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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK : STATE OF NEW YORK
-----x
BOARD OF TRUSTEES
WORK SESSION
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Third Street Firehouse
February 17, 2022
7:00 P.M.

B E F O R E:
GEORGE HUBBARD, JR. - MAYOR
JACK MARTILOTTA - DEPUTY MAYOR/TRUSTEE
PETER CLARKE - TRUSTEE
MARY BESS PHILLIPS - TRUSTEE
JULIA ROBINS - TRUSTEE

JOSEPH PROKOP - VILLAGE ATTORNEY
SYLVIA PIRILLO - VILLAGE CLERK
PAUL PALLAS - VILLAGE ADMINISTRATOR
ROBERT BRANDT - VILLAGE TREASURER

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

2 MAYOR HUBBARD: Okay. We'll call the
3 meeting to order. Pledge to the Flag.

4 (Pledge of Allegiance)

5 MAYOR HUBBARD: Okay. We'll start with the
6 Fire Department report. We've got Chief Manwaring
7 here. Yeah, everybody could hear you that way.

8 CHIEF MANWARING: Okay. Got my reports. We
9 got -- last night, the Board of Wardens, we
10 accepted three new members. We'd like you guys to
11 put them on your agenda. Peter Miller to the Star
12 Hose Company, Vijay Pal-Singh to the Phenix Hook
13 and Ladder, and Michael Reed to the Hook and
14 Ladder.

15 The only other thing they brought up was the
16 annual hose testing, pump testing. I'm working on
17 getting prices on that for you folks and all that
18 stuff, so I have to put in POs.

19 We have to add a new one for the NFPA there
20 for 1911. All the vehicles have to be weighed, so
21 they're looking for vehicles that are overloaded.
22 So they all have to be weighed and they have to be
23 documented. So we'll be doing that probably at
24 the same time as we do the hose testing and all
25 that. But they have to have full water, they have

1 to all that -- they have to have all the
2 equipment. So that's about it.

3 MAYOR HUBBARD: Do they bring out scales to
4 do that, or where do you get that done?

5 CHIEF MANWARING: They bring scales out
6 here. They've got the scales.

7 MAYOR HUBBARD: Okay.

8 CHIEF MANWARING: But other than, that's
9 about it. The parade is tomorrow. We'll be here
10 Saturday, if everybody shows up.

11 MAYOR HUBBARD: Okay.

12 TRUSTEE PHILLIPS: Wayde, could --

13 CHIEF MANWARING: We got the head start.

14 TRUSTEE PHILLIPS: Can you just tell us what
15 the route is?

16 CHIEF MANWARING: The route?

17 TRUSTEE PHILLIPS: Yeah.

18 CHIEF MANWARING: The Route.

19 TRUSTEE PHILLIPS: Yeah.

20 CHIEF MANWARING: We're going to start at
21 Knapp, come down First -- Front, yeah, Main Street
22 and Front Street, and down to the Firehouse.

23 TRUSTEE PHILLIPS: Down Third Street?

24 CHIEF MANWARING: The stand will be in front
25 of Mitchell Park, like we did --

1 TRUSTEE PHILLIPS: Oh, okay. The stand's
2 going to be up by Mitchell Park this year?

3 CHIEF MANWARING: Correct.

4 TRUSTEE PHILLIPS: Okay. All right.

5 CHIEF MANWARING: And then once we pass the
6 Firehouse, then they're on their own after you
7 pass the Firehouse.

8 TRUSTEE PHILLIPS: Thanks.

9 MAYOR HUBBARD: Okay. Any questions?

10 (No Response)

11 MAYOR HUBBARD: All right. Thank you.
12 We'll see you on Saturday.

13 Okay. Before we go back into regular
14 business, we have people from the Hampton Jitney
15 here. They're going give us a presentation and
16 answer questions. This has been going back and
17 forth. So just name for the record for the
18 Transcriptionist, and --

19 GEOFF LYNCH: Good evening. Geoff Lynch,
20 president of Hampton Jitney.

21 Okay. So since I was here last, I pulled
22 our updated proposal, which has been distributed
23 as well, that's these. Okay, great. So since --
24 since I was last here, we've been progressing with
25 our proposed 2022 Peconic Jitney relaunch. We

1 have -- we have since submitted our application
2 for a five-year franchise license from Suffolk
3 County for service between Greenport and Sag
4 Harbor. The ferry route is, again, running across
5 Peconic Bay, around Shelter Island, into
6 authorized landing sites in both ports.

7 We have an updated reservations platform,
8 and that will allow us to build a more
9 comprehensive customer database and better
10 communicate with our passengers. And we plan on
11 concessions on board, as well as partnerships with
12 restaurants in both villages for promotions.

13 The service itself would still operate
14 seasonally, starting in the middle of June and
15 running through the end of September.

16 We are in the process of securing a lease
17 for the vessel Mickey Murphy, which is the sister
18 boat to the John Key. That was a boat that we ran
19 in 2012. This ferry has been refurbished with new
20 electronics and upgraded with new Tier 3 diesel
21 emission engines.

22 The objective, the objective here of the
23 proposed ferry service, it's the same as before,
24 to connect these two villages in a way that will
25 potentially reduce traffic congestion on local

1 roadways, and increase foot traffic and tourism in
2 both villages.

3 We are, again, seeking authorization from
4 Greenport Village to utilize Mitchell Park as
5 Peconic Jitney's landing point. But rather than a
6 temporary pilot program permit, we'd like to enter
7 into a five-year agreement, consistent with our
8 Suffolk County franchise application, and to give
9 the service a chance to gain some stability and
10 grow.

11 We believe in the long-term viability of
12 this service. It's an attractive alternative mode
13 of public transportation. It promotes tourism in
14 both villages. It links these two East End
15 destinations, and it does so in an environmentally
16 sustainable manner that is consistent with the
17 goals and objectives of development strategies put
18 forth by the likes of the 2005 seed study and the
19 Connect Long Island Regional Transportation and
20 Development Plan.

21 So I would hope that the Village Board is,
22 again, open to having this service inside the
23 marina. I realize there's -- there's some
24 discussion here of some other locations, and we're
25 certainly open to those, those locations and

1 talking about that, but we would like to see the
2 Village engage with Peconic Jitney in a multi-year
3 agreement to support this ferry as a long-term
4 transportation solution.

5 And with that, we're happy to take any
6 questions. We have Jim Ryan here, our General
7 Manager, as well as my brother, Andrew Lynch, from
8 Hampton Jitney as well.

9 MAYOR HUBBARD: Okay. Anybody have
10 questions?

11 TRUSTEE ROBINS: Just a comment. So the
12 licensing agreement that you've sent us is still
13 from 2012. You do not have a new licensing
14 agreement at this point, correct?

15 GEOFF LYNCH: We do not currently have an
16 updated franchise. That application has been
17 submitted to Suffolk County. It actually has to
18 be passed by the Suffolk County Legislature.

19 TRUSTEE ROBINS: I --

20 TRUSTEE PHILLIPS: Yeah, go ahead.

21 TRUSTEE ROBINS: Basically, I support the
22 Jitney, I think it's a great idea, I agree with
23 you on that, but I do have a question about
24 whether the landing site at Mitchell Park is
25 appropriate, for a couple of reasons. Number one,

1 the difference in 10 years, the amount of traffic
2 that we have in that marina right now, and it is
3 right at the entrance to the marina. On weekends,
4 there's going to be a lot of in and out traffic
5 going on. So that's a concern of mine.

6 And then I am also worried about our -- the
7 condition of our bulkhead, which is compromised,
8 and we are eventually going to have to bond and
9 rebuild that bulkhead. So I think that those were
10 my major objections. And, also, the compensation,
11 which is something, you know, that you put out, I
12 thought it was way too low.

13 GEOFF LYNCH: Okay. Well, that's certainly
14 open to negotiation. We did look at alternative
15 sites in the Village here, particularly the
16 visitors dock. We had our advisor, John Costello,
17 out there with us. It's just not adequate for
18 this service. It's a very small dock, it's too
19 narrow. It's not strong enough to support a
20 33-ton vessel, which is what the Mickey Murphy is.
21 And it would not be able to handle, you know,
22 50-plus passengers getting on and off this vessel.
23 Somebody would probably wind up in the drink, not
24 to mention it's a long walk from the municipal
25 lot, where the visitors dock is, all the way into

1 the Village.

2 TRUSTEE ROBINS: I have to disagree with you
3 on that. I walk that almost every day. It's a
4 couple of blocks, so that's not a long walk.

5 GEOFF LYNCH: Well, it's less, certainly --
6 it's certainly less convenient, and it puts those
7 people -- they have to walk through the traffic
8 lane of the cars getting on and off the North
9 Ferry. So, to me, it's an accident waiting to
10 happen, I don't believe it's a safe location.

11 TRUSTEE PHILLIPS: Well, I think that's
12 something that this Board should probably discuss
13 at some point. I kind of, in all honesty,
14 disagree with you. Part of the -- one of the
15 pluses for that is that there's parking over there
16 for the customers. And we have encouraged people
17 to use that parking lot to walk along the
18 boardwalk down Mitchell Park to get down the
19 street. And it's become more active since --
20 since we put in the 72-hour parking time in the
21 parking lot, so that it's now actively turning
22 over. So there are parking spaces. You don't
23 have people staying there for weeks at a time.

24 I am not keen on the Mitchell Park site,
25 I'll be real honest with you. I happen to agree

1 with Trustee Robins. We projected forward in the
2 new business plan with the marina, and that might
3 just not fit with what we've got going at the
4 moment, okay?

5 So I think that there might be some creative
6 thoughts given towards the other area, but, as I
7 said, that's something that we need to discuss. I
8 do know that -- I believe the Town -- the Village
9 of Sag Harbor, you did a presentation at their
10 last meeting, but they're still in the discussion
11 stage, also. So I'm assuming that you do not have
12 all the paperwork into the Budget Review Office
13 for your licensing at the moment, correct?

14 GEOFF LYNCH: We -- yes, we were in front of
15 Sag Harbor Village last week. We discussed the
16 landing site at the Long Wharf, and, yes, it's
17 still -- it's still an ongoing process.

18 TRUSTEE PHILLIPS: I'm in favor of the
19 concept, you know, but two things. It's only
20 going to limit an amount of traffic out here,
21 because they're coming out here to go back and
22 forth. Either they're going to be in Greenport or
23 they're going to be in Sag Harbor, okay? But I
24 think the concept is there.

25 I would like to see it on a long-term basis.

1 I think that that's something that we will be
2 discussing. I think that the pilot, you presented
3 some interesting facts. There was a lot of
4 economic basis. I'm assuming our Business
5 District has some thoughts on it as far as like,
6 you know, how to proceed. But, at this point, I
7 think that's something that we need to discuss,
8 Mayor, you know, in length as to a short-term and
9 a long-term situation. Mitchell Park, to me --
10 Mitchell Marina, to me, is out, okay? I'm sorry.

11 GEOFF LYNCH: Well, like I said, we believe
12 it's the safest, safest location to bring people
13 in and out of the harbor. It -- we've done it,
14 it's a proven entity, and it worked very well with
15 no issues whatsoever in 2012. We're certainly
16 open to looking at other sites.

17 I don't believe that the Village dock is
18 appropriate in any way, shape or form without
19 major reconstruction. That's something that
20 certainly wouldn't happen in a short-term basis.
21 There are other locations. There's the commercial
22 dock. There's also the western pier of the harbor
23 that we would certainly be willing to look at.
24 But in terms of safety, which is -- which is
25 certainly paramount to this operation, going into

1 the Mitchell Park Marina is the safest locale.

2 TRUSTEE MARTILOTTA: The safest in regards
3 to what, sir?

4 GEOFF LYNCH: In terms of protecting --

5 TRUSTEE MARTILOTTA: In terms of the
6 structure of the dock or --

7 GEOFF LYNCH: Yes, in terms of getting
8 people -- getting people to the ultimate
9 destination, which is -- which is Greenport
10 Village. It's the closest. But in terms of the
11 vessel itself being the most protected, and when
12 it's loading and unloading passengers, that is the
13 safest location.

14 TRUSTEE MARTILOTTA: Because just I find
15 myself in agreement. I love the idea of it, I
16 think it's great. I'm also big concern, just the
17 amount of boats that will be coming in and out of
18 the Marina all the time, but how -- I don't know.
19 I'm concerned, if we have a ferry coming in and
20 out on a regular basis with all the boats, it does
21 worry me.

22 But the other thing, if I'm being frank, is
23 I'm not sure what you anticipate as far as
24 passengers. But if we're going in and out of
25 Mitchell Park, I can't even conceive of where

1 they'd park their vehicles if they drove. But
2 that's really the thing when I read your proposal,
3 that -- like I understand the Adams Street parking
4 lot is there, and there will be no parking
5 available, the on-street parking from June until
6 mid September?

7 TRUSTEE PHILLIPS: Uh-huh.

8 TRUSTEE MARTILOTTA: From June to September.
9 That was -- that was my concern. Again, I like
10 the project, I very much want to get behind it,
11 but that's a serious concern of mine, because
12 they'll just end up parking over by the commercial
13 dock and walking over. That's the only lot --

14 GEOFF LYNCH: It's certainly possible, but
15 it is -- and yes, that would be -- that would be
16 one location where they would park. But in our
17 experience, coming in and out of Mitchell Park,
18 granted, it was 10 years ago, was it was really no
19 increase in parking from these passengers that
20 were coming in.

21 TRUSTEE MARTILOTTA: Okay.

22 TRUSTEE PHILLIPS: I think what Trustee
23 Martilotta is trying to say is it's not just the
24 parking traffic, but it's the boating traffic that
25 has --

1 TRUSTEE MARTILOTTA: Oh, no, yes there's
2 definitely -- I'm sorry.

3 TRUSTEE PHILLIPS: I mean, we -- I'm an
4 observer of what goes in and out of that mouth of
5 Mitchell Marina during the summertime and our boat
6 traffic has increased greatly, especially since
7 COVID. Claudio's has become extremely busy with
8 vessels zooming, and I do mean zooming, in and
9 out.

10 So, you know, we have a fair amount of
11 activity, activity with boaters coming into the
12 slips has increased. We have the larger vessels
13 coming in. And, you know, I guess my question, I
14 guess, is one that I really need to really kind of
15 hear from, and you'll need to think about, is if
16 this doesn't happen for this year, are you still
17 willing to keep working towards it so it happens
18 next year?

19 GEOFF LYNCH: Well, we are -- the intent
20 here is to make this a long-term transportation
21 station, so the short answer is yes, but,
22 obviously, we'd like to get it up and running in
23 2022.

24 TRUSTEE PHILLIPS: Okay. As I said, you've
25 got some hurdles to jump through, I'm sure.

1 TRUSTEE CLARKE: Geoff, from a safety
2 perspective, obviously, passenger safety is always
3 first and foremost in everyone's mind, because
4 that's the largest number of people that are
5 moving, notwithstanding what vessels may be coming
6 in and out of any area within the Village waters.

7 So, from a docking standpoint, if I remember
8 correctly, that vessel, the way it comes in, it
9 comes in with a relatively flat-to-the-bulkhead
10 embarking and disembarking situation.

11 GEOFF LYNCH: That's correct. So it loads
12 and unloads via the bow, so the vessel just pushes
13 up against the bulkhead, it's tied off with a
14 couple of cleats, and we have a ramp on board that
15 we simply have put onto the bulkhead. And it
16 was -- yes, from a safety standpoint, it required
17 very little alteration to the existing bulkhead.
18 The -- I think we -- Jim, if you could help me
19 out. We just put on a clip for the ramp and a
20 couple of cleats.

21 JIM RYAN: Yes. It's a three-foot bracket
22 that sits on the bulkhead that the ramp would, at
23 the gangway, would actually attach to. Then the
24 vessel is taken out of gear and she's just tied
25 off fully at the dock. So this way passengers

1 come on and off, and it's -- really, there's no
2 imprint on the bulkhead at all. And then there's
3 just a couple of, you know, just push tires that
4 we just push up to.

