Okay.

15 ADMINISTRATOR PALLAS: -- that wouldn't  
16 impact the center area. Monsell Trail is --  
17 actually, I like that idea better. We could use a  
18 lot of that, make it a longer recharge area.  
19 There's lots of things that could be done. So  
20 I'll bring that back to the group and I'll go to  
21 this next meeting with these folks just to see  
22 what kind of interest they have and we'll see  
23 where it goes.

24 MAYOR HUBBARD: Okay. Everybody comfortable  
25 with that?

1 TRUSTEE PHILLIPS: Yeah.

2 TRUSTEE ROBINS: Okay.

3 TRUSTEE MARTILOTTA: I'm comfortable. If I  
4 could ask a question, I think, Paul, you're over  
5 there.

6 ADMINISTRATOR PALLAS: Yeah, I am.

7 (Laughter)

8 TRUSTEE MARTILOTTA: This wouldn't be septic  
9 rings, right?

10 ADMINISTRATOR PALLAS: Essentially, yes.

11 TRUSTEE MARTILOTTA: No, essentially, but  
12 would it actually be?

13 ADMINISTRATOR PALLAS: Yeah, they're just  
14 concrete rings, is what they are.

15 MAYOR HUBBARD: It would be a dry well.

16 ADMINISTRATOR PALLAS: Dry well, essentially.

17 MAYOR HUBBARD: A dry well like you have in  
18 the road.

19 TRUSTEE MARTILOTTA: Well, I was kind of  
20 wondering that, because like how much -- how much  
21 effluent do we actually pump out on, I don't  
22 know --

23 MAYOR HUBBARD: Gallon-wise, I don't know.

24 ADMINISTRATOR PALLAS: Yeah, three -- it's  
25 300,000 a day. That's what -- our permit is for

1 600. These wells would be -- have the capacity to  
2 carry, to take all of it.

3 TRUSTEE MARTILOTTA: Out of morbid  
4 curiosity, what would you get out of the one  
5 8-foot septic ring? I'm just trying to picture  
6 how many rings. I knew -- I knew it was over a  
7 quarter of a million.

8 TRUSTEE PHILLIPS: He just said how many. I  
9 think it says -- he said some -- how many rings,  
10 didn't you, Paul?

11 ADMINISTRATOR PALLAS: Say again.

12 DEPUTY MAYOR MARTILOTTA: I believe you did,  
13 and I apologize.

14 TRUSTEE PHILLIPS: Did you see how many  
15 rings?

16 ADMINISTRATOR PALLAS: There were 440 -- it  
17 calls for 448 rings.

18 TRUSTEE ROBINS: 448 rings?

19 TRUSTEE PHILLIPS: That's why I was --

20 MAYOR HUBBARD: Yeah.

21 TRUSTEE PHILLIPS: Yeah, 448.

22 MAYOR HUBBARD: 448 rings.

23 TRUSTEE PHILLIPS: Yeah.

24 TRUSTEE MARTILOTTA: That's a lot.

25 TRUSTEE PHILLIPS: That's a lot.

1 TRUSTEE ROBINS: That's a big cesspool field.

2 MAYOR HUBBARD: Eight-foot rings, so, yeah,  
3 and we're low to the ground. So they're going  
4 one, one deep, correct?

5 TRUSTEE MARTILOTTA: I'm trying to visualize  
6 that.

7 MAYOR HUBBARD: One deep.

8 ADMINISTRATOR PALLAS: Yeah. The ground  
9 water is too high do go more than --

10 TRUSTEE MARTILOTTA: You can't stack them  
11 too deep.

12 TRUSTEE PHILLIPS: That's why I asked.

13 TRUSTEE MARTILOTTA: I was just trying --  
14 I'm just trying to picture how big an area that  
15 would be.

16 TRUSTEE ROBINS: I don't know if they can  
17 stack them.

18 TRUSTEE MARTILOTTA: I don't know.

19 TRUSTEE ROBINS: It depends on the water  
20 table, right?

21 TRUSTEE MARTILOTTA: It depends on what the  
22 water table is and what not.

23 TRUSTEE PHILLIPS: Right.

24 TRUSTEE MARTILOTTA: And sand underneath.  
25 But I'm just trying to --

1 TRUSTEE PHILLIPS: Or clay.

2 TRUSTEE MARTILOTTA: I have to look into  
3 that. I support it 100%, I just -- I'm just  
4 trying to --

5 MAYOR HUBBARD: Because, if you go farther  
6 up where the sewer treatment plant is, we have the  
7 clay issue there. So they're going to be dumping  
8 all this and it's got to go through the clay to  
9 get down --

10 TRUSTEE PHILLIPS: That's right.

11 MAYOR HUBBARD: -- to the aquifer. You're  
12 just going to have spongy soil all around.

13 ADMINISTRATOR PALLAS: All of that would  
14 need to be investigated, obviously --

15 MAYOR HUBBARD: Okay.

16 ADMINISTRATOR PALLAS: -- to see, to see --

17 MAYOR HUBBARD: Just knowing the area and  
18 what we're talking about, what we've gone through  
19 up at the sewer treatment plant --

20 ADMINISTRATOR PALLAS: Yep.

21 MAYOR HUBBARD: -- and all, I just --

22 ADMINISTRATOR PALLAS: All of that would  
23 have to --

24 MAYOR HUBBARD: Okay.

25 ADMINISTRATOR PALLAS: That starts to get --

1 that's -- even going to that level, you know, we  
2 would need a grant to do it. It's just way too  
3 expensive to even study it to that level. So  
4 that's -- yeah, that's why I would like to take  
5 the next step.

6 MAYOR HUBBARD: Okay. Very good.

7 ADMINISTRATOR PALLAS: Okay. Thank you.

8 Next is just a real brief update on the  
9 Sandy Beach/Safe Harbor sewer extension. We're --  
10 the Village Attorney and I have been going --  
11 working with the homeowners at Sandy Beach, as  
12 well as Safe Harbor, on finalizing the agreements.  
13 We're almost there, I think. We're very, very  
14 close to that. I talked to both of them. They're  
15 both aware that we're not going to get that until  
16 the February meeting.

17 I've also been working with the engineer  
18 that did the original study, to get a proposal  
19 from them to start the process. And, hopefully, I  
20 will have all three of those elements ready for  
21 you all by the February meeting.

22 The last item I have that's not on my list  
23 is I had sent around the -- our recommendation for  
24 the Planning Consultant. Just if there's any  
25 questions about that, I'd be more than happy to

1 answer it, answer them. You know, it's -- they --  
2 it was a close call, quite frankly, between the  
3 two firms, but I just think that there was enough  
4 extra in LKMA's proposal to recommend them over,  
5 over the other, so.

6 TRUSTEE PHILLIPS: Now the person that was  
7 mentioned in here is the -- is going to be working  
8 with us directly, correct?

9 ADMINISTRATOR PALLAS: Yes.

10 TRUSTEE PHILLIPS: And is she working -- I  
11 think you mentioned to me that this company also  
12 is dealing with the North Ferry project. Is this  
13 the same person, or do we have -- is that a  
14 different person?

15 ADMINISTRATOR PALLAS: Oh, a different  
16 person altogether.

17 TRUSTEE PHILLIPS: Okay. But would they be  
18 conferring with each other as far as --

19 ADMINISTRATOR PALLAS: I mean, it's a small  
20 enough firm where they certainly can communicate,  
21 yes.

22 TRUSTEE PHILLIPS: Okay. All right.  
23 Because, I -- you know, I would hope we wouldn't  
24 have conflicting issues at times.

25 ADMINISTRATOR PALLAS: No, I don't -- I

1 don't -- wouldn't see any.