5 GEOFF LYNCH: We did have to install tires
6 on the bulkhead when the boat pushes up against it.

7 JIM RYAN: It identifies where we are.

8 GEOFF LYNCH: There's no physical stairs.

9 TRUSTEE CLARKE: There's no ladder to climb?

10 JIM RYAN: No.

11 TRUSTEE CLARKE: There no end -- there's no
12 other potential safety hazard in that location,
13 you preface?

14 JIM RYAN: No. There's rails right up
15 alongside of the vessel. So when people get on
16 the gangway, there's a rail at the gangway. It's
17 ADA accessible, so wheelchairs, anybody with
18 bicycles can go right across the gangway and
19 there's something to hang onto. There's no way
20 for someone to fall off the side, and the boat is
21 built that way.

22 And this boat operated out of New York
23 Harbor, which is also a very busy harbor,
24 throughout the year, and it's been doing that for
25 the past 20 years. And there's a lot of tight

1 circumstances that it had to navigate and it's
2 built for those types of locations.

3 I did speak to Bridgford Hunt and -- about
4 the location that I was talking about over at the
5 Village dock, and John Costello, because they're
6 local professionals in the maritime area, and
7 Bridgford, you know, he was more than willing
8 to -- he thought that that would be a perfect
9 spot, because it wouldn't interfere with his
10 traffic, his ferry traffic coming into that
11 location. However, from a safety perspective, he
12 said the dock that's existing there would not
13 work, because it's a floating dock. We need
14 8 feet depth. That's what's on our COI on the
15 vessel. So we need 8 feet of depth to come in
16 there. John Costello verifies that we have that
17 at about 90 feet out, guaranteed, at low water.

18 So when the boat is totally full, we're not
19 going to disrupt, disrupt the sediment, sea floor
20 sediment, we're not going to damage the boat.
21 There'll be no disruption of service at all. But
22 he said that the floating dock would have to be
23 removed, and it would have to be a fixed dock, and
24 it would have to be four feet at mean tide, mean
25 low water tide. So that means what you have there

1 existing now that goes out about 19, 20 feet, that
2 would be extended for the -- for the 100, well, 90
3 feet of what the floating dock is. John Costello
4 said he could do that, but he said it would
5 take -- it would take him about 18 months to get
6 the permits, and about \$130,000 to install a new
7 fixed dock for this boat to go to that location at
8 the Village dock safely, because it would also
9 need guardrails, it would also need lighting, and
10 that's not included in the number that he gave me.
11 So with that location, it's not viable for this
12 year.

13 TRUSTEE CLARKE: Right.

14 JIM RYAN: Maybe next year, maybe something
15 we could talk about in two years. But right now,
16 that location is not a viable location just for
17 the simple purposes that it's not safe of a
18 floating dock. And this came from Bridg and this
19 came from John Costello, but they're all for the
20 service.

21 You know, Bridgford and North Ferry has
22 partnered with us in the past, and we worked
23 together, and, you know, we looked forward to
24 doing that again with North Ferry and the Village
25 of Greenport going forward. We want to do this in

1 a way that suits your needs, as well as the
2 service itself, to join both communities.

3 So I looked at that location, the depth is
4 there at 90 feet out, but there's some
5 modifications that could be costly to do that, and
6 it would take some time to get it done. So right
7 now, the best place to go and safest place to go
8 for a boat that's been operated in New York Harbor
9 in tight quarters all the time is Mitchell Park,
10 as it performed in 2012. And the people that run
11 that boat aren't people that we just find off the
12 street and say, "Do you need a job?" People that
13 run that are professionals, like Libby Koch, who
14 was there.

15 TRUSTEE CLARKE: You wouldn't let me drive
16 it, right?

17 JIM RYAN: Well, if we can get you a
18 captain's license, I'd gladly train you.

19 (Laughter)

20 JIM RYAN: But we have Libby Koch, who was
21 with us in 2012. She's our Crew Manager now. So
22 going forward, anybody who wants who's looking for
23 a job.

24 (Laughter)

25 JIM RYAN: Okay.

1 TRUSTEE CLARKE: Would the Board entertain
2 an agreement where we could -- they're looking for
3 a five-year agreement. I like the idea of a
4 longer term agreement, because it gives us some
5 commitment and skin in the game for this important
6 service to get started. Would we be amenable to
7 allowing them, for the purposes of catching the
8 2022 season, starting out in Mitchell Park and
9 look at the investments in our agreement that are
10 necessary to upgrade our infrastructure? Because
11 our waterfront is going to continue to have more
12 and more activity and we need to be able to
13 receive more visitors.

14 So it would seem like I'm speaking out loud
15 and looking for other input from my colleagues,
16 that it would be in our best interest for us, an
17 investment to our own waterfront, because I'm
18 assuming you would help us with that project
19 financially in the agreement. We could get it
20 started at Mitchell Park and make some significant
21 improvements to the visitors dock that would --
22 really, with the ferry queue redesign and the
23 pedestrian safety that goes into that, that whole
24 section of the Village could really have some
25 large improvement, and the longer term agreement

1 with the Jitney would fit right into it, but we
2 would not deny them the ability to be start in
3 this current season.

4 GEOFF LYNCH: Yeah, certainly, if we had a
5 long-term agreement with the Village, we would
6 look at helping develop that location.

7 TRUSTEE PHILLIPS: I still feel that -- I'm
8 going to take the cue from Sag Harbor's Board, is
9 that we still need to discuss this. I'll be
10 honest with you, it's the same scenario that was
11 back in 2012. You came late to the plate in
12 trying to get this started for that year. I think
13 that that's something that we all need to discuss
14 as far as the long-term. I think we're really
15 looking for a long-term discussion.

16 I -- as I said, I have -- I have -- Mitchell
17 Park -- Mitchell Marina has been pushed forward
18 with a different business plan than when you were
19 there back in 2012. And we have invested a lot
20 into the electric for the vessels, we've
21 invested -- going to be investing a lot into the
22 bulkhead. We've invested a lot into encouraging
23 the customers to come to the marina.

24 GEOFF LYNCH: Sure.

25 TRUSTEE PHILLIPS: And I just think that's

1 something we need to discuss, because that's a
2 business plan that we've been pushing forward for
3 the last couple of years. And this is something
4 that -- and I'm sure you understand that this
5 is -- this is something that's a small entity that
6 may just shift the dynamics down there a little
7 bit. So we had to shift the dynamics when
8 Claudio's changed hands and it's now building
9 itself back up again. So I just, at this point,
10 think that we need to discuss this and not make a
11 decision tonight, if that's what you're looking
12 for.

13 JIM RYAN: No.

14 GEOFF LYNCH: Not make a decision tonight,
15 but whether or not to keep moving forward with
16 this, because we do have these applications that
17 have been submitted, and we do have lease
18 agreements to go through. And yes, the other side
19 we've been working with as well. Their issue is
20 not location, their issue is 10 years ago Long
21 Wharf was owned by Suffolk County.

22 TRUSTEE PHILLIPS: The County and owned by
23 the Village of Sag Harbor.

24 GEOFF LYNCH: It was -- it was a different
25 procedure in place to get that landing agreement

1 done. It's not about the location or whether or
2 not they want to do it, it's the process.

3 MAYOR HUBBARD: Okay. Where do you plan on
4 storing the boat when it's not in service?

5 GEOFF LYNCH: Well, we don't have a physical
6 location, other than a verbal agreement to keep it
7 at Claudio's overnight. That is our one location.
8 We've been in discussion with the marinas.
9 Currently, no space available. But that would
10 probably wind up being at Claudio's, or we'd put
11 it on a mooring out in -- out in the bay.

12 MAYOR HUBBARD: Okay. I just wanted to make
13 sure you weren't planning on keeping it tied up
14 in --

15 JIM RYAN: No.

16 MAYOR HUBBARD: -- in the marina. Okay.
17 One other thing that wasn't happening in 2012 was
18 the mega-yachts that are down there and the
19 traffic in and all. I mean, we didn't -- we had a
20 few at that time, not as -- we're pretty well
21 booked up with mega-yachts throughout the whole
22 summer. Now, Paul, is it your feeling there's
23 enough room to get this ferry through there?

24 ADMINISTRATOR PALLAS: I mean, there's
25 certainly going to be many times where we have one

1 of those mega-yachts at the -- on the inside of
2 the East Pier, where it's going to become very,
3 very narrow, particularly if there's boat traffic
4 coming in, another mega-yacht, or even a larger
5 boat coming in, trying to come in at the same
6 time. There are -- there are times during the day
7 where we're holding multiple boats out just to
8 get -- to be able to get them in safely, so that
9 this is only going to slow down and exacerbate
10 that problem.

11 JIM RYAN: Well, we've --

12 MAYOR HUBBARD: That's usually on like a
13 Friday when people are coming in, like Friday
14 afternoon. It's not -- I don't believe those
15 boats, they come in and they're there for a
16 weekend.

17 TRUSTEE PHILLIPS: No, they're there all
18 week.

19 ADMINISTRATOR PALLAS: No, the -- I'm
20 talking about the regular traffic while the
21 mega-yacht is there, but now you have it narrowed.
22 Now you're trying to get --

23 MAYOR HUBBARD: Yeah.

24 ADMINISTRATOR PALLAS: -- all these other
25 boats in.

1 MAYOR HUBBARD: Right.

2 ADMINISTRATOR PALLAS: At any time, really.

3 JIM RYAN: We've come across the
4 Constitution that's been out there in 2012, and we
5 would make it through that narrow -- it was
6 narrow. The boat, there's plenty of room for the
7 boat to navigate in and out of the channel to get
8 in and out of Mitchell Park with the boats docked.
9 I mean, there was never an issue where there was
10 any tie-up of traffic where we had to wait for
11 someone. But when they're tied up along the
12 bulkhead, you know, the Mickey Murphy would fit.

13 MAYOR HUBBARD: Yeah. No, I understand
14 that, but at a time, we had two mega-yachts, not
15 eight mega-yachts down there. So the side of the
16 dock is filled almost all summer now.

17 GEOFF LYNCH. Yeah.

18 MAYOR HUBBARD: It's just a -- it's a
19 concern that's been brought up, that's why --

20 GEOFF LYNCH: I -- we completely understand
21 the concern, but we also believe that this vessel
22 is maneuverable enough where that's not an issue,
23 and we have professional captains operating it.
24 So it's more busy in that marina, no doubt about
25 it, but allowing us in there for at least this

1 first season to see the impact, I think -- I think
2 that's something the Board should consider.

3 JIM RYAN: In 2012 --

4 MAYOR HUBBARD: Okay.

5 JIM RYAN: -- those mega-yachts were all in
6 Sag Harbor as well that we navigated around at the
7 same time. The same ones that are here now were
8 there then.

9 MAYOR HUBBARD: Yeah, but you had a
10 different location, not through a narrow entrance,
11 but --

12 GEOFF LYNCH: Right.

13 JIM RYAN: Well, we --

14 MAYOR HUBBARD: All right.

15 JIM RYAN: We're all working together on the
16 water.

17 MAYOR HUBBARD: Okay. Well, it's -- I mean,
18 everybody -- it sounds like the Board is in
19 consensus that we're in favor of this, we need to
20 hammer out some details.

21 TRUSTEE MARTILOTTA: That's where I'm at.

22 TRUSTEE ROBINS: Correct.

23 TRUSTEE PHILLIPS: That's correct.

24 MAYOR HUBBARD: Okay. So if that gives you
25 an answer that you're looking for now, I think

1 it's unanimous, everybody is in favor of the
2 concept of this, we need to finalize details. I
3 know you need the landing agreements from both
4 sides to finish your work with the County.

5 GEOFF LYNCH: Yes.

6 MAYOR HUBBARD: But --

7 GEOFF LYNCH: Ultimately, yes. Ultimately,
8 the final -- and you're right, it was down to May
9 of the season back in 2012. The landing
10 agreements do have to be in place. The County
11 wants to know where we're actually putting this
12 boat in --

13 MAYOR HUBBARD: Right.

14 GEOFF LYNCH: -- in the meantime.

15 TRUSTEE PHILLIPS: Well, also, in the BRO
16 report back in 2012, they were looking -- you
17 didn't provide a lot of that information, and your
18 resolution was for the pilot program.

19 GEOFF LYNCH: Right.

20 TRUSTEE PHILLIPS: I'm assuming that the
21 Budget Review Office is now going to be looking
22 for the full details, so that's --

23 JIM RYAN: Yes.

24 GEOFF LYNCH: If you want more detail
25 because of the five-year, absolutely.

1 TRUSTEE PHILLIPS: And I understand your
2 position, but I also understand that -- and once
3 again, things have changed since 2012 on our
4 waterfront, and COVID increased the amount of boat
5 traffic, not only within our own marina, but out
6 in -- the boat traffic out on the water, to be
7 honest with you.

8 So, you know, as I said, the concept, I
9 agree with the Mayor, we need to discuss it.

10 GEOFF LYNCH: Okay.

11 TRUSTEE CLARKE: I would just ask, do we
12 have any sort of timeline for discussion or
13 decision-making that we can share with these
14 people in good faith? At the work session, are we
15 going to discuss it tonight? Do we want to push
16 it to March? Does that mean we would vote on it
17 in April? I'm just looking for a reality check,
18 because they've come here in good faith and I'd
19 like to deal with them in good faith.

20 MAYOR HUBBARD: No, exactly. I mean, the
21 Village Administrator and the Village Attorney --
22 I know the Village Attorney had some questions on
23 the agreement and all, have them work on this, try
24 to come up with alternatives or other ways to make
25 this all work, review the whole process with the

1 Marina Manager and all. And, I mean, if we
2 discuss this at our March meeting and vote on it
3 in March, you know.

4 TRUSTEE CLARKE: Okay, great.

5 MAYOR HUBBARD: It's not something I want to
6 drag out.

7 TRUSTEE CLARKE: No, no.

8 MAYOR HUBBARD: But we need to make sure
9 that everybody is comfortable, that Joe's
10 comfortable with the agreement and all, because I
11 saw Joe had like seven or eight questions on the
12 agreement that came through. So we need to hammer
13 out all those details between the Administrator
14 and then -- and any Trustees' specific concerns,
15 voice them to the Village Administrator. Rich
16 Albanese, who's in charge of the Marina, and Joe,
17 voice those concerns of exactly what you want to
18 see, and then we could try to move that forward
19 and have, you know, something for everybody to
20 read and discuss at the March meeting. And if
21 everybody's in favor of what we put together, then
22 we can vote on it in March.

23 TRUSTEE CLARKE: Great. Thank you so much,
24 Mr. Mayor.

25 MAYOR HUBBARD: Okay?

1 GEOFF LYNCH: Appreciate it.

2 MAYOR HUBBARD: Okay.

3 GEOFF LYNCH: Thank you all.

4 MAYOR HUBBARD: All right.

5 GEOFF LYNCH: Thank you, folks, I appreciate it.

6 MAYOR HUBBARD: Thank you.

7 JIM RYAN: Thank you all. Thanks for seeing
8 us. And Peconic Jitney is, you know, not looking
9 to impose this, we're just looking to help move
10 the Village along with the Jitney. Thank you for
11 your time tonight.

12 TREASURER BRANDT: Mr. Mayor, forgive me. I
13 can hear you clear. I can't hear any of the Board
14 Members. I'm hearing that.

15 TRUSTEE PHILLIPS: Would you like it closer
16 like this, maybe? Okay.

17 TREASURER BRANDT: Yeah, no one can hear
18 you. This has been overpowering all of you.

19 (Laughter)

20 TREASURER BRANDT: Thank you.

21 TRUSTEE CLARKE: Thank you so much. Can you
22 hear me, Robert?

23 TRUSTEE PHILLIPS: No?

24 TREASURER BRANDT: Better, at least.

25 TRUSTEE CLARKE: No. But before, you

1 couldn't hear me?

2 TREASURER BRANDT: I couldn't hear all four
3 of you. I could hear the Mayor fine.

4 TRUSTEE CLARKE: All right. Thank you.

5 MAYOR HUBBARD: I'm a loud mouth, I'm sorry.

6 (Laughter)

7 MAYOR HUBBARD: My mother-in-law loved me,
8 because she never had to say, "What," because I
9 could speak loudly.

10 (Laughter)

11 MAYOR HUBBARD: Okay. We'll move on to the
12 Village Administrator report.

13 ADMINISTRATOR PALLAS: I will speak close to
14 the microphone.

15 TREASURER BRANDT: What?

16 (Laughter)

17 ADMINISTRATOR PALLAS: I have a few items
18 that are not on my -- on my list. I'll start with
19 the battery bank replacement at the power plant.
20 We did go out to bid, we received one bid. The --
21 I'm doing a little bit more. It won't be on this
22 month's agenda. It will likely be on next
23 month's. It will be on next month's agenda. We
24 just have to do some confirmation on the
25 qualifications of the -- of the bidder on that,

1 which would be okay with that.

2 TRUSTEE PHILLIPS: I'm sorry, Paul, I didn't
3 quite hear you. Which, which bid is this for?

4 ADMINISTRATOR PALLAS: For the battery
5 bank --

6 TRUSTEE PHILLIPS: Oh, okay.

7 ADMINISTRATOR PALLAS: -- at the power
8 plant.

9 TRUSTEE PHILLIPS: Okay.

10 ADMINISTRATOR PALLAS: Next item that,
11 again, is not on my list, the wastewater treatment
12 plant site work, we did receive quite a number of
13 bids on that, on that project. We are still in
14 the process of going through that. Our consultant
15 is assisting with the vetting of the bids, and the
16 lower bidder in particular to do a little work on
17 qual -- again, on qualifications, and, again,
18 that -- right now, it should be next month.

19 I have to check to see if we're under any
20 time constraint to get it done. If we are, I'll
21 be able to do that tomorrow. If we are, I may
22 have that on the agenda for next week, but I think
23 I'm okay for next month. And we -- I checked with
24 the Treasurer, we're okay at the -- at the values
25 that were for the bid, so we're okay with all of

1 that as well.

2 TRUSTEE CLARKE: Paul, you're referring to
3 the timeline that we have to abide by from the
4 DEC?

5 ADMINISTRATOR PALLAS: Yeah, for -- yes,
6 particularly the DEC, which is also -- Suffolk
7 County Department of Health weighed in on not the
8 drainage component, but the drying beds and the
9 staircase and the retaining wall that's been an
10 issue for -- ongoing issue for them as well.

11 TRUSTEE CLARKE: Got it.

12 ADMINISTRATOR PALLAS: But I think -- again,
13 I believe we're fine, but I just have to confirm
14 that.

15 TRUSTEE CLARKE: So that's all three of the
16 issues, the drainage, the beds, and the retaining
17 wall?

18 ADMINISTRATOR PALLAS: Correct. And -- yes,
19 yes.

20 TRUSTEE ROBINS: And you said you received
21 multiple bids for that?

22 ADMINISTRATOR PALLAS: We did. I think,
23 it's --

24 CLERK PIRILLO: Yeah, seven.

25 ADMINISTRATOR PALLAS: Yeah.

1 CLERK PIRILLO: Seven.

2 TRUSTEE ROBINS: Really? Wow.

3 ADMINISTRATOR PALLAS: Seven bids, yeah.

4 TRUSTEE ROBINS: That's a record for us.

5 ADMINISTRATOR PALLAS: And they were -- they
6 were in -- well, we've -- Village Clerk has been
7 very diligent about getting these things out to
8 contractors for the State, a process that we began
9 with the microgrid project, as I recall, and
10 that's been very successful in certain projects.
11 Certain things we get nothing. As a result of
12 that, it is mainly focused on construction
13 projects.

14 We did get -- I had a number of -- and
15 they're all -- they all appear -- again, they all
16 appear qualified, I just have to -- there's one
17 contractor that I have not heard of, and the
18 consultant that's been helping hasn't heard of.
19 We just need to do a little bit of research on the
20 qualifications and references.

21 TRUSTEE ROBINS: Okay.

22 ADMINISTRATOR PALLAS: Keeping --

23 TRUSTEE PHILLIPS: Paul, I'm sorry, just one
24 more. The RFP, because I was asked about it last
25 night, I believe the engineering -- the Fire

1 Department, we passed a resolution for the RFP for
2 engineering overlooking the use of the building or
3 something.

4 ADMINISTRATOR PALLAS: Yeah, we have -- I
5 met with the Fire Department on that the last few
6 weeks and we discussed the path forward. I
7 haven't had an opportunity to finish it.

8 TRUSTEE PHILLIPS: Okay.

9 ADMINISTRATOR PALLAS: I will be working on
10 that over the next couple of weeks --

11 TRUSTEE PHILLIPS: Okay. Because they did
12 ask me when it would be moving along.

13 ADMINISTRATOR PALLAS: Sure. Staying with
14 the wastewater treatment plant, Trustee Phillips
15 had asked questions about the central pump station
16 status. Right now, it looks like the date for the
17 final cutover is going to be March, March 2nd.
18 The only item that may not be installed at that
19 point is a flow meter. The -- like everything
20 else for these types of components, we keep --
21 they keep getting, you know, it will be there in
22 two weeks, and then it's a month, and then it's
23 six months. You know, so that, that won't be an
24 issue with operation, so we should be able to get
25 that handled.

1 Everything is ready. The date was set based
2 on the pump vendor having availability to come out
3 and certify the pumps at startup. That's the
4 standard process with this, with these types of
5 facilities where the manufacturer will certify
6 when you first turn it on that that ensures the
7 warranty on the pumps and everything like that.

8 The question about the generator, the new
9 generator is, in fact, there and installed and
10 it's ready to go, but it's tied into the new
11 system and the rental is on the old system. We
12 can't -- couldn't --

13 TRUSTEE PHILLIPS: Okay.

14 ADMINISTRATOR PALLAS: Couldn't come up with
15 an inexpensive way to split and to do both, so
16 that's where we are. So after, after March, we
17 should -- we wouldn't have that any longer at that
18 point.

19 As far as the change orders, the only change
20 order that we've had on the project was early on,
21 was for the removal of a tree that wasn't
22 accounted for in the original quote. That was the
23 only change order on that project, for the
24 construction component of the project.

25 TRUSTEE PHILLIPS: So as far as the

1 financials, we're still within the budgeted amount
2 that we were dealing with with the split between
3 the bond and the --

4 TREASURER BRANDT: No, we're going to be
5 over about 15 grand total.

6 TRUSTEE PHILLIPS: Okay.

7 TREASURER BRANDT: Okay?

8 TRUSTEE PHILLIPS: And that's coming out of
9 the fund balance?

10 TREASURER BRANDT: Correct.

11 TRUSTEE PHILLIPS: Okay.

12 TREASURER BRANDT: We have the cash
13 available.

14 TRUSTEE PHILLIPS: Okay. Thank you, I
15 appreciate that. It's nice to hear that it's
16 going to be completed.

17 ADMINISTRATOR PALLAS: So moving on to the
18 discussion items, the ferry queue redesign, I
19 don't have any update per se for -- for the State.
20 We haven't heard back from them yet, and I don't
21 anticipate hearing back from them within the next
22 couple of months, to be honest. They typically
23 wait. With their workload, according to them, it
24 takes -- it's going to take that long for them to
25 review it.

1 I did, however, get a request, and I
2 apologize, it's a little dated. I got it last
3 month and I just -- I just didn't get to it. The
4 LKMA, the engineering firm that's working on that
5 is requesting a change, another change order --
6 not another change order. Requesting a change
7 order of 33,000. The bulk of that has to do with
8 all the various requests from the State. As you
9 remember, they -- we had to do, I don't know,
10 seven or eight different alternatives. They had
11 only budgeted for two or three alternatives.

12 In addition, the original report, after,
13 after it was submitted, the State advised them
14 that they needed to submit it in a different
15 format, which they had never -- this particular
16 firm has worked with the DOT on similar projects
17 for years, and they never notified anybody about
18 this change in format, they just figured people
19 would just go find out and they didn't. So now
20 they're -- they had to -- they had to resubmit the
21 original, not the one currently, but the original
22 one in a totally different format, so they had to
23 rewrite it, essentially. So that's --

24 TRUSTEE CLARKE: Are you talking about all
25 the different versions of the design?

1 ADMINISTRATOR PALLAS: I'm sorry?

2 TRUSTEE CLARKE: Are you referring to the
3 different versions?

4 ADMINISTRATOR PALLAS: No, this is the --
5 there's a template that the State DOT has.

6 TRUSTEE CLARKE: No, that I understood, but
7 before you mentioned the change order being
8 related to the number of versions.

9 ADMINISTRATOR PALLAS: Yeah, number of --
10 not versions, but alternatives. They -- the
11 State requires --

12 TRUSTEE CLARKE: Alternatives.

13 ADMINISTRATOR PALLAS: This process, they
14 require you to look at alternatives. We submitted
15 a few and they wanted different alternatives, and
16 plus we had some stakeholder input on it as well.

17 TRUSTEE CLARKE: Right.

18 ADMINISTRATOR PALLAS: And also requires to
19 look at yet more alternatives. So that required
20 them --

21 TRUSTEE CLARKE: We have 4A, 4B.

22 ADMINISTRATOR PALLAS: Correct, yeah,
23 exactly.

24 TRUSTEE CLARKE: Okay.

25 ADMINISTRATOR PALLAS: Yep.

1 TRUSTEE PHILLIPS: So that's what we're
2 paying for to have to be updated, is that what
3 you're -- to be put in this new format?

4 ADMINISTRATOR PALLAS: That's what -- that
5 was an early -- that happened early on.

6 TRUSTEE PHILLIPS: Okay.

7 ADMINISTRATOR PALLAS: So now they're at a
8 point where they -- they're out of their budget.

9 TRUSTEE PHILLIPS: Okay.

10 ADMINISTRATOR PALLAS: So where this is in
11 reference to funded balance for work moving
12 forward. Some of this will fund also the final
13 design as well. This is --this is a complete
14 amount that will cover us through the final
15 design, assuming that the State doesn't throw
16 anymore curve balls, which they very well might.

17 TRUSTEE PHILLIPS: Oh, okay.

18 ADMINISTRATOR PALLAS: So that's where we
19 are. I'll send out the memo that I received from
20 the consultant --

21 TRUSTEE PHILLIPS: That would help.

22 ADMINISTRATOR PALLAS: -- over the next few
23 days. But I'm not putting it on this agenda.
24 We -- I'm not asking for a rush on that. It will
25 be for the March agenda.

1 TRUSTEE PHILLIPS: Okay.

2 TRUSTEE ROBINS: Just one other question,
3 Paul. I guess this is something you really can't
4 answer, but, just your gut feeling. I mean, you
5 know, are we a year away, are we two years away?
6 Any --

7 ADMINISTRATOR PALLAS: I honestly don't
8 know. I would like to believe that if they
9 approve the preliminary design in the next two
10 months, probably looking at a four to six month
11 process for final design and then permits. I
12 would -- I would think, if everything falls into
13 place, maybe a year for -- to start construction,
14 a year, 18 months on the outside to start
15 construction.

16 TRUSTEE ROBINS: And we started this when,
17 was it 2018?

18 ADMINISTRATOR PALLAS: Yeah.

19 TRUSTEE PHILLIPS: Welcome to the world of
20 New York State DOT.

21 TRUSTEE ROBINS: Really. Okay. Thank you.

22 ADMINISTRATOR PALLAS: Yep. The effluent
23 reuse, that's just a reminder that I'm going to be
24 making a presentation to -- I forget the title of
25 the group now, I apologize. Potential to get some

1 funding for that effluent reuse project. Just
2 mentioning it, that's all.

3 The next item is the contracts for Sandy
4 Beach Homeowners and the Safe Harbor Marinas, as
5 well as the Cashin Associates proposal for
6 engineering for the wastewater system expansion
7 through Manhasset to the marinas and to the Sandy
8 Beach area.

9 I sent out the drafts. They're really -- I
10 call them final drafts. The Village Attorney and
11 I have worked quite a bit with the various parties
12 to get those finalized. We've got an agreement
13 from both parties on the agreements. So that's
14 where I am with that. I don't have more to add
15 other than that.

16 TRUSTEE PHILLIPS: Paul, or maybe Joe, can
17 you answer a question for me? Because I see the
18 agreement, it now has SHM Greenport, LLC. Is that
19 the property owner, or could you give us a little
20 guidance on that, Joe?

21 ATTORNEY PROKOP: I don't -- I'm not aware
22 that that's the property owner. I think it's an
23 entity that's being set up for this purpose. We
24 have asked that question and we're trying to
25 confirm that before we sign off, sign off on the

1 agreement.

2 TRUSTEE PHILLIPS: Okay, because the LLC
3 could not -- you know, could not have any assets
4 to it, so.

5 ATTORNEY PROKOP: That could be a
6 possibility. That's one of the questions that
7 we're asking.

8 TRUSTEE PHILLIPS: So that could really be a
9 question, easements for the sewer piping? Don't
10 we have to have easements for that?

11 ATTORNEY PROKOP: Well, it depends on what
12 the design is. So part of it, we would have to
13 have an easement, an easement for the sewer piping
14 that's on their property.

15 ADMINISTRATOR PALLAS: Yeah, yeah. Yeah, we
16 would, yeah. Yes, we would.

17 TRUSTEE PHILLIPS: Okay.

18 ATTORNEY PROKOP: I'm more concerned about
19 the -- I mean, I thought that that would be
20 automatic, but I'm more concerned about the
21 viability of the company, since there's an
22 obliga -- a financial obligation that's being
23 put -- is being entered.

24 TRUSTEE PHILLIPS: Okay. That was my
25 question. That kind of was the red flag that came

1 up, so thank you.

2 ADMINISTRATOR PALLAS: Certainly, before we
3 would have finalized that, you know, the agreement
4 itself, we would make sure that to the Village
5 Attorney's satisfaction, that the entity is the
6 correct entity, of course.

7 MAYOR HUBBARD: Okay. So where are we in
8 the -- are we ready with those now to go and --

9 ADMINISTRATOR PALLAS: As far as -- so I
10 have nothing. So we've gone back and forth.

11 MAYOR HUBBARD: You've gone back and forth
12 and everything else, so --

13 ADMINISTRATOR PALLAS: We're -- as far as
14 I'm concerned, we're done. If there's any
15 concerns or comments at this stage, you know, we
16 can go back to them, but I don't -- you know,
17 that's up to you guys.

18 MAYOR HUBBARD: So we would need a
19 resolution to approve both contracts?

20 ADMINISTRATOR PALLAS: Correct, and the
21 Cashin --

22 MAYOR HUBBARD: With the Safe Harbor.

23 ADMINISTRATOR PALLAS: Three.

24 MAYOR HUBBARD: Three.

25 ADMINISTRATOR PALLAS: And the Cashin

1 proposal.

2 MAYOR HUBBARD: And Cashin.

3 ADMINISTRATOR PALLAS: Yep.

4 MAYOR HUBBARD: All right. So is the Board
5 comfortable with putting that on for a vote for
6 next week?

7 TRUSTEE MARTILOTTA: Yes.

8 TRUSTEE CLARKE: Yes.

9 TRUSTEE PHILLIPS: As long as Joe can get an
10 answer to us for the entity, yeah.

11 TRUSTEE CLARKE: I can't understand you,
12 Mary Bess.

13 TRUSTEE PHILLIPS: I'm sorry. As long as
14 Joe could get an answer as to the entity, who's
15 the actual entity that we're signing an agreement
16 with.

17 TRUSTEE CLARKE: Is that SHM Greenport?

18 TRUSTEE PHILLIPS: It says -- yeah, it's
19 Greenport, LLC. So, and I don't -- I don't think
20 that's the property owner, so that's -- that's why
21 I'm raising the question of the easements. And I
22 would rather -- the agreement is the agreement,
23 but I just want to make sure that we're
24 comfortable with the financial security of who
25 we're signing it with.

1 ADMINISTRATOR PALLAS: Again, my suggestion
2 would be to -- you know, is that -- I don't know
3 if I can get that answer in a week. I don't know
4 that we can do that in a week, but I would
5 suggest -- my recommendation would be to approve
6 it contingent upon the satisfaction of -- the
7 satisfaction of the Village Attorney that it's the
8 appropriate entity. That would be my
9 recommendation.