2 MAYOR HUBBARD: Okay.

3 ADMINISTRATOR PALLAS: Okay. That's all I  
4 have.

5 MAYOR HUBBARD: Any questions for Paul?

6 TRUSTEE PHILLIPS: The only question I have  
7 for Paul is it would really make me feel much  
8 better if the -- those who use radios in the  
9 Marina, in the Road Department, or whatever,  
10 remembered, or maybe just be reminded that it's  
11 not like talking on a cell phone, that it's a  
12 public airway, and that sometimes they need to  
13 think before they communicate their thoughts.

14 I was a little embarrassed over the weekend,  
15 as you know, especially since it was a marine  
16 channel, and the North Ferry hears it, the Police  
17 Department hears it, every commercial heard it.  
18 And I'm sure that it was a sign of youth, but I  
19 think that it behooves us to educate all our  
20 employees that they represent the Village. They  
21 also represent the Village residents as well. So  
22 I just think it's time that we took a little  
23 effort, okay?

24 ADMINISTRATOR PALLAS: Yeah, that actually  
25 has already taken place with any staff that we've

1       been able to -- that have come in, come in since  
2       that point in time.

3               TRUSTEE PHILLIPS: Okay. All right. As I  
4       said, it probably would behoove you to get UHF  
5       walkie-talkies for those. The Marina ones I  
6       understand when the boats are coming, but perhaps  
7       you want those that are on a business band and not  
8       a marine band for smaller things.

9               ADMINISTRATOR PALLAS: The reality is there  
10      was absolutely no reason for them to even be using  
11      them at all --

12              TRUSTEE PHILLIPS: No, I --

13              ADMINISTRATOR PALLAS: -- at that point in  
14      time. So they will not be using radios except  
15      during the summer season.

16              TRUSTEE PHILLIPS: Okay. Thank you.

17              MAYOR HUBBARD: Okay. Thank you. Okay.  
18      Treasurer Brandt.

19              MR. BRANDT: Here. I have nothing to add to  
20      my report. Were there any questions on the report  
21      as it stands? Anyone?

22              TRUSTEE PHILLIPS: No.

23              MAYOR HUBBARD: Any questions?

24              TRUSTEE PHILLIPS: I understand you've  
25      presented another budget mod via email, I believe

1 it was, and that was for the ice rink, I believe,  
2 for the --

3 MR. BRANDT: For the ice rink repair.

4 TRUSTEE PHILLIPS: Repair?

5 MR. BRANDT: Repair of the manifold, yes.

6 TRUSTEE PHILLIPS: Manifold? Okay. I'm  
7 going to ask a question. Paul and Robert, is  
8 there -- is there -- we've spent a lot of money  
9 this last couple of weeks. Is there a maintenance  
10 plan that's going to be in place for the ice rink,  
11 so that when things crop up, it gets fixed  
12 immediately and not kind of patched?

13 MR. BRANDT: Yeah.

14 ADMINISTRATOR PALLAS: We -- this was  
15 somewhat of a unique situation, so we don't do --  
16 if the repair we're going to implement works,  
17 there shouldn't be a recurrence of this in the  
18 near term. It was somewhat unusual.

19 Most of the issues we have are at startup,  
20 and we haven't run for over a year, well, almost  
21 two years, obviously, and that's where a lot of  
22 the problems have arisen. If we run every year,  
23 we tend to -- it doesn't happen like this, so  
24 that, again, we've just gone through a whole big  
25 repair of the -- of the compressors, and we --

1 this, again, if this particular repair works, then  
2 we should be in very good shape for the  
3 foreseeable future.

4 TRUSTEE PHILLIPS: Okay. So the company,  
5 when it's -- when it's opened -- when it's closed  
6 down, then it's -- it's following a certain  
7 protocol of the glycol being stored or you --

8 ADMINISTRATOR PALLAS: Yes.

9 TRUSTEE PHILLIPS: Okay.

10 ADMINISTRATOR PALLAS: Yes.

11 TRUSTEE PHILLIPS: All right. And we're  
12 well versed in that?

13 ADMINISTRATOR PALLAS: Yes, absolutely.

14 TRUSTEE PHILLIPS: Okay. All right.

15 MR. BRANDT: Thanks, Paul. Anything else  
16 for me?

17 (No Response)

18 MAYOR HUBBARD: Okay. Thank you.

19 MR. BRANDT: Thank you.

20 MAYOR HUBBARD: Village Clerk, Clerk Pirillo.

21 CLERK PIRILLO: Hi. Good evening, everyone.  
22 I have an abbreviated report tonight as well. I  
23 have only two add-ons, and they are two  
24 resolutions awarding bids. One is for the removal  
25 and disposal of snow, and that would be to Stanley

1 Skrezec, who was the sole bidder. The other is to  
2 award the contract for contractor services. That  
3 was again to Stanley Skrezec, who was the low  
4 bidder.

5 Sticking with bids, also, there were no bids  
6 received for the delivery of 87 octane. We  
7 will -- we will be rebidding that again. And we  
8 do have some ideas of how to expand our search  
9 between Paul and myself.

10 Moving to my report, there is an addition  
11 also that a legal notice was published today for  
12 the replacement of the batteries and the battery  
13 racks at the power plant. That was in today's  
14 addition, with a return date of the 7th.

15 Lastly, I have been contacted by Showtime,  
16 who wants to have another installment of the show  
17 they came here for most recently called *Three Women*.  
18 Right now, we have tentative dates for filming of  
19 February 10th and 11th. As always, we will not  
20 have firm details until approximately a week  
21 before.

22 The disruption to the Village will be less  
23 than the last time they were here. There are only  
24 two days. Only one day right now is going to  
25 impact us. That's probably the 11th of February.

1 The two dates in play right now are the 10th and  
2 11th of February, wherein they have asked to use  
3 the Carousel, both inside and out. And they will  
4 be using Moore's Lane again for the staging area  
5 for the trucks.

6 That's all I know right now. They will, of  
7 course, as they did in the past, contact every  
8 single business and work deals with the businesses  
9 as they negotiate through the process. So, as  
10 more details become available, I will, absolutely,  
11 let you know.

12 Any questions on my report?

13 TRUSTEE PHILLIPS: Sylvia, it's probably not  
14 a question for you, but probably more for Paul.  
15 On the wetlands permit for Wayne Turett, there was  
16 some question about the dredging, the fill, where  
17 he was supposed to be getting something.

18 CLERK PIRILLO: It wasn't about the  
19 dredging, it was about --

20 TRUSTEE PHILLIPS: I mean, it was about --

21 CLERK PIRILLO: It was about the testing --

22 TRUSTEE PHILLIPS: Okay, the testing.

23 CLERK PIRILLO: -- of the spoils. And my  
24 understanding --

25 MAYOR HUBBARD: Right, that's the topic here.

1 TRUSTEE PHILLIPS: Oh, okay, I'm sorry.

2 CLERK PIRILLO: My understanding is that  
3 we'll be discussing it.

4 MAYOR HUBBARD: Board discussion, is we're  
5 going to discuss that from the public hearing.

6 TRUSTEE PHILLIPS: I just want -- yeah. I  
7 just want --

8 MAYOR HUBBARD: Okay. No, I got the whole  
9 folder here, but we're going to do that as --

10 TRUSTEE PHILLIPS: Oh, okay. I just --

11 MAYOR HUBBARD: It's got its own separate  
12 item on the agenda.

13 TRUSTEE PHILLIPS: Okay. I just wondered if  
14 he got it tested, that's all. Okay.

15 CLERK PIRILLO: Anything else?

16 (No Response)

17 CLERK PIRILLO: Thank you.

18 MAYOR HUBBARD: Okay. Thank you. Okay.  
19 The Village Attorney report.

20 ATTORNEY PROKOP: Good evening. Thank you.  
21 I wanted to -- we've had a number of things that  
22 we were -- we've accomplished since our last  
23 meeting. The first is that we -- my office  
24 prepared the agreement for the purchase of the  
25 aerial ladder truck, and that was agreed on by

1 Management and Firematic. The agreement has been  
2 executed by both parties, it is in place.

3 As Mr. Pallas mentioned, there was a -- we  
4 also have been working on the Safe Harbor  
5 agreement and the Sandy Beach Homeowners'  
6 agreement. We're hoping that that's near  
7 completion. I think just today we received a few  
8 minor comments back from Safe Harbor, but they  
9 didn't seem to be anything significant, and  
10 that agreement, hopefully, will be before the  
11 Board to complete soon.

12 Also, we've been working on getting the DISH  
13 Network agreement done for the cell tower lease.  
14 There's been -- that's gone back and forth between  
15 us and the cell tower company a couple of times.  
16 I think we're done. We have all our internal  
17 comments that we need to make and respond to them,  
18 so, hopefully, that will also be done, completed  
19 soon. That's DISH Network.

20 During the month, we also had several  
21 significant bid packages that we worked on, one of  
22 which was the wastewater treatment plant site  
23 improvements, the battery pack bid package that  
24 you just heard of, and several other bid packages  
25 that I supported Management and worked on for the

1 Village.

2 We had three Local Laws, two of which we've  
3 seen before, and a new one that we -- that I  
4 mentioned in my reports, but that we're working  
5 on. One is the accessory apartment Local Law. We  
6 mentioned the last time -- the Trustees asked  
7 myself, working with Management, to come up with  
8 new incentives or, you know, a new form of  
9 incentive that we might be able to offer for those  
10 owners that make their apartments affordable  
11 apartments. We have been working on that  
12 earnestly.

13 One of the things that we've done, that I've  
14 done, is I found a few other villages in the state  
15 that have incentives for affordable accessory  
16 apartments, and I'm in the process. I did go  
17 through their code, I reviewed their codes,  
18 because they're available, and I'm in the process  
19 of determining how they -- how they were able to  
20 set that up, and then, hopefully, make a  
21 recommendation to Management and the Board on  
22 that, on that basis.

23 The two other Local Laws, one is -- one is  
24 parking that you've seen before. I made the  
25 changes that the Board had suggested at the last

1 meeting, and I think one or two other  
2 recommendations that I received. It's -- we're  
3 still discussing it internally with Management,  
4 and the law should be available to you within, I  
5 would say, a week. That's the parking law.

6 And then the other law that we have been  
7 working on is a new law regarding curb cuts.  
8 The -- our code, Section 115, Chapter 115 of our  
9 code currently provides that a curb cut is in the  
10 same form of work as a sidewalk, a street opening  
11 or a sidewalk opening, and that, therefore, it  
12 needs Board, Trustee Board approval. And what we  
13 had hoped to do, and have done in a new Local Law,  
14 is to make that approval subject to Planning Board  
15 approval, and rather than the Trustees, so every  
16 one, every one of these approvals doesn't have to  
17 come before this Board.

18 One of the things that I was able to do in  
19 drafting that law was I was able to come up with a  
20 list of criteria that the Planning Board should  
21 consider when they're -- when they're reviewing  
22 curb cut applications. There's a number of  
23 criteria that are standard for those types of  
24 applications, and I -- when I was working with the  
25 Planning Board, I tried to work with them as far

1 as reviewing applications on that basis. They  
2 include things like the distance of the curb cut  
3 to the nearest adjoining curb cut, the width of  
4 the driveway and the curb cut that's going to be  
5 installed, the materials that are going to be  
6 used, things like that, so -- oh, and also the  
7 proximity of the curb cut to the nearest  
8 intersection.

9 So those, those criteria and that change in  
10 the code that I'm proposing is, again, before --  
11 being discussed by myself and Management. There  
12 was a recommendation that I got from Mr. Pallas  
13 that I think is -- was a good suggestion and I  
14 made that change. If we -- that backed it up a  
15 day or two. Otherwise, we probably would have  
16 had -- been able to get it to you for tonight, get  
17 it to you a week before tonight's meeting. We  
18 could talk about it tonight, but that will be  
19 before you soon, the curb cut law.

20 The -- I've done a number of -- I've had a  
21 number of meetings with -- and discussions with  
22 the HPC and their Chair regarding their guidelines  
23 and a couple of issues that they had, provided  
24 support to them.

25 We have -- one of the other things that I

1 wanted to mention is the opioid litigation. We've  
2 received some hopeful news from the attorney  
3 that's handling that, and he believes that he's  
4 going to be able to -- he's currently working on,  
5 and believes that it will be successful,  
6 distributions from some of these large settlements  
7 that have been happening. Apparently, two, two  
8 settlements that most recently occurred were done  
9 in a manner that they weren't precluded by the  
10 New York State Law or the actions of the New York  
11 State Attorney General, which tried to stop  
12 distributions to local municipalities, and the --  
13 that attorney, in several web meetings or virtual  
14 meetings that he had with our Village and other  
15 villages, expressed optimism that he would be able  
16 to recover money for his municipal clients.

17 And that's all I have as far as the report.  
18 I respectfully submit it to you. Is there any  
19 questions that anybody has?

20 TRUSTEE ROBINS: Joe.

21 ATTORNEY PROKOP: Yes?

22 TRUSTEE ROBINS: The -- on the accessory  
23 apartments, you mentioned that there were a couple  
24 of municipalities in the state that have done  
25 something in their codes, or whatever, discussing



1 ATTORNEY PROKOP: Thank you.

2 MAYOR HUBBARD: Okay. Thank you. Okay.

3 Board Discussion: A public hearing regarding the  
4 Wetlands Permit Application submitted by Wayne  
5 Turett to maintain dredge, for the property at  
6 746 Main Street. Paul, you want to update the  
7 clarifications you had on that, because we were --

8 ADMINISTRATOR PALLAS: I didn't bring that  
9 paperwork with me, I forgot what they were. From  
10 my memory --

11 MAYOR HUBBARD: Okay. Well, we were  
12 matching. Instead of 5-feet deep, we were going  
13 to 4-feet deep to match the DEC permit.

14 ADMINISTRATOR PALLAS: Correct. He did  
15 supply -- there was a discrepancy between the DEC  
16 and ours, he did correct that. There -- that was  
17 the basic one, as I recall.

18 MAYOR HUBBARD: It was --

19 TRUSTEE PHILLIPS: There was --

20 ADMINISTRATOR PALLAS: Yeah. The other  
21 clarification, which actually wasn't part of the  
22 original one, is just to clarify that the testing  
23 that was being requested was -- really should be  
24 done before he takes the spoils out. I mean, it  
25 doesn't make sense to take the spoils out and then

1 test. I was under the assumption that he was  
2 doing it before.

3 There's been some concern expressed to me  
4 that perhaps that he doesn't -- the applicant  
5 doesn't understand that or didn't -- wasn't --  
6 wasn't saying that. So my recommendation in terms  
7 of the ultimate approval should include that  
8 clarification.

9 The language does say that it needs to be  
10 tested. We're not asking for something that  
11 wasn't requested, it's just when it gets tested is  
12 the only clarification --

13 MAYOR HUBBARD: Right.

14 ADMINISTRATOR PALLAS: -- that we would be  
15 requesting.

16 MAYOR HUBBARD: When we did the entrance of  
17 the Stirling Harbor, we tested the soil first  
18 before anything was moved. So we'll just make  
19 that as part of the resolution, saying testing  
20 must be done and approved before any dredging  
21 happens.

22 ADMINISTRATOR PALLAS: Right, yep.

23 MAYOR HUBBARD: And that's exactly what we  
24 had to go through, it's not uncommon. You know,  
25 they wouldn't let us dig it out until they knew

1 what was there first.

2 TRUSTEE MARTILOTTA: Makes sense.

3 MAYOR HUBBARD: Well, because, otherwise,  
4 it's all churned up and it's everywhere.

5 TRUSTEE PHILLIPS: Right. But there also  
6 seemed to be a question of where he was going to  
7 take the spoil, I believe.

8 ADMINISTRATOR PALLAS: Well, that's  
9 contingent, that's contingent upon the testing.

10 TRUSTEE PHILLIPS: On the testing?

11 MAYOR HUBBARD: Right.

12 ADMINISTRATOR PALLAS: Right now, he's --

13 MAYOR HUBBARD: If it's not approved for the  
14 place he wanted to go, he's got to find some other  
15 place to go before he digs it.