10 MAYOR HUBBARD: Right, but we just -- we
11 need a clarification that it's not a dummy
12 corporation or something like that, you know, that
13 it's somebody -- something that's viable, that's
14 going to be long term through the whole process.

15 ADMINISTRATOR PALLAS: Yeah. I don't
16 believe it is, but, again, I have to get --

17 MAYOR HUBBARD: Well, if we could just
18 clarify that, that it's not, you know, a shell
19 company or something else that's being created to
20 shape, you know, liability or whatever away from
21 the main portion of it, because we need to know
22 who's actually signing the contract, who we're
23 going to be moving forward. So if we can clarify
24 that, I -- you know, we're all in agreement to go
25 ahead and sign the contracts. But if, Joe, you

1 can just make sure that we're clear, that we're
2 signing a contract with somebody that's going to
3 be here two years from now when we go to do this
4 project.

5 ATTORNEY PROKOP: Of course, yes.

6 TRUSTEE PHILLIPS: And, Mayor, if --

7 MAYOR HUBBARD: Okay? To protect our
8 interest on it, but that would my idea, and we
9 could just move forward and get the contract
10 signed.

11 TRUSTEE PHILLIPS: And, Mayor, if you can't
12 find that information before next week, then we
13 just will table the resolution, that's all. I'm
14 sure that Safe Harbor will be very fast in
15 answering it, if you were to inquire.

16 MAYOR HUBBARD: Yeah. Well, we just need to
17 ask them. I mean, all -- everything all along was
18 going to be Safe Harbor Corporation, now it's a
19 different corporation. So we just need to know
20 the background of that and make sure that that's
21 going to be there, so that we're not jeopardizing
22 ratepayers and taxpayers of the Village, and they
23 say, oh, you know, their lawyer fills it out, you
24 know, avoids the contract, and then we're stuck
25 holding the bag. I think that's everybody's

1 concern on it.

2 TRUSTEE PHILLIPS: You know, Paul, you and
3 Joe --

4 MAYOR HUBBARD: So that's --

5 TRUSTEE PHILLIPS: You know, everybody's
6 done a great job on the agreement, okay? It's
7 just I agree with the Mayor, and that's why I
8 raised the question, is that we also have fiscal
9 responsibility in the direction. So if it takes
10 just a little phone call to "Please explain your
11 dynamics a little bit," I don't think they're
12 going to actually not do that, so.

13 MAYOR HUBBARD: No. It's something they
14 want, so they're going to work for it. We just
15 need to clarify this corporation. It's a new name
16 that's on the contract, now that we're ready to
17 sign it.

18 ADMINISTRATOR PALLAS: Yep, will do.

19 MAYOR HUBBARD: Okay.

20 TRUSTEE ROBINS: Just a quick question.
21 Joe, would -- is that simply a phone call? In
22 other words, "Are you real?" And they say,
23 "Sure," you know.

24 ATTORNEY PROKOP: Yeah. No, they already --

25 TRUSTEE ROBINS: I mean, is there more of

1 the vetting process to this to confirm that
2 they're a legitimate corporation?

3 ATTORNEY PROKOP: We already did that level
4 of due diligence. We asked them if they were real
5 and they said, "Yes, we're real."

6 (Laughter)

7 ATTORNEY PROKOP: And so it's going to --
8 I'm sure it could be done in a week. I mean,
9 theoretically, it could be done in a week, if
10 there's cooperation and we get paperwork, but
11 we'll get some level of assurance before we vote
12 on it.

13 MAYOR HUBBARD: That's fine.

14 TRUSTEE ROBINS: Can you provide that to the
15 Board, please?

16 ATTORNEY PROKOP: Yes.

17 TRUSTEE ROBINS: Thank you.

18 ATTORNEY PROKOP: I mean, it was a surprise,
19 because they did -- we've been talking about the
20 agreement for a long time, you know, many months
21 with them, and the agreement went back and forth,
22 which took a couple of months to get feedback from
23 them. And then -- and then, literally, you know,
24 sort of at the last minute, this came up where
25 there's one of the changes. You know, they made a

1 couple of word changes, but then -- but then they
2 also changed the entity, you know, and that was a
3 surprise. I mean, I think they would have known
4 from the beginning who the entity was, so it's a
5 little bit of a cause for concern.

6 MAYOR HUBBARD: Okay. Well, work on trying
7 to clarify that, that would be great.

8 ADMINISTRATOR PALLAS: Yeah.

9 MAYOR HUBBARD: Okay.

10 ADMINISTRATOR PALLAS: The next item, and
11 this isn't on my -- on my list either, just we had
12 sent -- I had sent out the draft of the agreement
13 with Southold Fire Department for the antenna to
14 be added to our tower. If there's any questions
15 on that at all, we could move that, move that
16 forward.

17 TRUSTEE PHILLIPS: That's fine, that's
18 pretty simple.

19 ADMINISTRATOR PALLAS: Just in terms of --

20 TRUSTEE PHILLIPS: Well, is the -- is the
21 Southold Town Police Department on that tower
22 also? Are they going to be on that tower as well?

23 ADMINISTRATOR PALLAS: They're currently on
24 the tower.

25 TRUSTEE PHILLIPS: They're currently on the

1 tower?

2 ADMINISTRATOR PALLAS: Yes.

3 TRUSTEE PHILLIPS: And our Fire Department
4 is on there, also?

5 ADMINISTRATOR PALLAS: Yes.

6 TRUSTEE PHILLIPS: Okay. All right. So
7 it's not going to interfere with any of their --

8 ADMINISTRATOR PALLAS: No. We had our --
9 we -- before, before I bring any of these things
10 to you, we have our consultant that works with us
11 on that -- on that tower, worked close for --
12 since -- since we had the tower -- right, the
13 tower. Always checks that first, and there's an
14 engineering review that's done to make sure. And
15 in this case in particular, it was -- also with
16 DISH Network was the -- was a concern about
17 where -- because they were in generally the same
18 location.

19 TRUSTEE PHILLIPS: Okay.

20 ADMINISTRATOR PALLAS: So we'll make sure
21 that didn't interfere with that.

22 TRUSTEE PHILLIPS: Okay. All right. Thanks

23 ADMINISTRATOR PALLAS: In terms of
24 resolutions, I just have the -- just the ones
25 we've been talking about, is the change order for

1 the microgrid. It was approximately \$65,000. And
2 as I had mentioned, that is a fully reimbursable
3 cost on that.

4 TRUSTEE PHILLIPS: I would like to say that
5 they were out in front of my house, where we could
6 go and watch how efficient and how -- how they
7 were considerate of the neighborhood, and in
8 putting the poles in and getting the old poles
9 out, and putting the new lines on. I'll be honest
10 with you, I appreciate the lines the way they are
11 now. I don't have to worry about the tractor
12 trailer coming underneath the wire. So I watched
13 them the whole time they've been working on the
14 project and I've been very impressed.

15 ADMINISTRATOR PALLAS: I will pass that
16 along. We -- I have been pleasantly surprised
17 with the lack of complaints, actually. You know,
18 a project this size, you know, typically, you just
19 get them, but they've been -- they've been able
20 to -- any concerns that residents have had,
21 they've been able to resolve, 99% of them right
22 there on the site. And, you know, I'm very, very
23 impressed myself with their -- with their
24 operations, and so that's good to hear.

25 TRUSTEE PHILLIPS: Speaking of the

1 microgrid, the solar panels for here are coming
2 when?

3 ADMINISTRATOR PALLAS: They were supposed to
4 be here by now. I haven't had a chance to follow
5 up to see what the status is. I'm going to call
6 next week, our regularly scheduled bi-weekly call
7 next week with them. I'll find out.

8 TRUSTEE PHILLIPS: And they're going to be
9 stored not here, correct?

10 ADMINISTRATOR PALLAS: No, we're not storing
11 any materials --

12 TRUSTEE PHILLIPS: Oh, okay.

13 ADMINISTRATOR PALLAS: -- that I know of. I
14 mean, it --

15 TRUSTEE PHILLIPS: They'll be bringing the
16 panels?

17 ADMINISTRATOR PALLAS: They're bringing
18 them.

19 TRUSTEE PHILLIPS: Oh, okay. All right.
20 Because the question was, when it was raised last
21 night, where are they going to store them, and I
22 said I don't know.

23 ADMINISTRATOR PALLAS: I mean, once they
24 start, they're not going bring one panel at a
25 time. They're going to bring them here and then

1 install them. They're not going to leave them
2 here for two months before they start.

3 TRUSTEE PHILLIPS: Well, they're concerned
4 about the parking lot, that's -- and, you know --

5 ADMINISTRATOR PALLAS: Yeah.

6 TRUSTEE PHILLIPS: All right.

7 ADMINISTRATOR PALLAS: There was one other
8 item that I think we needed to get to you all from
9 the Historic Preservation Commission. They had
10 redone or updated, revised their guidelines. We
11 will get that out to you shortly, by next week or
12 so, for your review and comment, and ultimately
13 acceptance for a vote to accept them next month.
14 If, in the meantime, once you get them, if there's
15 any comment, just get them back to us. We'll get
16 them to the Commission, and, you know, they'll be
17 more than happy to dialogue. And if you all think
18 it's necessary or beneficial, they'll be happy to
19 come here and present the changes of those
20 guidelines. I don't -- I took a look at it quick
21 with them, review them in detail, but I don't
22 believe there's anything there that needs a lot of
23 clarification, but I'll send them over to you.

24 TRUSTEE CLARKE: Is this a follow-up to the
25 presentation that was already made?

1 ADMINISTRATOR PALLAS: No, this -- no. That
2 was for the --

3 TRUSTEE CLARKE: The Reconnaissance.

4 ADMINISTRATOR PALLAS: The -- sorry?

5 TRUSTEE CLARKE: That was for the
6 Reconnaissance survey.

7 ADMINISTRATOR PALLAS: Yes, which -- right,
8 which resulted in a recommendation to expand the
9 district.

10 TRUSTEE CLARKE: Right.

11 ADMINISTRATOR PALLAS: This is purely the
12 guidelines that are used by applicants to -- when
13 they present a project to the HPC.

14 TRUSTEE PHILLIPS: Paul, I think, are
15 they -- are they updating? Didn't they have a set
16 of guidelines that they had --

17 ADMINISTRATOR PALLAS: Yeah, that's what I
18 said, it's an update.

19 TRUSTEE PHILLIPS: -- and they were updating
20 it. I couldn't quite hear you, I'm sorry.

21 ADMINISTRATOR PALLAS: It's a revision of
22 the update to that, yes.

23 TRUSTEE PHILLIPS: Okay.

24 ADMINISTRATOR PALLAS: Just lastly, in terms
25 of the section of my report that are reminders, I

1 haven't updated that, I apologize, but I did --
2 and I will make sure that that's a more current
3 list next time.

4 Unless anybody has any questions, my time
5 is up.

6 (Laughter)

7 MAYOR HUBBARD: Do you want to just give us
8 an update on the ice rink?

9 ADMINISTRATOR PALLAS: Oh, I apologize,
10 yeah. I forgot to put that on my list.

11 So we've been -- you know, it was not a
12 great week, given the weather, and today in
13 particular, the warmth. We're struggling to keep
14 it going. We're very -- we're trying desperately
15 to keep it going at least through this weekend.
16 We have an event for Sunday that we want to
17 make -- trying to make sure that it -- that it
18 comes off. Beyond that, given the forecast for
19 next week, I just don't know that it's going to be
20 viable beyond that. You know, we may get a few
21 cold days, but it's going to take so long for it
22 to recover, we would have to keep the plant
23 running 24/7, and that's a -- it's very costly to
24 keep it running for maybe a half a day's worth of
25 skating at this stage, beyond, beyond now, so.

1 TRUSTEE ROBINS: I was going to ask you, I
2 mean, I would imagine that the electricity used to
3 try to keep that ice frozen when the weather is
4 working against you is expensive.

5 ADMINISTRATOR PALLAS: Yes.

6 TRUSTEE ROBINS: It's been kind of a waste
7 of electricity, to be honest with you.

8 ADMINISTRATOR PALLAS: Understood, so yes,
9 but we're doing everything we can. I mean, we're
10 doing everything we can. All we can do is just,
11 you know, keep an eye on things.

12 TRUSTEE ROBINS: No, I understand. I see
13 here that the generator, you know, is running
14 constantly.

15 ADMINISTRATOR PALLAS: Yeah.

16 TRUSTEE ROBINS: That's just running
17 constantly.

18 ADMINISTRATOR PALLAS: Yeah.

19 MAYOR HUBBARD: Right. It's school break
20 this week, so I was hoping we'd be able to get a
21 couple of days --

22 TRUSTEE PHILLIPS: Yeah.

23 MAYOR HUBBARD: -- for the kids to be able
24 to use it, is the hope. I mean, looking at the
25 forecast, Monday and Tuesday, cold during the

1 night, but then getting back up in the 50s. It
2 would be nice for the school kids to have
3 something to do when they're on their break. You
4 know, get the parents downtown, get everything
5 going, and get people down there.

6 So I just -- Paul and I talked about it
7 today. We're just trying to update everybody.
8 We're trying, but Mother Nature. You know, two
9 inches of rain tonight is not going to help any,
10 but then it's going to get chilly afterwards.

11 So hopefully we can get this Sunday to free
12 skate. Friends of Mitchell Park is doing it on
13 Sunday.

14 TRUSTEE PHILLIPS: Yeah, the free skate.

15 MAYOR HUBBARD: So, you know, we're working
16 really hard to let them at least get that part in,
17 and maybe Monday, Tuesday. But then after that,
18 we don't know. But just so the public, everybody
19 knows, we're trying, but we're getting -- we're
20 fighting a losing battle with it.

21 TRUSTEE CLARKE: Unfortunately, the short
22 term and medium term meteorological assessment is
23 warmer than normal.

24 MAYOR HUBBARD: Yes. Okay. Anything else
25 for the Village Administrator?

1 TRUSTEE ROBINS: No.

2 MAYOR HUBBARD: All right. Thank you.

3 Okay. Village Treasurer, Robert Brandt.

4 TREASURER BRANDT: Good evening. I just
5 have one informational item I'd like to add to my
6 report. Fiscal 2020-2021 audited financials are
7 completed. Hard copies for the Board are expected
8 to be delivered tomorrow.

9 Christopher Reino from Cullen & Danowski,
10 the accounting firm, will be presenting the
11 audited financials at this month's Board meeting,
12 so I just wanted to give you an update on that.

13 And that's all I have to add to my report.
14 Does anyone have any questions on the body of my
15 report?

16 MAYOR HUBBARD: Right. And when are we
17 getting copies of the report?

18 TREASURER BRANDT: I expect -- I expect them
19 tomorrow.

20 MAYOR HUBBARD: Tomorrow?

21 TREASURER BRANDT: It's overnighted to me.

22 MAYOR HUBBARD: Okay. Well, just so
23 everybody has time to review them --

24 TREASURER BRANDT: Sure.

25 MAYOR HUBBARD: -- before we have them at

1 our meeting next week.

2 TREASURER BRANDT: Right.

3 MAYOR HUBBARD: It would be handy. It's
4 very hard to get that night --

5 TREASURER BRANDT: Exactly.

6 MAYOR HUBBARD: -- and review 200 pages of
7 documents.

8 TREASURER BRANDT: Well, that's what I
9 expressed to him. I mean, we finally got all the
10 loose ends tied up with the engagement letters.
11 And I said you have to overnight them so they have
12 the weekend to review them, and they she assured
13 they would leave them today, so.

14 MAYOR HUBBARD: Okay. Thank you.

15 TRUSTEE PHILLIPS: Robert.

16 TRUSTEE ROBINS: Will they be available
17 online as well?

18 TREASURER BRANDT: I should have a PDF sent
19 to me as well.

20 TRUSTEE ROBINS: Great.

21 TRUSTEE PHILLIPS: Robert, I just have one
22 question on the -- on the bank account balances.
23 The Renewable Energy Savings, I'm assuming -- have
24 we touched any of that money yet? I mean --

25 TREASURER BRANDT: No.

1 TRUSTEE PHILLIPS: -- that's part of the --
2 that's part of the -- we're supposed to be
3 creating a plan for it, Paul and Robert, or is
4 it -- you know, remind me, please.

5 ADMINISTRATOR PALLAS: Yeah. We -- yeah,
6 we've been struggling to craft the RFP. And,
7 really, it's just -- it wasn't really enough time.
8 And I've been working with Stephen Gaffga on
9 preparing the RFP, we're almost there. And,
10 basically, I think what we're going to end up with
11 is the same RFP with a section that talks about
12 potential -- allows for alternative proposed --
13 alternative proposed programs for energy
14 efficiency, we had to get something on the street,
15 because we are required to do that.

16 TRUSTEE PHILLIPS: Okay. Okay, because this
17 has been growing, correct, because it grows each
18 month?

19 ADMINISTRATOR PALLAS: Yes.

20 TRUSTEE PHILLIPS: Okay. Have we thought --
21 have there been suggestions as to what we could
22 use, you know, what kind of project we could use
23 this for, or is this something we have to create
24 with the RFP? In other words, charging stations
25 for electric cars, I mean, is that something that

1 you could use that for?

2 ADMINISTRATOR PALLAS: Possibly. I'd have
3 to speak with the Power Authority about it. It's
4 really more geared for energy savings.

5 TRUSTEE PHILLIPS: Okay.

6 ADMINISTRATOR PALLAS: -- as opposed to a
7 broader, you know, electrification and official
8 electrification type projects, so I don't think
9 that would fly.

10 TRUSTEE PHILLIPS: Okay. I'm just -- you
11 know, I'm just curious.

12 ADMINISTRATOR PALLAS: Yeah. I mean,
13 that's -- sure.

14 TRUSTEE PHILLIPS: Okay. Thanks.

15 TREASURER BRANDT: And that's my answer.

16 (Laughter)

17 MAYOR HUBBARD: Okay. Thank you, Robert.

18 TREASURER BRANDT: All right. Thank you.

19 MAYOR HUBBARD: Okay. Next is the Village
20 Clerk, Sylvia Pirillo.

21 CLERK PIRILLO: Hi. Good evening, everyone.
22 One, one addition to my report is a resolution
23 ratifying the appointment of Robert Connolly as
24 the Village prosecutor for non-building code
25 related matters. We need to do this because

1 Steve Ukeiley is no longer. So we -- so we've --
2 actually, Attorney Prokop reached out to Attorney
3 Connolly, and this is a very viable solution for
4 us. So that will appear on next week's agenda,
5 with your permission.

6 Going on to my report, there is an addition,
7 it's regarding a bid opening for 87 octane. No
8 bids were received. That's the second time. So
9 we have been using a company that's on State
10 contract, with which we're very happy. We were
11 also very happy with, of course, our local
12 provider for many years, who is no longer. So we
13 want to let you know that we did have an issue
14 with that. And I did put that in the New York
15 State Contract Reporter as well, but that issue
16 has since been resolved. Okay?

17 Agreements and contracts: We -- I am
18 referencing three contracts, two with Skrezec and
19 one with McLean Associates, and all three of those
20 have been since fully executed.

21 I wanted to call to your attention that
22 there is an open labor position in the Road
23 Department. Resumes or applications for that
24 position will be accepted until the 23rd of
25 February.

1 The Tall Ship Kalmar Nyckel has approached
2 the Village about another visit beginning on the
3 2nd of August and ending on the 8th of August.
4 And they have asked us to, as we have done in the
5 past for them and for others, to provide free
6 dockage, and they would in turn provide two hours
7 of free tours for the public on the Saturday, the
8 6th. They do have some sailings planned, which
9 they're calling Public Sails. They are, of
10 course, a nonprofit educational vessel. So we
11 wanted to know if that it was -- if you were
12 amenable to that, they would be positioned over at
13 the railroad dock.

14 TRUSTEE ROBINS: What days are those,
15 Sylvia? I'm sorry.

16 CLERK PIRILLO: August 2nd, leaving on the
17 8th.

18 RICHARD VANDENBURGH: What's the name of the
19 boat?

20 TRUSTEE ROBINS: The 2nd to -- through 8th?

21 CLERK PIRILLO: Kalmar Nyckel.

22 TRUSTEE ROBINS: Okay.

23 CLERK PIRILLO: That was the 2nd.

24 TRUSTEE ROBINS: That was a nice boat, by
25 the way, really good.

1 CLERK PIRILLO: Yeah. So if you're amenable
2 to it, they -- the captain will be calling again
3 tomorrow to find out if it's acceptable.

4 MAYOR HUBBARD: Is everybody comfortable
5 with it?

6 TRUSTEE MARTILOTTA: Oh, yeah.

7 TRUSTEE PHILLIPS: Yeah, I'm comfortable
8 with it.

9 MAYOR HUBBARD: Yeah? Okay.

10 CLERK PIRILLO: Thank you, appreciate that.
11 And lastly, we -- in the financial portion of my
12 report, we did receive a check in the amount of
13 \$3,742.71 from PERMA. They do provide us once a
14 year with a -- what they call a return premium
15 based on experience ratings. So when we do well,
16 we do well.

17 Any questions on my report?

18 TRUSTEE MARTILOTTA: No.

19 MAYOR HUBBARD: Okay. Thank you.

20 CLERK PIRILLO: Thank you.

21 ADMINISTRATOR PALLAS: Mr. Mayor, I did -- I
22 did -- I'd like one item, if I may.

23 MAYOR HUBBARD: Yes.

24 ADMINISTRATOR PALLAS: I just wanted to
25 update the Board on the Mini Railroad project.

1 The -- and I do have plans for the building that I
2 will -- I will send out to everybody, that I
3 thought I had sent, I apologize, I didn't.
4 They're just rudimentary at this stage, they're
5 not final, just to get an idea what it might look
6 like.

7 The pathways, you know, was completed. They
8 hoped to get stone down and the foundation of the
9 building done some time in April. The bridge
10 that's going over the dry bed, dry streambed
11 that's there is, hopefully, next month to be
12 completed.

13 That's pretty much the update. There isn't
14 much more to say at this stage, but it -- and the
15 pathway is all marked in terms of center lines and
16 width and all that. So, you know, it is progress,
17 slow, but it is moving, and continue to work on
18 funding for it as well. Just to --

19 TRUSTEE PHILLIPS: I do know that they put
20 out an appeal for volunteers as far as for
21 carpenters and electricians and the like, so
22 maybe -- I know -- are they -- I've only seen it
23 on Facebook. Have you seen it? Are they putting
24 out a direct notice for us to kind of put that on
25 someplace, that they're looking for volunteers for

1 that or --

2 ADMINISTRATOR PALLAS: I will certainly
3 reach out to them and, you know, ask if there's
4 a -- some kind of standard document that we could
5 post on our website. You know, the Rotary, as you
6 know, are very good at getting those kind of
7 things, but every little bit helps, so --

8 TRUSTEE PHILLIPS: Well, that's -- okay.

9 ADMINISTRATOR PALLAS: -- it's a good idea.
10 We'll reach out and get whatever. You know, if we
11 can help, certainly, we will.

12 TRUSTEE PHILLIPS: Okay, that's great.
13 Thank you.

14 MAYOR HUBBARD: Okay. The Village Attorney
15 report.

16 ATTORNEY PROKOP: Good evening. Thank you.
17 I wanted to mainly go over the Local Laws that are
18 pending tonight. And before, before I go into
19 that, I just -- I wanted to mention a couple of
20 other things related to that.

21 The first is that Paul Pallas and I have
22 been working for -- now for several months on a
23 law, another law, which would basically be what --
24 I guess you would call it a cleanup, or addressing
25 several sections of Chapter 150 that are unrelated

1 to what we're talking about, but we feel are
2 important that need to be addressed. So it's
3 things, things that over -- through the years in
4 the different Boards of the Village, there's been
5 items from Chapter 150 have come up for discussion
6 and the language has been -- become subject of
7 concern, and we wanted to go back and maybe
8 propose some changes to the Board, so Paul and I
9 are working on that. While we're working on these
10 other laws, we are working on that.

11 It's been out in the -- it's been out in the
12 news in January and this month that the Governor,
13 the Governor every year has the prerogative to
14 attach legislation to the -- to the bill that's
15 known as the Budget Bill. So the reason why
16 that's done, theoretically, is so that when the
17 Governor gives the Legislature an incentive to
18 pass those Local Laws that the Governor would like
19 to see done, would like to see get through, and,
20 therefore, attaches them to the budget
21 legislation, so there's a feeling that there's an
22 initiative to try to pass them all together.

23 There was a bill that was introduced last
24 year for two things. One is accessory apartment
25 units, and then the second thing was code

1 enforce -- effecting code enforcement in the
2 State, and I want to go into that because it's
3 important.

4 But as I understand it, the accessory,
5 accessory apartment bill didn't go anywhere right
6 away. And then in January, January 5th in the
7 State of the State address, the Governor
8 apparently mentioned that that was going to be --
9 that bill was going to be a priority of hers, and
10 then she attached it to the Budget Bill. Whether
11 or not it's still attached to the Budget Bill, I'm
12 not sure. I've looked online, it doesn't seem to
13 be, but -- but even if it's not actually attached
14 to the Budget Bill, I think she's set it as a
15 priority for her administration.

16 And so what that bill -- we've -- I've
17 provided information as best I could to the
18 Village, because some of this is still a moving
19 target. But what the bill is proposed to do is
20 codify a requirement where municipalities and New
21 York State would be required to allow accessory
22 dwelling units in the residential zones,
23 basically. So that's in the -- that's in the
24 horizon for us, apparently.

25 Now NYCOM, the New York Conference of Mayors

1 had a Legislative -- what they call a Legislative
2 meeting this past weekend, and what they -- what
3 they do is Mayors from across the state get
4 together and talk about or learn about pending
5 legislation. The Governor, as I understand it,
6 did attend the session with the Board. The New
7 York Conference of Mayors, I spoke to a Mayor in
8 particular who attended that meeting with her, and
9 he said she apparently has -- is aware that
10 there's opposition to the law statewide, her
11 version of it at least, significant opposition,
12 but that she's going to -- she's going to continue
13 to push for this.

14 And there's a feeling by the New York
15 Conference of Mayors, as I understand it, that the
16 eventual law, if it's passed, may have incentives
17 that come from the State for municipalities to
18 adopt the -- to go along with this and then adopt
19 an accessory apartment law in their municipality.

20 One of the things that's in the Governor's
21 law is -- is to create a new -- a new department,
22 similar to last year, we had the creation of the
23 Cannabis Board. This year, it's going to be,
24 theoretically, the Accessory Apartment Board, and
25 that Board's going to -- the concept is that that

1 Board will be making funding available for the
2 creation of these units. That's one of the things
3 that's in the law.

4 And so does anybody have any questions about
5 that? And then I'll go into the Local Laws that
6 we have.

7 TRUSTEE PHILLIPS: So, this, this Board that
8 she wants to create is only going to deal with
9 funding, or is it going to deal with the portion
10 that she has about the Department of State
11 overseeing our Code Enforcement? Isn't that part
12 of that also?

13 ATTORNEY PROKOP: That's the next step that
14 I was going to get into, yep. No, it won't look
15 that. It's only for -- that Board is only for
16 funding.

17 So the other, the other part of this that I
18 wanted to mention, which is regarding Code
19 Enforcement, and is critical to the Village and
20 all municipalities. So right now, people are --
21 you know, people aren't aware of this unless your
22 actually the Building Inspector of the Village,
23 but all municipalities in New York State that have
24 Building Departments or Building Inspectors, and a
25 lot -- many villages Upstate don't, but those that

1 do, the Building Inspector every year is required
2 to file a form with the New York State Department
3 of State and list the activity in the Building
4 Department, you know, with the number of building
5 permits, the number of C of O's, things like that,
6 that were -- that came out of their department.

7 And there's a provision in the law that's in
8 the Uniform Code, which is our building code,
9 statewide code, there has always been a provision
10 that if the New York State Department of State
11 feels that the local municipality is not enforcing
12 the building code in that municipality, then the
13 State can dictate that the local municipality
14 loses the right to enforce the building code and
15 it goes to the County. Right? I'm not mentioning
16 this for any reason other than we need to know
17 about this. I mean, it's not -- I'm not
18 mentioning it, obviously, specific to this or any
19 other village, but we just need to know that this
20 is out there.

21 So the Department of State has actually gone
22 after several villages and -- with this, and, you
23 know, driven them crazy over the way that the
24 State feels that they should be doing things,
25 which the villages have -- differ on, and -- but

1 they haven't gotten to the point where they took
2 away their Building Departments.

3 What the Governor is proposing in sort of an
4 add-on to the budget and this accessory apartment
5 law is a provision where the County now will take
6 over this role of the State. So what -- the
7 problem with that now, or what we'll have to deal
8 with, is the -- we'll have to actually report to
9 the County, and the County will make a
10 determination as to how we're doing, all the
11 activity in our Building Department. And where
12 the -- where the State is a couple of levels away
13 from us, and, you know, the communication being
14 what it is, and, you know, they generally leave
15 people alone, the County's, you know, the County's
16 close, close to us in relationship and they're --
17 and on the ground. And I expect that if this gets
18 through, it will be very cumbersome on
19 municipalities and the State, particularly Suffolk
20 County, where there's a, you know, tremendous
21 administrative level already existing. Yes?

22 TRUSTEE ROBINS: I have a question. Isn't
23 the County already responsible for licensing of
24 contractors? That's where you go to get your --

25 ATTORNEY PROKOP: Licensing of contractors.

1 TRUSTEE ROBINS: They are.

2 ATTORNEY PROKOP: Yeah.

3 TRUSTEE ROBINS: So they're already involved
4 in it at some level to begin with, right?

5 ATTORNEY PROKOP: Well, this is more like,
6 you know, they'll look into whether or not a
7 building permit was properly issued, you know,
8 whether building permits were closed out, you
9 know, things like that, and then whether you
10 required the correct insulation, whether or not
11 the energy review was done, you know, things like
12 that. Those are the kinds of things that I'm
13 fearing that the counties will get involved in.

14 And then, you know, the flip side of this is
15 that County decides that if you're not doing
16 things the way the County prefers, then the County
17 could act and become the Building Department.

18 So, anyway, that law's -- this law -- that
19 law that I just described is part of the package,
20 and we're all hoping that it doesn't go through,
21 but it's something that we have to be aware of,
22 and I'll update you as we move along.

23 So I presented the -- several -- I presented
24 three laws a few months -- a couple of months ago.
25 One of them was, obviously, the accessory

1 apartment law. I was asked to work on the
2 incentives for accessory -- for affordable
3 accessory apartments, which -- which I did do.
4 And the basic parts of the law are the same now as
5 when it was first recommended, or were provided to
6 the Board. And, basically, in the -- in the R-2
7 District, we would be -- an owner would be able to
8 have an accessory apartment, provided there wasn't
9 already a separate apartment in the house. So as
10 long as the house is a single-family house to
11 begin with in the R-2 District, the owner could
12 break off either an apartment in the house or an
13 apartment outside of the house in a separate,
14 separate structure.

15 TRUSTEE PHILLIPS: Joe, before -- I'm sorry,
16 Peter.

17 TRUSTEE CLARKE: Go ahead.

18 TRUSTEE PHILLIPS: Go ahead. Before you go,
19 okay, we have a house that's zoned R-2. We're
20 going to break away an accessory use, even though
21 they're using their R-2 as a single family?

22 ATTORNEY PROKOP: If they're using the -- as
23 long as they're using the house as a single-family
24 resident -- residence --

25 TRUSTEE PHILLIPS: So how are you getting

1 rid of the R-2 zoning?

2 ATTORNEY PROKOP: No. It's going to stay
3 R-2, but the -- but the two, the second dwelling
4 unit will be the accessory unit that they'll be
5 able to have outside of the house, outside of the
6 principal dwelling, outside of the principal
7 structure.