16 TRUSTEE PHILLIPS: All right.

17 MAYOR HUBBARD: So if he does the testing,  
18 then he'll come back with an approved site before  
19 he gets a permit to actually start doing it.

20 ADMINISTRATOR PALLAS: Right, that's  
21 essentially it. The DEC, the DEC permit is  
22 contingent upon that to begin with.

23 TRUSTEE PHILLIPS: Right.

24 ADMINISTRATOR PALLAS: So he needs to  
25 have -- I mean, I don't -- I don't see any other

1 way around that for him, really, except to test  
2 before, because he can't take it out of the  
3 ground -- I'm sorry, out of the -- out of the bed  
4 of the harbor without knowing what's in there, so  
5 he knows where he could take it. So, to me, it  
6 just doesn't -- it's not logical that --

7 TRUSTEE PHILLIPS: Well, he has to give the  
8 test results to the DEC, doesn't he?

9 ADMINISTRATOR PALLAS: I don't know if  
10 it's -- that, I don't know. If the permit is that  
11 specific, I do not know. I just know that it  
12 needs -- it's these step-wise things. He has to  
13 take the spoils to an approved site, and  
14 Brookhaven is the local approved site, but they  
15 have their own criteria. So he has to meet their  
16 criteria, and how could he meet their criteria if  
17 he doesn't know what's in it? So that's -- that's  
18 where -- that's kind of where -- it's a step-wise  
19 fashion to accomplish that.

20 TRUSTEE PHILLIPS: Is -- okay. I just got  
21 the impression that he was doing this permit on  
22 his own, and the dock-builder wasn't -- is he  
23 doing his permit on his own, or is the dock-builder  
24 working with him?

25 ADMINISTRATOR PALLAS: Well, he doesn't have

1 a builder, as far as I know. He applied for the  
2 permit himself, as far as I can tell. I don't --

3 TRUSTEE PHILLIPS: Right.

4 ADMINISTRATOR PALLAS: I don't have any way  
5 to know who --

6 TRUSTEE PHILLIPS: Well, I'm just --

7 ADMINISTRATOR PALLAS: -- who wrote it for  
8 him, but it -- you know, he told me that he  
9 doesn't have anyone yet, that's where he's at.

10 TRUSTEE PHILLIPS: Okay.

11 ADMINISTRATOR PALLAS: So I think he was  
12 waiting to get permits before he hired somebody,  
13 which, you know, I don't see the problem with  
14 that, but he has to be aware of what the criteria  
15 are, that's all.

16 TRUSTEE PHILLIPS: Well, as I say, he seems  
17 to be stumbling through it, so that's why I'm  
18 asking, you know, because -- you know, because  
19 that's his -- it's his thing.

20 MAYOR HUBBARD: Well, I think if he does the  
21 testing first, before they start digging, they  
22 need to know where it's going. Otherwise, they're  
23 going to dig it up, they're going to have 30 yards  
24 of spoil on a barge and no place to take it.

25 TRUSTEE PHILLIPS: Right, no.

1           MAYOR HUBBARD: And then it's going to end  
2 up in the wrong spot. So he's going to have to  
3 hire a contractor to do the work, but the testing  
4 is the first part, so that will be contingent on  
5 that.

6           ADMINISTRATOR PALLAS: Yep.

7           MAYOR HUBBARD: And until we get results of  
8 that back in, he's not allowed to start any work  
9 on it until we see where it's going and everything  
10 else. So that's up to, you know, Joe to word the  
11 resolution, if we're going to move forward with  
12 that. You know, to move it to the next level, you  
13 know, the two -- the SEQRA and the other, to make  
14 sure that that's worded properly, and then we'll  
15 be able to review that beforehand, before it comes  
16 to a vote, plus it will be -- it will be able to  
17 be talked about by the public before we go any  
18 farther with it.

19           TRUSTEE ROBINS: And he has to have a  
20 contractor, a person who's going to do that  
21 testing to certify? Do we check that, to check,  
22 you know --

23           ADMINISTRATOR PALLAS: It has to be done by  
24 a lab.

25           TRUSTEE ROBINS: To do the testing on this.

1 ADMINISTRATOR PALLAS: The test samples are  
2 done by a contractor, I assume.

3 TRUSTEE ROBINS: That's what I mean. But he  
4 doesn't have a contractor, so, I mean --

5 ADMINISTRATOR PALLAS: Yeah, I mean, it  
6 could be any -- I mean, the testing comes -- some  
7 larger testing companies will take their own  
8 samples.

9 TRUSTEE ROBINS: He has to get an  
10 environmental testing company to do the tests, is  
11 that what he --

12 ADMINISTRATOR PALLAS: It's the only way it  
13 can be. It has to be a lab that certified.

14 TRUSTEE ROBINS: Okay.

15 ADMINISTRATOR PALLAS: That's the way it  
16 works, yeah.

17 MAYOR HUBBARD: Okay. Any other discussion?

18 ATTORNEY PROKOP: Yeah, I just have one  
19 question. So I just -- I think this was mentioned  
20 at the public hearing, and I just had a concern  
21 that this was -- that this was called maintenance  
22 dredging. I don't -- I don't think it's really  
23 what maintenance dredging is. I know the DEC  
24 didn't seem to have a problem with it, you know,  
25 maybe because of the size of the project, but in

1 the future, I think we should, you know --

2 ADMINISTRATOR PALLAS: This -- it was  
3 actually corrected. He actually resubmitted --

4 ATTORNEY PROKOP: Oh, he did? Okay.

5 ADMINISTRATOR PALLAS: -- the application  
6 page with -- and changed it to eliminate the word  
7 "maintenance".

8 ATTORNEY PROKOP: Okay, because I saw the  
9 agenda, it's still --

10 ADMINISTRATOR PALLAS: Yeah.

11 ATTORNEY PROKOP: Okay.

12 ADMINISTRATOR PALLAS: That was at the same  
13 time.

14 MAYOR HUBBARD: That was the other one that  
15 was --

16 ADMINISTRATOR PALLAS: Yeah, that was --  
17 that was the other one, yes.

18 ATTORNEY PROKOP: Thank you.

19 MAYOR HUBBARD: All right. Thanks, Joe.  
20 Okay. So we'll get that, the wording in the  
21 resolution, make sure everybody is happy with it,  
22 and we'll move that forward.

23 Okay. Mayor and Trustees. Trustee  
24 Martilotta.

25 TRUSTEE MARTILOTTA: Sure. Last week, so I

1 kind of -- we were going over the rings. I've  
2 kind of been real busy. If you don't mind, I'll  
3 say something about Ms. Agosta real quick and pass  
4 it along?

5 MAYOR HUBBARD: Yeah.

6 TRUSTEE MARTILOTTA: All right. So I think  
7 everybody here probably knows we lost one of our  
8 own this week, all right, Cindy Goldsmith-Agosta.  
9 I taught with her in the classroom on and off for  
10 about a dozen years. A really outstanding person,  
11 you know. And as when, you know, anybody passes,  
12 it's terrible, it's obviously terrible, and  
13 Ms. Agosta I think more so, just because of her  
14 position within the community.

15 I just wanted to make sure that we expressed  
16 our condolences to her parents, Gus and Linda, her  
17 husband, Sal, her son, John. And I want to make  
18 everybody aware that the family asked or is  
19 establishing a scholarship fund in her name. I  
20 can -- if anybody's interested, I can get them in  
21 touch with that information. It's through the  
22 Greenport -- I'm not sure if it's through the  
23 Teachers Association or not, but I just wanted to  
24 make sure. Like, traditionally, we do a moment of  
25 silence at the regular session. I just wanted to

1 make sure we addressed that this evening, and that  
2 was all. That's all I have to say.

3 MAYOR HUBBARD: Okay.

4 TRUSTEE ROBINS: Jack, can you send us an  
5 email with that fund, place for the donations,  
6 please?

7 TRUSTEE MARTILOTTA: I certainly will.

8 TRUSTEE ROBINS: Okay.

9 MAYOR HUBBARD: Yeah. Maybe, if you want,  
10 send it to the Village Clerk and we can just post  
11 that on --

12 TRUSTEE MARTILOTTA: Absolutely.

13 MAYOR HUBBARD: -- the website and just have  
14 it there to fly around. Okay.

15 TRUSTEE MARTILOTTA: Okay.

16 MAYOR HUBBARD: Okay. Trustee Phillips.

17 TRUSTEE PHILLIPS: I'm going to go back to  
18 my November work session, where I brought up that  
19 we've taken the step of reaching out and we're  
20 going to be hiring someone who can advise us on  
21 planning. And, as you know, I am very concerned  
22 about the Waterfront Commercial District, that I  
23 think we need to -- now is the time to really,  
24 reevaluate that.

25 And I'm actually supporting Trustee Robins'

1 concern about the Commercial Retail District as  
2 well. I happened to be going through the Harbor  
3 Management Plan that's attached to our LWRP and I  
4 discovered or it reminded me that there was a  
5 discussion, and has been a discussion, of creating  
6 two different waterfront zoning districts, one  
7 that really establishes the Waterfront Commercial  
8 as a working Waterfront Commercial, and then  
9 taking care of some of the -- or rezoning some of  
10 the Front Street properties into a different  
11 classification of waterfront commercial.

12 My concern is that we have the opportunity  
13 now to really take the time to look and see what  
14 we want the Downtown District to look. We're  
15 talking about accessory apartments. We're talking  
16 about looking for spaces to create housing, which  
17 in a Downtown District, of course, it means going  
18 up. I think it's just time that we as a Board, we  
19 have several code changes that we're talking  
20 about, we have a noise ordinances that we haven't  
21 gotten back to. We've had other discussions. We  
22 have issues that I've been hearing within the  
23 Zoning Board of Appeals and the Planning Board  
24 dealing with the height of buildings, whether it's  
25 2 1/2 feet or 35 feet. I think perhaps we should

1 make it 35 feet. I just think there's a variety  
2 of things that we could be working on in the next  
3 couple of months.

4 And I know the word moratorium is a tough  
5 one to swallow for a moment, but I think that  
6 we're at a point where we should discuss taking a  
7 step back, setting a control date, as they do in  
8 Fisheries Management. They set a control date to  
9 just have the discussions and to come up with the  
10 changes that will take place.

11 I'm concerned that we've -- or I don't think  
12 the Village of Greenport can take much more  
13 infrastructure stress down street, to be honest  
14 with you, I don't think it can. I think we need  
15 to really, really think about it, it's our job to  
16 think about it. And it may just be a discussion  
17 that comes out with nothing, but I think we --  
18 it's time we did it, okay?

19 So, as I said, moratorium might be a good  
20 idea for six months, for a year on any permits  
21 that area, just for us to really take a good look  
22 at where we want to be, okay? As the former Mayor  
23 said, "Build it and they will come." Well, they  
24 came and now we are really bursting at the seams.  
25 So that's number one. It's for discussion.

1           The other thing is I'm very interested in  
2 where we're at with the Mitchell bulkhead permit  
3 process. Also, are we -- Paul, I would assume  
4 that, and you'll have to refresh my memory, going  
5 back to the Mitchell -- Mitchell Marina, that the  
6 bulkhead study that was done, if I remember  
7 correctly, the company was creating permits for us  
8 or to --

9           ADMINISTRATOR PALLAS: I'll have to  
10 double-check the file, I'll check the expiration  
11 dates, but I think I've reported before that they  
12 did apply for permits and we received them. I  
13 just don't remember when the expiration dates  
14 were. The DEC permit is probably 10 years. My  
15 guess is that the Army Corps permit has probably  
16 expired.

17           TRUSTEE PHILLIPS: Well, the only --

18           ADMINISTRATOR PALLAS: Possibly. I  
19 don't know, I would have to double-check.

20           TRUSTEE PHILLIPS: Well, if we're looking  
21 into grant possibilities for -- for the effluent,  
22 okay, the Federal Government has -- is passing  
23 along a lot of infrastructure money, and I think  
24 that probably we should be -- have a shovel-ready  
25 project for Mitchell Park, you know, for the

1 bulkhead at Mitchell Park.

2 I think it behooves us to get ahead of the  
3 game, and if that money is available, similar to  
4 what we did with the sewer plant, it will be ready  
5 to put it in and be first in line for some of that  
6 money.

7 ADMINISTRATOR PALLAS: Right. In fact,  
8 we -- through my State Association, Electric  
9 Utility State Association, one of the things we're  
10 doing is exactly that, we're putting together a  
11 listing of high priority projects. I think I had  
12 requested that from you all. Certainly, that's  
13 something I would put on the list to begin with.

14 You know, it's mostly focused on electric  
15 utility, but we always, you know, ask for other  
16 things in the process. Many of the utility  
17 members are multi, you know, discipline, not just  
18 utilities, so they tend to use that forum for that  
19 purpose, and it is definitely being looked at. We  
20 actually have a meeting next week to discuss that  
21 very topic.

22 TRUSTEE PHILLIPS: Mayor, I think that's  
23 something that we need to discuss for the next  
24 year, is setting a set of goals, you know, might  
25 even be one or two, but what we really feel is

1 important that needs to get moved forward,  
2 especially if we're going to be looking for grant  
3 funding.

4 And I'd say that's pretty much it, because  
5 that's a mouthful, so that's it.

6 MAYOR HUBBARD: Okay, that's fine. Just to  
7 clarify a couple of things. Right now, I mean, I  
8 know you want to talk about, you know, changing  
9 the zone and all the other stuff. We've got, you  
10 know, three Local Laws, a noise ordinance and  
11 other stuff that's still hanging there. I'd like  
12 to see these things completed and done, but it  
13 just -- it takes time to go through, you know, us  
14 discussing it and Joe and Paul working on it,  
15 reviewing it and try to put everything together to  
16 make them. Hopefully, we could have those three  
17 for next month, to get them out of the way before  
18 we start on another thing. That's just going to  
19 push these things to the back burner and then --

20 TRUSTEE PHILLIPS: See, I don't see it  
21 pushing it in the back burner, I see it all coming  
22 together, together as one. What I'm finding and  
23 it's -- and maybe it's just I want -- I find that  
24 we're piecemealing things and that's what's  
25 concerning me, okay? I think we have -- we have

1 parking issues, we have the height issues, we have  
2 the -- the building permits -- not building  
3 permits, but the types of businesses that are  
4 coming into the Village. We have traffic issues.  
5 These are all tied together, along with the noise,  
6 along with the -- you know, the accessory  
7 apartments.

8 To me, it's kind of a combination of  
9 everything, okay? And that's how -- but, in all  
10 honesty, that's something that gets discussed in a  
11 Code Committee, which is your purview not to have  
12 that, but -- and technically, we are the Code  
13 Committee. That's why I'm just kind of bringing  
14 it up, that it's important that we -- it's time  
15 for us to really take a look of where we want  
16 to be.

17 As I said, build it and they will come.  
18 Well, they came and we're bursting at the seams  
19 sometimes, and sometimes it's not in -- you know,  
20 business, the business isn't consistent in the  
21 wintertime. You know, years ago, there was a  
22 variety of activity downtown. The Village of  
23 Patchogue is an example of how they revamped and  
24 have made livability and walkability downtown,  
25 that's an example.

1           As I said, I think it's just -- it's our job  
2           to start the discussion. We may not get -- you  
3           know, it may go on for weeks or months, but at  
4           least we should be doing something, at least  
5           that's how I feel.