8 TRUSTEE PHILLIPS: Okay.

9 ATTORNEY PROKOP: This is just a proposal.
10 I mean, if anybody --

11 TRUSTEE PHILLIPS: No, I know it's a
12 proposal.

13 ATTORNEY PROKOP: Please let me have
14 comments soon.

15 TRUSTEE CLARKE: So said differently, any
16 existing R-2 that is currently operating as two
17 families in one residence will not be able to --
18 the owner will not be able to construct an
19 accessory dwelling unit?

20 ATTORNEY PROKOP: That's correct. Okay.
21 And the other part of this is that the owner of
22 the property must reside in the principal
23 structure or principal building, the owner full
24 time, and it has to -- it has to be their primary
25 residence.

1 TRUSTEE CLARKE: Full-time.

2 ATTORNEY PROKOP: Yeah. You know, full
3 time, I added full time. Full time is not in the
4 language, the language is primary residence.

5 TRUSTEE CLARKE: Got it.

6 ATTORNEY PROKOP: Which is sort of a higher
7 level, because there's certain things that are --

8 TRUSTEE CLARKE: Well, the taxes --

9 ATTORNEY PROKOP: Yeah.

10 TRUSTEE CLARKE: -- and everything else.

11 ATTORNEY PROKOP: Driver's license, taxes.

12 TRUSTEE CLARKE: So if you have a single --
13 if you're in R-1, this won't -- like I'm going
14 back to George's explanation to me, because I --
15 it was -- took me a long time to understand it,
16 but I finally got there, and maybe the December
17 work session, that an older person with a large
18 home might want to rent their home, but have an
19 accessory apartment for themselves, so that they
20 don't have to move off of their property. Most of
21 those larger places would be, in my mind, in R-1
22 Districts. So if I understand correctly, if you
23 have a property in the R-1 District, you would not
24 be able to apply for an accessory dwelling unit at
25 all at --

1 ATTORNEY PROKOP: In R-1, you wouldn't be
2 able to do it in R-1.

3 TRUSTEE CLARKE: That's what I'm asking.

4 ATTORNEY PROKOP: No, you -- well, the
5 proposal, the proposal is -- I mean, it's up to
6 you as the Board. I mean, you could -- you could
7 change the law, but it's the draft.

8 TRUSTEE CLARKE: No, I understand. I'm just
9 trying to make sure that I'm clear. So the way it
10 is drafted now, R-1 would not be able to do that.

11 ATTORNEY PROKOP: Right, there would be no
12 accessory apartments in R-1.

13 TRUSTEE CLARKE: So that reminded me of our
14 conversation, and I felt like that was not
15 necessarily providing you with what your
16 intentions were in terms of explaining this idea
17 of --

18 MAYOR HUBBARD: Well, I think most of the
19 Village is R-2, so it's -- R-1 is not the bulk of
20 what we have. I don't know percentage-wise.
21 Paul, do you know, you know --

22 ADMINISTRATOR PALLAS: You know, it's -- I
23 don't know the percentage either, but it is -- it
24 is an extremely small area. It's small.

25 MAYOR HUBBARD: Most of it is R-2.

1 TRUSTEE CLARKE: Okay.

2 MAYOR HUBBARD: So even if it's a one-family
3 house, you know, it could be a four bedroom
4 one-family house in R-2, so they could have the
5 accessory apartment, because they're in R-2.

6 TRUSTEE CLARKE: Okay.

7 MAYOR HUBBARD: I don't know the percentage
8 of how much is R-1, but most of it is R-2. That
9 was changed a while ago.

10 TRUSTEE PHILLIPS: But that -- in 2008,
11 there was the public hearing where the zoning was
12 changed, where the thought pattern back then was
13 that a senior citizen who was living -- you know,
14 the family had moved out, that the house was big
15 enough that they could put in an apartment so that
16 they could have income coming in. So they
17 created -- a lot of the R-1s were changed to R-2.
18 I think most of Main Street, you know, downtown
19 Main Street was changed.

20 TRUSTEE CLARKE: Sure.

21 TRUSTEE PHILLIPS: Most of the areas were
22 changed.

23 TRUSTEE CLARKE: Sure. I'm familiar with
24 the zoning map.

25 TRUSTEE PHILLIPS: Yeah.

1 TRUSTEE CLARKE: I just know that, you know,
2 we live in R-1, so I'm just being --

3 TRUSTEE PHILLIPS: In R-1, yeah.

4 TRUSTEE CLARKE: -- sure that we understand
5 that we don't want the entire Village to have this
6 opportunity, we only want the R-2 part of the
7 Village to have the opportunity. I guess I'm kind
8 of questioning it. Like if we're after affordable
9 housing and more housing, why would we cut out
10 R-1, if we in 2008 turned most of the Village into
11 R-2 anyway?

12 TRUSTEE ROBINS: Joe, couldn't we --
13 wouldn't it be simpler just to create -- to make
14 that R-1, that main R-1 R-2, instead of having --

15 TRUSTEE MARTILOTTA: That wouldn't be too
16 simple, I would say, right?

17 MAYOR HUBBARD: Yeah. Without looking at
18 the map and seeing what the percentage is and all,
19 I don't know how much we're talking about. So, I
20 mean, I'm not sure house-wise. Do you know, Paul?

21 ADMINISTRATOR PALLAS: I'm just able to --

22 MAYOR HUBBARD: Right.

23 TRUSTEE ROBINS: You're looking at the
24 zoning map on your phone, right?

25 ADMINISTRATOR PALLAS: Just give me a

1 minute.

2 TRUSTEE MARTILOTTA: Fourth, Fifth and Sixth
3 Streets are all in R-2.

4 MAYOR HUBBARD: What's that?

5 TRUSTEE MARTILOTTA: Fourth, Fifth and Sixth
6 Streets lands are all R-2, aren't they?

7 MAYOR HUBBARD: Yes.

8 TRUSTEE PHILLIPS: Not all. The ones
9 towards the water are R-1.

10 AUDIENCE MEMBER: The State is reporting
11 that the Governor pulled it.

12 TRUSTEE PHILLIPS: Oh, she pulled it? Okay.
13 Thanks.

14 MAYOR HUBBARD: Well, it's been a while
15 since I --

16 TRUSTEE MARTILOTTA: Yeah, I know, I now.

17 TRUSTEE PHILLIPS: But I think that's part
18 of -- that's part of the discussion.

19 MAYOR HUBBARD: I mean, if the Board feels
20 we want to do R-1 also, we could just say R-1 and
21 R-2 zoning in those districts you could have the
22 accessory apartment. You know, we're not counting
23 how many pieces of property it is, or whatever.

24 ADMINISTRATOR PALLAS: By land area,
25 visually, it looks to be somewhere around 10%.

1 MAYOR HUBBARD: That 10% is R-1.

2 ADMINISTRATOR PALLAS: Relative to the
3 entire region, yes.

4 TRUSTEE ROBINS: What if there's some houses
5 in the R-1 that would be applicable to creating an
6 accessory apartment? Then I don't see why they
7 should be, you know, categorically excluded.

8 ATTORNEY PROKOP: So I wanted to -- you
9 know, I owe Trustee Clarke an apology. It does --
10 the draft of the law that I did -- it does say
11 that it's full time, the resident -- excuse me.
12 The owner has to reside full time, in addition to
13 primary residence.

14 So the conditions would be the accessory
15 apartment could only be on one floor. The total
16 lot coverage of all structures on the lot cannot
17 exceed 30% of the lot. The apartment cannot be
18 less than 450 square feet or more than 750 square
19 feet. So there's no -- there's no limitation on
20 the number of bedrooms, but there is on the area.
21 And you have to have a rental permit. The
22 apartment has to be rented for at least a year,
23 and a copy of the lease has to be provided. And
24 that's basically it.

25 I want to mention before I forget, the BID

1 has reported that Newsday says that the Governor
2 has pulled this now, so we're -- the first
3 discussion is moot.

4 Other than R -- other than R-2, the Local
5 Law covers the Retail Commercial District, where
6 there would be up to three apartments in one
7 building, accessory apartments in a building, and
8 which can be over retail stores or businesses,
9 professional government offices. And you can also
10 have one other accessory unit in a separate
11 structure on a retail commercial lot.

12 The proposal is to also allow it -- this in
13 Waterfront Commercial District. That's -- I know
14 that's something for discussion, but that would be
15 the other district where they're allowed. Okay.
16 So it would be Retail Commercial and Waterfront
17 Commercial. Is there any --

18 TRUSTEE CLARKE: The only person I have in
19 retail commercial is that we have precedence for
20 accessory units that have accessory -- I'll get my
21 language correct here. You have accessory
22 buildings that have more than one unit. And so we
23 kind of have a precedence of that, so --

24 ATTORNEY PROKOP: Well, the existing ones
25 would be grandfathered, so this would be for new.

1 TRUSTEE CLARKE: I understand, but --
2 grandfathered, but it's a recent development that
3 has been approved and is being built, it's not
4 occupied yet. So it looks to me that our current
5 thinking was that that was a good idea, so I'm
6 just trying to make sense of this with what we're
7 actually doing. That felt inconsistent to me.

8 TRUSTEE PHILLIPS: I have a question and
9 I --

10 TRUSTEE CLARKE: I don't know if that's the
11 direction of someone else and I should be speaking
12 with them. I'm not challenging what you've
13 written, Joe, in any way, I'm just trying to make
14 sense of recent development and this proposed
15 development.

16 ATTORNEY PROKOP: Well, this is all subject
17 for discussion. I mean, this was just a -- wanted
18 to get it going, you know, get going for this.

19 TRUSTEE ROBINS: I have another discussion
20 item, and that relates to the square footage for
21 the accessory apartment. So the minimum square
22 footage is 450 square feet.

23 ATTORNEY PROKOP: Right.

24 TRUSTEE ROBINS: And I think a lot of people
25 envision that they would be -- we're talking about

1 converting one -- what we usually have detached
2 one-car garages here in the Village. Well, a
3 one-car garage is approximately anywhere between
4 10 to 12 feet wide and 20 to 24 feet long, which,
5 say, let's round it off and say 250 square feet,
6 which could be a studio apartment, okay? So, you
7 know, I mean, that wipes out a lot of the
8 buildings that I think we are thinking of here in
9 if the Village as creating accessory apartments.
10 So maybe we need to revisit that square footage.

11 TRUSTEE CLARKE: Yeah, I just want --

12 MAYOR HUBBARD: Okay. I just --

13 TRUSTEE CLARKE: I want to make sure.

14 MAYOR HUBBARD: 250 square feet, I don't see
15 where you could fit an accessory apartment in
16 there with a bedroom, a bathroom and kitchen area.
17 That's why I think the 450 is more realistic. A
18 one, one-bay garage to put something upstairs, I
19 don't think it's even livable to get a staircase
20 up there and everything else. I don't think you
21 could do it for 250 square feet.

22 TRUSTEE ROBINS: Okay. I might be able to
23 bring something to the Board in terms of a layout
24 to show them from the Builders Institute that's a
25 design --

1 MAYOR HUBBARD: Okay.

2 TRUSTEE ROBINS: -- to use and, you know,
3 that share that at some point.

4 MAYOR HUBBARD: Okay. No, that's fine. I
5 think 450 is reasonable for a small apartment.
6 You know, you get bigger than the 750, then you're
7 talking a really --

8 TRUSTEE PHILLIPS: An apartment.

9 MAYOR HUBBARD: You know --

10 TRUSTEE PHILLIPS: An apartment.

11 MAYOR HUBBARD: Regular apartment, not a
12 studio, you know, accessory.

13 TRUSTEE CLARKE: I mean, my thought is that
14 you wouldn't want to necessarily go into R-2 and
15 allow accessory buildings with more than one unit.
16 But in the Commercial Retail, where we already
17 have a precedent and we already have commercial
18 buildings with multiple apartments per building, I
19 would allow it, I think. But I'm interested in
20 everyone else's opinion. That's just my thought
21 off the cuff.

22 TRUSTEE PHILLIPS: Well, the Commercial
23 Retail, most of those you can build apartments in
24 the Commercial Retail. But my concern is that,
25 you know, we're taking away the artist lofts, and

1 most of those were in the Waterfront Commercial
2 District. I would rather take the Waterfront
3 District out of this and just grandfather the
4 apartments that were already there that were the
5 artist lofts. I think that our Commercial Water
6 District all along Front Street, they really
7 should be designated in a separate district than
8 our true Waterfront Commercial.

9 But I'm just concerned. It's a little
10 confusing to me. I've been trying to justify
11 increasing in the downtown area there with
12 accessory dwellings and I don't know where you
13 would put them.

14 TRUSTEE CLARKE: I'm speaking of Commercial
15 Retail, not WC.

16 TRUSTEE PHILLIPS: Okay. Okay, but I'm
17 also -- where would you put accessory dwellings in
18 WC?

19 TRUSTEE CLARKE: Well, you know, I --

20 TRUSTEE PHILLIPS: I know.

21 TRUSTEE CLARKE: There's one across the
22 street from my store that just went up and it's
23 got two units and getting rental for it.

24 TRUSTEE PHILLIPS: But that's -- but that's
25 Commercial Retail, correct?

1 TRUSTEE CLARKE: That's what I'm speaking of.

2 TRUSTEE PHILLIPS: Right, okay. All right.

3 Okay.

4 TRUSTEE CLARKE: I mean, I don't have a
5 survey, that, you know, maybe that's the only
6 property that that would apply to.

7 MAYOR HUBBARD: Right, because you have two
8 commercial businesses in the front, so there is no
9 residence in the main building.

10 TRUSTEE CLARKE: No, there isn't, you're
11 absolutely right, it's all -- it's all offices.

12 MAYOR HUBBARD: Right. That's -- when that
13 came up, I had the same questions, and I went
14 through that with Paul, because there used to be
15 apartments in there.

16 TRUSTEE PHILLIPS: Right.

17 MAYOR HUBBARD: But they're both commercial
18 entities in the front, so they're allowed two
19 rental units in the back building.

20 TRUSTEE CLARKE: So, to go back to where I
21 started, that means that is consistent with what
22 Joe is presenting, right?

23 MAYOR HUBBARD: Yes.

24 TRUSTEE PHILLIPS: Okay. All right.

25 TRUSTEE CLARKE: I stand corrected on that.

1 Thank you.

2 MAYOR HUBBARD: Okay. There used to be
3 apartments there.

4 TRUSTEE CLARKE: Yes.

5 MAYOR HUBBARD: If there was still an
6 apartment, then you would have three units on the
7 one piece of property, but they're both commercial
8 use on them.

9 TRUSTEE CLARKE: And then do we have any
10 situation where we have a building with more than
11 three legal apartments in Commercial Retail?

12 RANDY WADE: On lower main.

13 MAYOR HUBBARD: I think that's --

14 RANDY WADE: Lower Main Street.

15 TRUSTEE PHILLIPS: Lower Main Street.

16 TRUSTEE CLARKE: The old Mills building,
17 perhaps, or --

18 MAYOR HUBBARD: Well, that one, and the new
19 one across -- above Sandpiper, next to Sandpiper.
20 Doesn't that have three units in that? But they
21 went for a variance on that when they did --

22 ADMINISTRATOR PALLAS: I don't -- I honestly
23 don't remember, to be honest.

24 TRUSTEE ROBINS: Is that the old Masonic
25 Temple?

1 MAYOR HUBBARD: It was a toy shop and they
2 put --

3 ADMINISTRATOR PALLAS: I don't remember.

4 TRUSTEE PHILLIPS: You mean the Masonic
5 Lodge?

6 TRUSTEE ROBINS: 136 Main Street, where
7 FatFace is, is that where you're talking about?

8 MAYOR HUBBARD: I believe, I believe that
9 has three units upstairs.

10 TRUSTEE ROBINS: I think it's just two.

11 TRUSTEE PHILLIPS: Two.

12 TRUSTEE ROBINS: I think there was just two.

13 TRUSTEE PHILLIPS: They wanted three and
14 they got --

15 ADMINISTRATOR PALLAS: I don't remember, I
16 apologize.

17 MAYOR HUBBARD: Okay.

18 TRUSTEE PHILLIPS: I think, George --

19 RANDY WADE: Above the barbershop.

20 MAYOR HUBBARD: Right. Well, that's fine.

21 RANDY WADE: On that side by the barbershop.

22 MAYOR HUBBARD: Okay.

23 RANDY WADE: Three floors.

24 TRUSTEE CLARKE: And then the only other
25 thing I've got is, is trying to make sure that we

1 are preparing this code for any future development
2 as well, not only looking backwards, but looking
3 forwards. Should Commercial Retail come under
4 redevelopment, would we limit each property to
5 only two units?