6           MAYOR HUBBARD: Okay. Thank you. Trustee  
7           Robins.

8           TRUSTEE ROBINS: Yeah, just to respond to  
9           Mary Bess, I agree that this needs to be a  
10          comprehensive approach to this, not, you know,  
11          one, one law at a time, because it is. What we're  
12          trying to create here now is the idea of what we  
13          really want to be, and we -- until we get our  
14          Planning person in place, you know, we're  
15          really -- you know, to move forward on, you know,  
16          closing out three very important issues that all  
17          are interrelated seems to me a little bit of a  
18          hasty approach. So I just wanted to comment on  
19          Trustee Phillips' report. And I definitely -- I  
20          mentioned, but I won't continue, go any further  
21          about that, that I also was calling for a  
22          moratorium for that reason, so.

23          I'm going to give you my GATE meeting  
24          report, which is the government action part of the  
25          BID, because we met with Paul Pallas, Rich

1 Vandenburg, David Abatelli, Deborah Rivera, and  
2 Brendan Spiro, we met last week. We went over  
3 things like the Christmas lights. Rich asked Paul  
4 if the Village would be willing to coordinate with  
5 the company that did the lighting to check the  
6 tree light connections, and Paul says that's fine,  
7 but that he would need 48 hours notice from Rich  
8 to make an Electric Department worker available  
9 when they're scheduled to be here.

10 The school technology class is going to  
11 construct four new planters and repair several  
12 others. Dave Abatelli is coordinating with them,  
13 and the BID would like to share the cost of the  
14 materials with the Village. He's awaiting final  
15 amount from the school. It's estimated it's going  
16 to be approximately \$1500 total. So I guess they  
17 would be asking for us to contribute 750, so --  
18 but that's -- I'll put the ask in. You know,  
19 that's for the planters, you know, that are on --

20 MAYOR HUBBARD: Yeah.

21 TRUSTEE ROBINS: -- the streets and some  
22 repairs.

23 Paul updated the group on the ferry project,  
24 and the installation of the new poles and wiring  
25 of the microgrid project. He asked about -- Rich,

1 Rich Vandenburg asked about the Hampton Jitney to  
2 Sag Harbor, and Paul reported that they've not  
3 submitted a formal proposal to the Board yet.  
4 Actually, the guy from the Hampton Jitney, Jeff  
5 Lynch, came to the BID online meeting yesterday  
6 and was making his pitch to the BID about the  
7 Jitney. And I think he incorrectly stated to the  
8 Board that, you know, they've submitted their  
9 formal proposal to the -- to the Village, which  
10 they haven't. I confirmed that with Paul today.  
11 So they -- but, you know -- and the BID won't get  
12 involved with it until they get a determination  
13 for the Village whether it's going to be allowed  
14 to do it or not.

15 We discussed the ice rink, and Paul  
16 mentioned -- this was -- this is a little bit  
17 dated, but that the Road Crew would begin  
18 spraying. And, obviously, they got it opened for  
19 this weekend and it looked like the Sunday event  
20 was a great success. So I'm glad that we were  
21 finally able to get that going and that we'll have  
22 cold weather for a little while to keep it.

23 And then we just discussed renewing a grant  
24 opportunity for lighting in South Street parking  
25 lot. That was a grant that we were working on a

1 number of years ago and it kind of fell by the  
2 wayside. But we did ask that we start looking for  
3 some ways to fund that and get that area back  
4 there lit, because it is very dark and there are  
5 problems.

6 The Housing Task Force: So, actually, we  
7 need -- I want to just read my statement again.  
8 We need to find a way to provide housing security  
9 for the workers and families that provide the  
10 services that our community needs, the retail and  
11 service workers, first responders, teachers and  
12 trades people that support infrastructure and make  
13 this a community.

14 So I've created a committee, I have eight  
15 members in place. We're going to have our first  
16 meeting this coming Wednesday, it will be a Zoom  
17 meeting. And the mission of the committee is to  
18 explore all possible ways to create affordable  
19 housing. We must be looking at existing zoning  
20 and land use. We must find new ways to create  
21 housing that are outside the box of conventional  
22 use, and ensure that they remain affordable in  
23 perpetuity.

24 I have a group put together and they're  
25 res -- they're all residents of Greenport with

1 varied backgrounds, who will bring expertise and  
2 experience to the table. I'm very excited about  
3 getting started with this. And so that's going to  
4 start next week. I will bring a report back to  
5 the Board at the work sessions of progress and  
6 any -- you know, what we discussed at the  
7 meetings.

8 That's it for me. Thank you.

9 MAYOR HUBBARD: Okay. Thank you. Okay. I  
10 didn't have much. I did receive an email a couple  
11 of weeks ago about somebody that's been buying  
12 tower sites throughout the northeast, and they  
13 were interested in our tower site. I don't know  
14 what would even be involved in selling, leasing,  
15 whatever. Robert did work on the amount of rent  
16 that we receive. We would have to show them the  
17 amount of rent we received, then they'll come up  
18 with a price that they'll pay. The thing is you  
19 do lose control over it, because then it's theirs,  
20 not ours. So I'm just mentioning it.

21 If anyone wants to read the email, if you're  
22 interested, I don't know what we could actually  
23 legally do with that site. It's our property, but  
24 I don't know what can be done with it. Safety  
25 reasons with the tower and all that, it's beyond

1 what I have any idea about.

2 TRUSTEE PHILLIPS: We're talking the  
3 tower --

4 TRUSTEE MARTILOTTA: The radio tower.

5 TRUSTEE PHILLIPS: The radio tower?

6 TRUSTEE ROBINS: The radio tower --

7 MAYOR HUBBARD: Yeah.

8 TRUSTEE ROBINS: -- on Washington, the place  
9 behind, yeah.

10 TRUSTEE PHILLIPS: The one that the Fire  
11 Department and the -- and the Police Department  
12 are on?

13 MAYOR HUBBARD: Yes, the big -- the  
14 Cablevision tower.

15 TRUSTEE PHILLIPS: Okay.

16 MAYOR HUBBARD: Okay. On the back of Webb  
17 Street and --

18 TRUSTEE PHILLIPS: All right. Okay. All  
19 right.

20 MAYOR HUBBARD: Yeah, and Washington Avenue,  
21 that site there. So if it's something that's just  
22 a dead issue, I'll just say we're just not  
23 interested. You know, I don't know. I don't know  
24 whether -- I was just waiting to bring it up and  
25 discuss with the Board if we should have -- send a

1 follow-up email to them, or just say, "You know  
2 what? I don't like losing control over it." But  
3 depending on the prices, you know, I could at  
4 least ask them what they're talking about a dollar  
5 figure.

6 TRUSTEE MARTILOTTA: I'd be curious what the  
7 dollar figure is.

8 TRUSTEE PHILLIPS: A dollar figure first.

9 MAYOR HUBBARD: Well, I'm sure it will be in  
10 the several million dollar range, depending on the  
11 rents. But then you don't get those rents moving  
12 forward as revenue that Robert relies on to take  
13 care of other things, plus with the fire repeaters  
14 and the other stuff up there.

15 TRUSTEE PHILLIPS: Then they'd be --

16 MAYOR HUBBARD: But I just -- I want to  
17 mention it to the Board, think about it, if you  
18 have thoughts on it. Joe, if you could just  
19 research what's actually involved.

20 ATTORNEY PROKOP: Well, I've been in -- you  
21 know, I've been involved in several -- many, many  
22 of these transactions, actually, for other  
23 villages, you know, that have cell towers.  
24 There's a number of -- there's a -- excuse me, I'm  
25 sorry. There's a number of factors that are

1 involved, one of which you mentioned, which is  
2 that you don't -- you know, then that's the end  
3 of -- you get a nice check, you know, but then  
4 that's the end of the rent.

5 MAYOR HUBBARD: Right.

6 ATTORNEY PROKOP: But the -- but the flip  
7 side of that is that, as we see with 5G, it is a  
8 changing industry. And one of the things you do  
9 by cashing out on one -- on your lease stream is  
10 you take yourself out of the risk of technological  
11 changes that might happen soon, you know. So all  
12 the -- you know, all these cell towers rely on  
13 technology now that's actually fairly antiquated,  
14 really. It's been around for a couple of decades,  
15 and everybody's been waiting for the next best  
16 thing.

17 When you -- when you can -- and that -- and  
18 most of the leases that they do these days, that  
19 we have and that are done say that if there's a  
20 technological change, or change in technology  
21 which renders the lease obsolete, then the lessee  
22 can pull out of the lease. So our income stream  
23 is really at risk at any time, you know, due to  
24 technological changes. So if you cash out, you  
25 avoid that risk. You know, that's one thing.

1           The only thing that I would suggest that you  
2 do, if you do consider this, is that you talk to a  
3 couple of different companies, because they  
4 have -- you'll find that they have -- there's a  
5 wide range of offers that you might get. And, you  
6 know, there's one or two that I've worked with  
7 other villages I could suggest, if it's not -- if  
8 it's not this particular company.

9           One of the things -- and then the other  
10 thing that you mentioned is that you lose control  
11 of it. I have seen maintenance issues. You know,  
12 when you turn the tower over to somebody else,  
13 there's sometimes issues with ongoing maintenance,  
14 or, you know, issues with carriers, like --  
15 Mr. Pallas has been very good about resolving --  
16 planning, so that issues don't happen, but also  
17 resolving questions between carriers, and, you  
18 know, you would lose that control if we -- if we  
19 give up the tower. But those -- so those are my  
20 comments.

21           MAYOR HUBBARD: Okay.

22           TRUSTEE ROBINS: So if we gave up the tower,  
23 then would we have to be renting space on it for  
24 our repeaters for the Fire Department and the  
25 Police?

1           MAYOR HUBBARD: Well, that's something we'd  
2 have to ask. We may end up instead of collecting  
3 rent, we could end up paying rent.

4           TRUSTEE ROBINS: Paying rent, yeah.

5           MAYOR HUBBARD: And then they could make our  
6 rent higher than what we were collecting, I mean.  
7 Well, I've thought about all this, but I just -- I  
8 wanted to just let the Board know about it, think  
9 about it. I can forward the letter, so if you  
10 want to just read what they're saying. They said  
11 they've been buying them up all around the  
12 country, so, I mean, I don't know.

13           TRUSTEE ROBINS: Well, if they're buying  
14 them up and there's a chance that they're going to  
15 become obsolete, obviously they're valuable, so  
16 that's why they're out there buying them, right?

17           MAYOR HUBBARD: There's some use for  
18 whatever, you know, but --

19           TRUSTEE ROBINS: Yeah.

20           ATTORNEY PROKOP: The main -- one of the  
21 main issues -- I taught a class in the Suffolk  
22 County Building Officials Association on this a  
23 couple of years ago when these companies started  
24 getting aggressive about buying these income  
25 streams, and the main -- the main -- one of the

1 main things you have to be careful of is that  
2 they'll -- you know, they'll offer you a check for  
3 a million dollars, which is, you know, fantastic,  
4 but when you actually capitalize the lease, lease  
5 stream and what it's actually worth, I mean, it  
6 might actually be worth three, three or four  
7 million dollars. You know, we're not -- we're not  
8 finance experts, they are, and they're just going  
9 to hold it and then flip it to somebody else. You  
10 know, they're going to -- they're going to buy our  
11 lease stream for --

12 TRUSTEE ROBINS: Like buying mortgages?

13 ATTORNEY PROKOP: Yeah, they're going to buy  
14 our lease stream for a million dollars, you know,  
15 hypothetically, and then sell it to somebody else  
16 for, you know, a million-and-a-half or \$2 million,  
17 because they -- they know -- there's an internal  
18 rate of return that has to be calculated. I know  
19 how to do it, but I'm not -- I'm not -- that's not  
20 my expertise that you're paying for it.

21 MAYOR HUBBARD: Oh, yeah, no, that's fine.

22 ATTORNEY PROKOP: But you have to have all  
23 that reviewed by people that are experts in it.

24 MAYOR HUBBARD: Right. It was really -- it  
25 was just for information, so that everybody knows

1 about the offer that was thrown out there. I'll  
2 forward the email to you, think about it, and get  
3 back to me, you know, with -- with thoughts or  
4 comments on it.

5 TRUSTEE PHILLIPS: Okay.

6 TRUSTEE ROBINS: Great.

7 MAYOR HUBBARD: That's all.

8 TRUSTEE ROBINS: Sure.

9 MAYOR HUBBARD: All right. That's all I  
10 had, so open it up to the public to address the  
11 Board on any topic.

12 RANDY WADE: Randy Wade, Sixth Street,  
13 Greenport. I am so impressed with everything  
14 you're working on, and I'm really excited about  
15 the effluent. If there was a way to not have that  
16 go into the Sound there, then the beach --

17 MAYOR HUBBARD: I'm sorry. Could you speak  
18 up? I can't make out what you're saying, Randy.

19 RANDY WADE: Okay. The effluent, getting it  
20 to not go into the Sound. That spot where it goes  
21 into the Sound right now is one of the most  
22 beautiful places around that the Village owns, and  
23 so it would be great if people were allowed -- you  
24 know, able to use it because you figured out how  
25 to recharge the water. That was just another

1 benefit of the project and I'm very grateful that  
2 you're working on it.

3 Some of us met and there was appreciation  
4 for -- support for Peter Clarke's suggestion of  
5 having a third meeting a month to deal with those  
6 specific things that Mary Bess was talking about,  
7 and we thought that was really a great idea. I  
8 know you're all so busy and it's really hard to  
9 find time.

10 And then another thought was how to improve  
11 outreach to get more people to be engaged. And so  
12 that maybe when you have a Thursday meeting, there  
13 could even be break-out groups in tables, and  
14 people could help you do research on topics and  
15 discuss them, and then come back to you all. It  
16 would be more of an interactive thing, something  
17 that would engage the community, and I'm not  
18 really sure what the answer is.

19 Your Facebook page is so good, that if you  
20 were able to highlight, you know, what agenda  
21 items were. I've seen you do it sometimes and  
22 it's really helpful to know what's coming up.

23 The -- yeah. The rentals, moving those  
24 rentals into C, rather than WC, would be really  
25 great. There -- you know, some of those buildings

1 don't need to be in Waterfront Commercial, they  
2 could just simply move to regular Commercial.

3 When you're talking about going up to a  
4 third story, I think that's probably a really good  
5 idea, but I would hope that there would be, you  
6 know, trades that -- to preserve the historic  
7 buildings that are shorter, and, also, it could be  
8 an incentive for doing affordable housing.

9 And so, anyway -- oh. And then what the  
10 Zoning Board of Appeals -- what came up, and what  
11 I tried talking to you about at the last meeting,  
12 but I was very confused in the way I was  
13 explaining it, that the Planning Board, if  
14 somebody is going to go for a variance for  
15 parking, whether it be a single-family house or  
16 commercial or anything, they should just be  
17 directed to the Planning Board first, since the  
18 Planning Board is the only one authorized for  
19 providing payment in lieu of parking, rather than  
20 going to the ZBA that isn't able to do that. And,  
21 hopefully, the payment is going to be, you know,  
22 coming up, and it's something more realistic that  
23 actually could potentially help the Village deal  
24 with some of the traffic issues, too.

25 So thank you for all your work and your

1 time.

2 MAYOR HUBBARD: Okay. Thank you.

3 JOHN SALADINO: John Saladino, Sixth Street.  
4 Just to kind of clarify what Randy was saying  
5 about payment in lieu of parking, an issue came up  
6 at the -- just to let you guys know, an issue came  
7 up at the Zoning Board where an applicant in the  
8 Residential District couldn't provide parking,  
9 couldn't provide off-street parking, and he was --  
10 he was -- they were receptive to the idea of  
11 payment in lieu of parking.