6 ATTORNEY PROKOP: It's three units.

7 TRUSTEE ROBINS: Three, it says three.

8 MAYOR HUBBARD: Well, Commercial Retail, he
9 said, would be three. Like I'll use the Arcade as
10 an example. They put the full second story on the
11 Arcade.

12 TRUSTEE CLARKE: I'm sorry, you said --

13 MAYOR HUBBARD: You could be three units
14 up -- you said up to three units in Commercial
15 Retail.

16 ATTORNEY PROKOP: Three units in the -- in
17 the main building.

18 MAYOR HUBBARD: As long as it stays a store
19 on the first floor, the Arcade is wide enough that
20 you could put three apartments upstairs.

21 TRUSTEE CLARKE: Right. And some --

22 MAYOR HUBBARD: But that would be allowed
23 the way this is written in Commercial Retail.

24 TRUSTEE CLARKE: And some properties may
25 seek a variance to go up 30 feet if they're

1 redeveloped, which would mean you could have, you
2 know --

3 MAYOR HUBBARD: Well, they'd have to go to
4 Zoning and everything else for all the other -- if
5 they're going to put a second story on and go and
6 do that. But this is just saying what would be
7 allowed in the districts, trying to create,
8 hopefully, more rental units.

9 TRUSTEE CLARKE: Or even a third story.

10 MAYOR HUBBARD: Yeah.

11 TRUSTEE MARTILOTTA: Sure.

12 TRUSTEE CLARKE: So, you know, you could end
13 up with four units in a building, especially on
14 some of the properties on the side of Front
15 Street. I'm just trying to plan for the future,
16 so that it's not two or three years later and this
17 code doesn't work, and then we've got all this
18 stuff going to Zoning because the code doesn't
19 allow the leeway. And I'm trying to think about
20 the future, because I don't see the affordable
21 housing crisis getting better, and I don't see the
22 pressure on real estate on the Village getting
23 any -- relax in the short term.

24 TRUSTEE ROBINS: I think the thing about
25 adding another floor, though, would require

1 engineering studies and stuff like that to make
2 sure that the foundation of the existing building
3 can sustain the weight of that additional floor on
4 it, so.

5 TRUSTEE CLARKE: Or it could be all new
6 construction, I have no idea.

7 TRUSTEE ROBINS: Yeah. I'm just saying, you
8 know, you -- adding another floor usually requires
9 the services of an engineer to determine if
10 that --

11 MAYOR HUBBARD: Correct.

12 TRUSTEE MARTILOTTA: Oh, yeah.

13 TRUSTEE ROBINS: -- extra weight could be
14 added to it.

15 TRUSTEE MARTILOTTA: An engineer or an
16 architect both can say. You know, it's a big
17 thing, and I look forward --

18 TRUSTEE ROBINS: Some -- I mean, some of
19 those older buildings on -- in our Commercial
20 District, I would not be certain of what their --

21 TRUSTEE MARTILOTTA: Sure.

22 TRUSTEE ROBINS: -- existing foundations are
23 like.

24 TRUSTEE MARTILOTTA: I'm sure.

25 TRUSTEE CLARKE: So, you know, I'm sorry,

1 Joe, but those are just some of the things that
2 came up when I read through this, and about making
3 sure we're thinking, you know, of what our
4 objectives are, and, you know, are we looking for
5 more units for -- smaller units for new families,
6 couples and single elderly, as well as looking for
7 space for families. And so --

8 MAYOR HUBBARD: Uh-huh.

9 TRUSTEE CLARKE: -- it would strike me that
10 any way we can prepare for the future in this
11 code, not to overly complicate it or slow it down.
12 I'm sorry, I don't want to do that.

13 MAYOR HUBBARD: Okay.

14 TRUSTEE ROBINS: I also think that our code
15 should be synching with the update, which,
16 hopefully, is going to happen to our LWRP, which
17 definitely addresses housing in the Village. It's
18 dated compared to when the last analysis was done,
19 but it's an issue that's you know, much more
20 pressing right now. So I think that whatever we
21 do in the code should kind of tie in with that
22 planning document. So, hopefully, we're in a
23 position to start moving forward with --

24 MAYOR HUBBARD: Yeah, they're -- Paul was
25 working on that, Paul and Joe, so.

1 TRUSTEE ROBINS: We had an update that you
2 were hiring a consultant that was going to be
3 working with the --

4 MAYOR HUBBARD: Yes.

5 TRUSTEE PHILLIPS: And they had the RFP,
6 yeah.

7 TRUSTEE ROBINS: An RFP is out on that, too?

8 ATTORNEY PROKOP: Yeah.

9 MAYOR HUBBARD: Uh-huh.

10 ATTORNEY PROKOP: So just two -- before I
11 move into the affordable units, can I just go back
12 to --

13 TRUSTEE CLARKE: Please.

14 TRUSTEE MARTILOTTA: Please.

15 ATTORNEY PROKOP: It's like can we -- before
16 that, can I just ask you again about this, this
17 idea about the owner allowing -- I have received
18 comments to change the draft to have the owner be
19 able to move into the accessory unit and rent out
20 the house, if that's -- so how does the Board feel
21 about that?

22 TRUSTEE CLARKE: That was what the Mayor
23 originally explained to me, is one of his ideas,
24 that I think makes a lot of sense.

25 ATTORNEY PROKOP: Okay. So I'm working --

1 TRUSTEE PHILLIPS: Well, I think it makes
2 more sense in that if you're trying to encourage
3 families to stay here, they're not going to be in
4 the -- in the smaller apartments or a -- is
5 they're going to want to be in a house. And I
6 think that there's two goals, and I'm not really
7 comfortable with the -- with the accessory and the
8 affordable accessory being tied together a little
9 bit, but that -- I think that will get flushed
10 down in the end.

11 But I think the goal we have, the goal that
12 I think we're trying to obtain is to encourage
13 families to stay here, is -- and I believe that's
14 the bulk of it, is we need to have the community
15 to continue to grow into the future with people
16 who would be able to stay here and live here, and
17 raise their kids here and families.

18 So I agree that the smaller unit being able
19 to be the owner-occupied and the -- would be a
20 better way, so that the bigger houses can be
21 rented. But my concern is, and we have it with
22 Airbnbs, okay, let's face it, we -- you know, we
23 went through with creating the -- you know, the
24 permanent rental in one of the units, and the
25 other one could be Airbnb. I just hope that this

1 isn't going to be another loophole for that, okay?
2 That's the -- my only one concern.

3 TRUSTEE ROBINS: And maybe, maybe, Trustee
4 Phillips, it's time that we revisit the STRs
5 again, you know, in conjunction with this
6 accessory apartment.

7 TRUSTEE PHILLIPS: Could be.

8 MAYOR HUBBARD: Okay. I believe the way Joe
9 has this worded, it's year-round rentals.

10 TRUSTEE MARTILOTTA: Yeah.

11 MAYOR HUBBARD: It's, you know,
12 owner-occupied. You have to have a lease and
13 everything else. So what we're doing is, if
14 you're going to add one of these on, it can't be
15 an Airbnb, it can't be a short-term rental.

16 ATTORNEY PROKOP: Even if it's the main --
17 I'll change it, so even if it's the main house.

18 TRUSTEE CLARKE: Right.

19 ATTORNEY PROKOP: So --

20 MAYOR HUBBARD: Right.

21 TRUSTEE PHILLIPS: But that's -- actually,
22 it doesn't really say that, does it, Joe?

23 ATTORNEY PROKOP: No, because it wasn't --

24 TRUSTEE ROBINS: We didn't have that
25 language in there. It had to be more than 30

1 days. Because I actually believe that in the
2 Governor's law, it said a rental had to be more
3 than 30 days.

4 ATTORNEY PROKOP: She had 30 days.

5 TRUSTEE ROBINS: Thirty days, right? Yeah.

6 ATTORNEY PROKOP: In her law.

7 TRUSTEE ROBINS: Which would have been
8 permitted, seasonal rentals, but that's not the
9 intent of this law. I don't --

10 MAYOR HUBBARD: No, it's not. We're not
11 doing summer rentals or anything else. This is
12 strictly for year-round rentals for people to be
13 able to stay here and not have to move away.

14 TRUSTEE PHILLIPS: Okay.

15 MAYOR HUBBARD: Or travel from Riverhead out
16 here to get to work and everything else.

17 TRUSTEE PHILLIPS: As I said, what Joe's --

18 MAYOR HUBBARD: So that's -- but just for
19 the whole thing, if we're going to allow these,
20 it's going to be year-round rentals.

21 ATTORNEY PROKOP: All right. So we just had
22 a comment that -- I'm sorry. We just had a
23 comment made that we could -- the possibility is
24 separating the affordable idea from this. The
25 affordable idea is only in here because one of the

1 comments at our -- at our original meeting was
2 that it was important to have an affordable
3 provision here. If you don't want to have -- you
4 know, if the Board doesn't --

5 MAYOR HUBBARD: No. I think that if
6 somebody needs -- instead of going through it, it
7 doesn't meet setbacks and everything else and they
8 want to go and do this, we're giving them a
9 concession to be able to do it, and that way it's
10 part of their deed and it's documented that you
11 got concessions to be able to add this apartment
12 on. So now it's there and that's all it can be,
13 and those have to stay affordable.

14 TRUSTEE ROBINS: Correct.

15 MAYOR HUBBARD: If you have enough room to
16 go and do it, and you don't need variances or
17 anything else, then you're allowed to do it. If
18 you've got a two-acre piece of property, you can
19 pretty much do what you want. But if you need
20 concessions, we're working with you to give you a
21 concession, as long as we document it on your deed
22 and that has to stay there. If you go to change
23 that, you have to go back and get the variances
24 and everything else moving it forward.

25 TRUSTEE CLARKE: And then, if I understand,

1 that also would open that owner up to funds to
2 help them in construction or development of this,
3 because they are going for an affordable.

4 ATTORNEY PROKOP: Whatever funds are
5 necessary, or whatever funds are available. So
6 right now, I did a survey and it looks like
7 there's no -- there's no direct funding that we
8 would be able to access for this. We may be able
9 to later on apply for a Community Development
10 grant.

11 MAYOR HUBBARD: Right.

12 ATTORNEY PROKOP: But that -- but right now,
13 that would take a year or two to do.

14 TRUSTEE CLARKE: There could even be a
15 provision that's not yet available through the
16 State that would come out of this legislation
17 that's on or off or being thought of. I mean,
18 something could come down the road to help
19 communities such as ours create incentives.

20 ATTORNEY PROKOP: Yeah, that's what I have,
21 something like that.

22 TRUSTEE ROBINS: Yeah, that's what there
23 are --

24 TRUSTEE CLARKE: In E, which I think is
25 great.

1 affordable units, I put in that in order to be --
2 the preference for those units should go to people
3 that have been residents of the -- of the Village
4 of Greenport for two years prior to their
5 application. Is that okay? Just an idea that I
6 have. I don't know if you want to give preference
7 or not want to give preference or --

8 TRUSTEE ROBINS: The only thing I'm worried
9 about that a little bit, is that there might be a
10 Fair Housing violation involved in that --

11 ATTORNEY PROKOP: Yeah.

12 TRUSTEE ROBINS: -- believe it or not.

13 MAYOR HUBBARD: Right, I was going to say
14 the same thing.

15 ATTORNEY PROKOP: Okay.

16 MAYOR HUBBARD: I mean, if somebody wants to
17 move here and they find an apartment and they can
18 afford it, I don't think we really can control
19 that part of it.

20 ATTORNEY PROKOP: Okay.

21 TRUSTEE PHILLIPS: Yeah. And besides that,
22 who's going -- who's going to -- who's going to do
23 the actual -- who's going to do the actual
24 oversight on that? I mean, are we going to put
25 that in the hand of the Housing Authority or --

1 you know, that's a little -- yeah, that's a
2 little --

3 MAYOR HUBBARD: Okay.

4 TRUSTEE PHILLIPS: Yeah.

5 ATTORNEY PROKOP: Okay. So I'll make the
6 changes based on what I heard tonight, and then
7 I'll put it forward again.

8 MAYOR HUBBARD: Okay.

9 ATTORNEY PROKOP: And I'll -- if I can, I'll
10 do it in advance of my report. You know, I know
11 my report comes out the week before the meeting or
12 six days before the meeting.

13 MAYOR HUBBARD: Right, yeah. I mean, I
14 really would like, if we can, to have this ready
15 to schedule a public hearing for next -- well, we
16 can't schedule for next month, but next month be
17 able to schedule a public hearing.

18 ATTORNEY PROKOP: Okay.

19 MAYOR HUBBARD: So if you can get it out a
20 little more sooner, so everybody can look at it
21 and review it, so we can discuss it, and then
22 schedule the public hearing to possibly vote on
23 this in April.

24 TRUSTEE CLARKE: But the hearing would be at
25 the regular session in April?

1 MAYOR HUBBARD: We would have the public
2 hearing in April, yes. Okay. If you can get it
3 out a little sooner, Joe, two weeks in advance, so
4 any -- we can do the same kind of thing now and be
5 ready and schedule a public hearing at the March
6 meeting to have the public hearing in April.

7 ATTORNEY PROKOP: Okay.

8 TRUSTEE PHILLIPS: I just -- I just -- I
9 just have one question, Joe, on the covenants,
10 okay, because is that -- that will stay with the
11 deed, and when the title company goes through, the
12 people decide to sell the property, what's going
13 to -- what, how -- they have to -- I can't talk
14 anymore. It's been a long time since 3 o'clock.
15 If they sell the property, this has to go along
16 with the property, correct?

17 ATTORNEY PROKOP: Yes. So the title
18 company, what would happen is the title company
19 would have to offer what called affirmative
20 insurance to ensure that the -- that the
21 structures -- that the covenants had not been
22 violated, and that the structures continue to
23 stand in their current condition.

24 TRUSTEE PHILLIPS: So the new owners would
25 then, if they decide that -- the new owners decide

1 that they don't want to continue this, then they
2 would have to go back and go through the --
3 because the original owner was given the
4 exception, the new owner doesn't want the
5 exception, so then the new owner is going to have
6 to go through the whole process, correct?

7 ATTORNEY PROKOP: Right. So the owner -- so
8 what would happen, the new owner would have to go
9 through the process, right. If the owner -- if
10 the new owner did not want to -- excuse me -- have
11 an accessory, an affordable accessory unit, the
12 new owner would have to get a -- if they took
13 advantage of the reduction in the bulk
14 regulations, then they would have to apply to the
15 ZBA. And if they didn't, if they did not get a
16 variance that they needed, then they would have to
17 move back that -- you know, reduce that part of
18 the accessory structure.

19 TRUSTEE PHILLIPS: Okay. That's food for
20 thought. Okay.

21 ATTORNEY PROKOP: By the covenant.
22 Otherwise, you know, they would have significant
23 fines. Is that okay?

24 TRUSTEE PHILLIPS: Yeah, that's the answer.
25 I was just -- we have a situation legally that

1 we're dealing with covenants that weren't put in,
2 so I'm just -- you know, there's got to be checks
3 and balances. There's the -- you know, it's great
4 to have a code, but, you know, when the house gets
5 sold, what happens?