12 The Zoning Board suggested to -- I suggested  
13 to the applicant -- I don't want to speak for the  
14 Zoning Board. I suggested to the applicant that  
15 there's a mechanism to buy parking, payment in  
16 lieu of, and he could buy the two parking -- they  
17 could buy the two parking spaces that they needed.  
18 The problem came up that there is no mechanism. I  
19 disagree with this. Our Attorney, the Zoning  
20 Board Attorney pointed out there was no mechanism  
21 for the Zoning Board to get a -- that application  
22 in front of the Planning Board.

23 Chapter 150-24 or 25, whichever governs the  
24 Zoning Board, actually says that we can send any  
25 application or all applications to the Planning

1 Board for an opinion. You know, it became kind of  
2 like semantics, kind of confusing, so we just --  
3 so we just gave the guy the variance. We let  
4 him -- so the Village lost \$5,000. There's two  
5 extra cars on this particular block.

6 If there's -- if there's -- if one of the  
7 Local Laws, the Attorney was talking about, is  
8 about payment in lieu of parking, perhaps you can  
9 kind of tweak that Local Law, that there would be  
10 a mechanism to get -- to get an application like  
11 that in front of the Planning Board. In the -- in  
12 the WC, and in the -- in the CR, they have to go  
13 for site plan review, so it automatically goes in  
14 front of the Planning Board.

15 In the Residential District, even though  
16 there are properties, and the code does say  
17 unimproved property in the WC and the CR, and all  
18 property in the Residential District have to  
19 provide off-street parking.

20 So if you could kind of tweak that, you  
21 know, where there is a mechanism for the Zoning  
22 Board or an applicant to go in front of the  
23 Planning Board and not for a conditional use or  
24 site plan review. A simple mechanism just to get  
25 it in front of the Planning Board to see if

1 they're willing to sell them parking, and then it  
2 kind of gets off the Zoning Board's plate. And if  
3 the Planning Board says no, then the Zoning Board  
4 would have to address a variance for no off-street  
5 parking.

6 But most of the time, I mean, here you now  
7 have an applicant that's going to do a  
8 half-a-million-dollar renovation, you know, to  
9 5,000 -- he was -- they were receptive to it, you  
10 know, the applicants were receptive to it, and  
11 it -- and it could have been some bucks for the  
12 Village, you know. So I just thought I would kind  
13 of clarify that for you, and maybe Joe, when he  
14 works on that law, could just --

15 ATTORNEY PROKOP: Could we please have a  
16 discussion with your Attorney, so we could  
17 clarif -- so we could -- so I could help you  
18 clarify?

19 JOHN SALADINO: Sure.

20 ATTORNEY PROKOP: Okay. Thank you.  
21 Whenever the two of you are available, I'll be  
22 happy to discuss it with you.

23 JOHN SALADINO: Sure. I brought it up only  
24 because Randy brought it up. And I'm getting from  
25 a previous meeting or something, I'm thinking that

1       you guys are working on a Local Law about payment  
2       in lieu of, changing it, fixing it.

3               MAYOR HUBBARD: Yes.

4               TRUSTEE ROBINS: In commercial only, though,  
5       we were --

6               JOHN SALADINO: So I thought this might have  
7       been the appropriate time.

8               TRUSTEE PHILLIPS: No. Actually -- no.  
9       Actually, I'm sorry. I mentioned to Joe that it  
10      does pull in the residential. Him and I have had  
11      a discussion.

12              ATTORNEY PROKOP: It does pull in.

13              TRUSTEE PHILLIPS: It does pull in. If you  
14      go further into the code, into the table. So I'm  
15      in the same spot you are, John, we need to talk  
16      about it.

17              JOHN SALADINO: Listen, you all know me  
18      well enough, I'm always willing to talk.

19              The other thing, the other thing I want to  
20      bring up, and I don't want to belabor the point,  
21      you guys are -- is Mr. Turett's wetlands  
22      application. I was confused by the wording of the  
23      resolution. I had thought -- I had thought  
24      that -- that it was almost -- you were almost  
25      going to let him dredge before, before he tests.

1 The policy -- I'm on the CAC for 12 years. The  
2 policy has always been if the bottom is  
3 uncertified, it has to be tested first.

4 Just to clarify a couple of things. The  
5 letter that the applicant got was from -- from the  
6 solid waste people at Brookhaven. They required  
7 him to have the soil tested, submit the test to  
8 the DEC, get the DEC's opinion about the levels,  
9 and then they would decide if they would let  
10 them -- after they got the letter from the DEC,  
11 they would decide if they would let him dump  
12 there, and the alternative was someplace in  
13 Pennsylvania. I don't really care about  
14 Pennsylvania, but --

15 (Laughter)

16 JOHN SALADINO: Well, Jack --

17 TRUSTEE MARTILOTTA: I didn't see that  
18 coming.

19 JOHN SALADINO: I don't care. I don't  
20 really care about Brookhaven either. I know Paul  
21 lives in Brookhaven, but I don't care about  
22 Brookhaven either, but I care about Greenport.

23 (Laughter)

24 JOHN SALADINO: So, you know, the concern,  
25 the concern is suspended sedimentation. You know,

1       you let the guy dig and it goes -- and then it  
2       goes everyplace.

3               So I wasn't here for the public hearing, I  
4       regret that, because there was a lot of stuff I  
5       would have liked to add. His application is  
6       wrong. He says he's going to dredge 60 cubic  
7       feet. It's really 95 cubic yards. His  
8       application to the DEC says he's only going to  
9       dredge around the 20-foot float. It makes no  
10      mention of going to Townsend Manor. So those are  
11      all things of concern to me.

12              The other thing that I'm kind of concerned  
13      with this application is, I don't know who said  
14      it, but I watched the tape of the public hearing,  
15      and there was a concern that this is taking too  
16      long, that it's been three years. The CAC, and  
17      I'm positive the Village, nobody's added anything  
18      to the requirements of this permit application.  
19      What he applied for three years ago is what he's  
20      applying for now. There's been no new  
21      developments, no new --

22              MAYOR HUBBARD: No

23              JOHN SALADINO: -- you know, requirements.  
24      If it's taken three years, it falls squarely on  
25      the applicant's shoulders. The original

1 recommendations that the CAC made and the  
2 conditions the Board imposed are the same, you  
3 have to test.

4 I remember there was a question about, well,  
5 it cost too much, it costs \$8,000 or \$7,000. I  
6 hope I'm not being disrespectful, I don't care.  
7 You know, it costs what it costs, you know.

8 And there's a little bit of a discrepancy,  
9 also. In his application, he makes mention that  
10 he has to bring it off site. He can't -- he can't  
11 put the spoils on his property, because they  
12 already found heavy metals in the property,  
13 mercury and cadmium. I think it was mercury and  
14 cadmium, or mercury and lead, I'm not sure, and  
15 that precluded -- that prevented him from putting  
16 the spoils on his property, that's why it has to  
17 go off site. So, if there was testing, where's  
18 that report?

19 I'm glad that you decided tonight to kind  
20 of revisit this application, because there's a lot  
21 going on that really should be taken care of  
22 before somebody puts a shovel in the ground.

23 MAYOR HUBBARD: Uh-huh.

24 JOHN SALADINO: So thank you, thanks for  
25 listening.

1           MAYOR HUBBARD: Thank you. Okay. Anybody  
2 else wish to address the Board?

3                           (No Response)

4           MAYOR HUBBARD: All right. I'll offer a  
5 motion to adjourn at 8:16.

6           TRUSTEE ROBINS: Second.

7           MAYOR HUBBARD: All in favor?

8           TRUSTEE MARTILOTTA: Aye.

9           TRUSTEE PHILLIPS: Aye.

10          TRUSTEE ROBINS: Aye.

11          MAYOR HUBBARD: Aye.

12          Opposed?

13                       (No Response)

14          MAYOR HUBBARD: Motion carried. Thank you.

15          (The Meeting was Adjourned at 8:16 p.m.)

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