6 ATTORNEY PROKOP: Okay.

7 MAYOR HUBBARD: Okay. All right.

8 ATTORNEY PROKOP: Yeah, I just -- so that's
9 if for the accessory units, if that's okay with
10 you.

11 And then I just want to mention, I don't
12 want to take you through this, because too much
13 time has gone by already, but I just want to
14 mention, in the parking law that I gave to you,
15 basically, the waiver provision now is proposed
16 to -- the Planning Board can give a waiver for the
17 lesser of 50% of the required spaces, or 20
18 spaces, whichever is less, right? So if the
19 requirement is 20 spaces, then the Planning Board
20 can't give a waiver of 20 spaces, it can give a
21 waiver of up to 50% of that, which is 10 spaces,
22 because that's the lesser of the two.

23 Also, I was asked to give the Planning Board
24 some leeway. I did add a provision in that the
25 Planning Board has leeway of up to 10% on -- so if

1 somebody, somebody wants to put in a church, or a
2 temple, or a store, and they feel for some reason,
3 because of the type of the use, that it may not
4 need what our code requires, the Planning Board
5 can grant a relaxation of up to 10% on its own,
6 you know, based on a showing by the -- by the
7 owner. So that's the -- that's the parking law.
8 I appreciate it if you could look it over.

9 And then the curb cut law basically states
10 the same as it was originally proposed, is to
11 bring the curb -- curb cut review would come to
12 the Planning Board and -- but it lists all the
13 criteria that the Planning Board would have to
14 apply each time. So there would be some kind of
15 standards for the Planning Board to use to review
16 curb cuts.

17 TRUSTEE PHILLIPS: Joe. Joe, once again,
18 and I'm sorry, I didn't find it in here, did we --
19 was there put in there that if someone removes a
20 curb cut, that they have to go back to Planning to
21 take it out?

22 TRUSTEE CLARKE: I didn't see that.

23 ATTORNEY PROKOP: If they did what, they --

24 TRUSTEE PHILLIPS: If they remove it.

25 ATTORNEY PROKOP: Oh, if they remove it,

1 we --

2 TRUSTEE PHILLIPS: I believe we had several
3 properties who have actually taken their driveways
4 away and created them into green space, and then,
5 of course, the parking got out into the roadway,
6 which increased the --

7 ATTORNEY PROKOP: I don't think it addresses
8 that. I'll make a -- I'll review it.

9 TRUSTEE PHILLIPS: I think that's something
10 that that is time to come.

11 ATTORNEY PROKOP: Okay. All right. Thank
12 you for all your time. Any comments?

13 MAYOR HUBBARD: Okay. Now is everybody
14 comfortable with scheduling a public hearing on
15 either the parking or the curb cut?

16 TRUSTEE MARTILOTTA: I'll go with both.

17 TRUSTEE PHILLIPS: Well, the curb cut, he
18 has to add some language, don't you, Joe?

19 TRUSTEE MARTILOTTA: Added to the --

20 ATTORNEY PROKOP: I'll add the one thing
21 about the --

22 TRUSTEE MARTILOTTA: If you want to remove a
23 curb cut.

24 ATTORNEY PROKOP: Let me take a look at it,
25 sorry.

1 MAYOR HUBBARD: Well, you had a question
2 about removing a curb cut. I mean, he could
3 clarify that language, but we could schedule the
4 public hearing --

5 TRUSTEE PHILLIPS: Okay.

6 MAYOR HUBBARD: -- to try to get the public
7 hearing, try to get these taken care of, so we
8 could spend more time on the rental law and
9 everything.

10 TRUSTEE PHILLIPS: Yeah. No, no, I just
11 want make -- yeah, but --

12 MAYOR HUBBARD: Okay? So comfortable on
13 parking and on the curb cuts?

14 TRUSTEE MARTILOTTA: Yes.

15 TRUSTEE PHILLIPS: Yes.

16 MAYOR HUBBARD: Public -- those two public
17 hearings, we'll schedule them for next month.
18 Motion to do that. So to try to move those two.
19 They're simpler than -- the other one is more
20 complicated. Now we could try to get them off the
21 table. Okay.

22 ATTORNEY PROKOP: Thank you.

23 MAYOR HUBBARD: All right. Thank you, Joe
24 and Paul for working on that.

25 CLERK PIRILLO: I'm sorry to interrupt.

1 Being that the discussion has centered a little
2 bit around the LWRP, I wanted to call to your
3 attention as a group that we did receive one bid
4 for the LWRP consultant, and, therefore, it is our
5 recommendation that we should reject bids and go
6 out to rebid. If that's okay, we'll add that to
7 the agenda.

8 TRUSTEE MARTILOTTA: Yeah.

9 ATTORNEY PROKOP: That would be my
10 recommendation, too.

11 CLERK PIRILLO: Thank you. Unless you'd
12 like to proceed with just the one?

13 MAYOR HUBBARD: It's going to take one more
14 month to do it. I would rather have more -- to
15 have a choice --

16 TRUSTEE PHILLIPS: All right.

17 MAYOR HUBBARD: -- than just be stuck with
18 one.

19 TRUSTEE PHILLIPS: I just want to get it
20 done. Okay.

21 TRUSTEE ROBINS: Can you see the credentials
22 of the person who submitted the bid?

23 CLERK PIRILLO: Sure.

24 TRUSTEE ROBINS: Yeah.

25 MAYOR HUBBARD: So you want a motion to

1 reject the bid and go out to rebid?

2 CLERK PIRILLO: Please. We'll put that on
3 next month's.

4 MAYOR HUBBARD: Okay. Get that --

5 CLERK PIRILLO: We'll put that on next
6 week's.

7 MAYOR HUBBARD: Get it advertised as quick
8 as possible to --

9 CLERK PIRILLO: Yep.

10 MAYOR HUBBARD: Okay.

11 CLERK PIRILLO: Thank you.

12 TRUSTEE PHILLIPS: Mr. Mayor, once we get
13 down to the further discussion on the accessory,
14 can we get back to the noise ordinance?

15 MAYOR HUBBARD: Yes.

16 TRUSTEE PHILLIPS: Okay. Before the summer
17 season kicks in, because I think this year it will
18 be a little different than years past, since,
19 hopefully, we're moving forward out of the COVID
20 stage of -- well, of the activities.

21 MAYOR HUBBARD: Well, Rich is here, so
22 we'll -- he was gathering information and
23 everything else. Maybe, if you don't have
24 information --

25 MR. VANDENBURGH: That's on the radar. I'll

1 turn it up and get --

2 MAYOR HUBBARD: You were working on getting
3 some information back to us in your recommendations.

4 TRUSTEE PHILLIPS: Let's just get it --

5 MR. VANDENBURGH: Absolutely.

6 MAYOR HUBBARD: We'll do that, and yes.
7 Yeah, we tabled that a year-and-a-half ago, so
8 it's time to get that finished up.

9 TRUSTEE PHILLIPS: Yes, it's -- yeah, let's
10 get it finished.

11 MAYOR HUBBARD: Okay. All right. Anything
12 else, Joe?

13 ATTORNEY PROKOP: No. Thank you, sir.
14 Thank you.

15 MAYOR HUBBARD: Okay. Trustee reports.
16 We'll start with Trustee Robins.

17 TRUSTEE ROBINS: Okay. Two things in my
18 report. First is the BID meeting, which took
19 place yesterday. We received the Treasurer's
20 report from Deborah Rivera, where she reviewed the
21 latest profit and loss statement.

22 She participated in a webinar about the FEMA
23 grant that the BID has applied for, help for
24 relief from COVID related expenses. And she said
25 that she's very close to completing the

1 application, which is great, she's worked very
2 hard on it.

3 We had a discussion about Community Downtown
4 Revitalization Grants and possible projects. We
5 talked about the lighting project for the South
6 Street parking lot. Well marked right-of-ways
7 from the parking lot to Front Street. Possibly
8 the bathroom renovation at Mitchell Park. And,
9 also, thinking about locating a monument or
10 statute near the Maritime Museum that celebrates
11 the maritime history of the Village.

12 SMILE, which is the Media and Marketing
13 Department, it reported that social media activity
14 is very strong for this time of the season. A
15 suggestion was made to create a media kit for
16 businesses to improve their presence on the
17 website.

18 Bill Robins is working with Gail Barlow to
19 explore advertising opportunities for local
20 businesses. They will work together on creating a
21 membership portal utilizing new software. He's
22 going to begin working with Nancy Kouros on
23 promotion for Greenport Eats and More Auction,
24 their latest fundraiser.

25 The PRIDE Committee had a discussion about

1 the tree lights. A request has been made to Paul
2 Pallas for a status update on the tree light
3 connections pending. Discussion was about how
4 long the lights should remain up during the
5 season.

6 Stephanie Sack, one of our newer Board
7 Members, suggested that the BID might look into
8 year-round lights on the trees that change colors
9 for specific holidays, such as -- such as pink
10 lights for the Cherry Blossom Festival.

11 The Travel Show in New York City, which has
12 been sponsored by the New York Times for a number
13 of years, has a new sponsor, and it's now going to
14 be held in October.

15 Upcoming events on the calendars are Saint
16 Patrick's Day, the Egg Roll, which is an Easter
17 event, the Cherry Blossom Festival, Mother's Day
18 Weekend. And Deborah Rivera suggested that maybe
19 they do -- that the BID do a 5K race during the
20 Cherry Blossom Festival. That's a race that was
21 cancelled during COVID, but they've been meaning
22 to do that as a fundraiser.

23 She also suggested that at her hotel, cherry
24 blossom T-shirts are very popular, so that might
25 be another thing. People really, really wanted

1 cherry blossom T-shirts.

2 The Egg Roll would like to retain the
3 magician that they had last year to entertain
4 children in Mitchell Park, and Linda Kessler said
5 it would cost 70 -- \$750. I believe that was
6 approved by the group.

7 Their annual meeting is scheduled for
8 June 2nd, and the venue will be the upstairs at
9 Claudio's.

10 The SOBO Committee, Sidewalk Beautification,
11 put forward by David Abatelli, is concerned that
12 the high school may not be able to deliver on the
13 planters this year. They were supposed to help
14 build some new ones and repair. They're -- he
15 said they're going to change the holiday plants by
16 the end of March and put in daffodil plants until
17 they could do the summer plantings for the
18 seasonal plants.

19 The GATE Committee, Rich Vandenburg is
20 working on a revision of the bylaws. As you
21 mentioned before, the noise ordinance, a
22 discussion of the results of a sound study will
23 take place probably next month.

24 They reviewed a letter about the parklets to
25 the Trustees, and they -- we -- they said they're

1 Looking for photos and content for presentations
2 of the membership at the annual meeting, and the
3 next meeting was scheduled for March 16th.

4 So my second item I wanted to report to you
5 is about the Housing Task Force that I created,
6 and I'm going to read this verbatim. I just want
7 you to be aware that we have started our meetings.

8 I created a Housing Task Force to deal with
9 the urgent need for affordable housing in the
10 Village. The members of the Task Force are
11 Patrick Brennan, Deborah Rivera, Dinni Gordon, Tom
12 Spurge, Tricia Hammes, Greg Nissen and Nicki
13 Gohorel. Each of these members bring valuable
14 knowledge and experience to the group.

15 We are meeting twice a month via Zoom, and
16 have covered a range of ideas that we -- that we
17 continue -- that we continue to discuss in group
18 emails. We are looking for ways to create a
19 variety of solutions that will provide housing for
20 individuals, young families, elderly, disabled,
21 and the employees of local businesses. We are
22 currently discussing the draft of the accessory
23 apartment law that the Board of Trustees is
24 working on.

25 I want to thank each of the Task Force

1 members for their commitment to the work on this
2 very important issue. Our hope is that we will
3 bring ideas to the Board that can -- that can
4 assist them in the creation of affordable housing
5 in our community.

6 MAYOR HUBBARD: Okay.

7 TRUSTEE ROBINS: Appreciate that. It's a --
8 it's a wonderful group, and I think that the idea
9 is to work with the Board and to offer any help
10 that we can.

11 So good discussion tonight, very good
12 discussion on the accessory apartment law.

13 MAYOR HUBBARD: Yeah.

14 TRUSTEE ROBINS: And I'll be reporting back
15 to everybody on that.

16 MAYOR HUBBARD: Okay.

17 TRUSTEE ROBINS: Okay? And I encourage
18 anybody to watch these meetings online so they
19 know what really took place.

20 MAYOR HUBBARD: Yeah.

21 TRUSTEE ROBINS: That's the best.

22 MAYOR HUBBARD: All right. Thank you.

23 TRUSTEE ROBINS: Thank you.

24 MAYOR HUBBARD: Yep. All right. Trustee
25 Phillips.

1 TRUSTEE PHILLIPS: Normally, the Southold
2 Transportation Commission doesn't really touch too
3 much on anything in the Village of Greenport, but
4 the meeting this afternoon brought up two
5 different topics. Many of the discussion points
6 at the Commission's meeting deals with roads,
7 traffic and parking within the Town of Southold.
8 Today there were two topics that include the
9 Village of Greenport for our sections of Route 25,
10 Main and Front Street.

11 North Fork Bike representative spoke at the
12 Commission meeting Today. Alvin Schein, Molly
13 Bentley and a Chris Shashkin, I think that's how
14 you pronounce his name, presented three ideas for
15 safe biking, increase the number of bike racks
16 area townwide, and a marked bike route from Orient
17 to downtown Village of Greenport on Route 48 and
18 into Route 25.

19 We should be expecting letters to the Mayor
20 and the Board of Trustees from this group
21 outlining their proposals for our future
22 discussion. Part of their goal -- one of the
23 goals with the bike route from Orient to downtown
24 Greenport is to expand the roadside, so that
25 there's actually a bicycle path on the roads.

1 They -- they were -- they're a very
2 enthusiastic young group of organized -- an
3 organization. They're very into biking. They
4 discovered today that they would have to do --
5 deal with two different municipalities on that,
6 they couldn't just deal with the Town of Southold.
7 So we should be getting -- Mayor should be getting
8 some type of letters from them with these
9 proposals for us to go through, that they're
10 hoping we'll recommend to the New York State DOT.
11 Okay? So that's number one.

12 The other thing is that there was a
13 discussion about the East End Transportation
14 Council and the first steps of restarting the
15 organization.

16 To go back to the -- this historical data,
17 historical information behind the East End Task
18 Council was that in 1996, the East End Supervisors
19 and Mayors Association created the East End
20 Transportation Council to work with the New York
21 State Metropolitan Transportation Council and its
22 member agencies in an effort to develop insight
23 into, and possible solutions to, the growing
24 transportation problems on the East End.
25 Sustainable East End Development Strategies

1 initiative was developed through a federally
2 funded pilot.

3 The Council has been dormant for years, and
4 Southold Town Planner, Leather Hanza -- Heather
5 Lanza, she's a former member of the EETC, will be
6 outlining a plan to try to generate interest to
7 restart the group.

8 So, Mr. Mayor, I just wanted to make you
9 aware of it. It probably will come up at the
10 Supervisors and Mayors meeting at some point. But
11 I do believe, Paul, don't we interact with the
12 Metropolitan -- the New York Metropolitan
13 Transportation Council? Because I know it does
14 with the train, with Long -- with the Long Island
15 Railroad.

16 ADMINISTRATOR PALLAS: Yeah, we get -- we
17 get notices from them fairly frequently, but
18 they're -- it's really the regional. So it's
19 crowded with many, many different --

20 TRUSTEE PHILLIPS: Well, what -- I attended
21 some of these council meetings when they were in
22 existence when I was on the Board of Directors for
23 Cornell Cooperative Extension, and it was the
24 network -- the networking possibilities that came
25 out with all the different public transportation

1 entities brought together. But I just wanted to
2 make you aware of it, Mayor. It may come up at
3 the Supervisors and Mayors meeting to try to
4 restart this group again, okay?

5 MAYOR HUBBARD: Okay.

6 TRUSTEE PHILLIPS: And then the only other
7 thing I had, because most of what I had has
8 already been discussed, is I received a letter
9 from Christopher -- email from Christopher Dalton.
10 He is the gentleman that we tried to do the boater
11 safety course through the Fire Department and it
12 didn't quite pan out fast enough. So he has asked
13 and reached out to me again, and I would like to
14 help, with the Board's permission, to create --
15 you know, to ask for the use of this room and get
16 out to the world that this -- and have the boater
17 safety course here earlier in the season, in maybe
18 May or June, before the boating season starts,
19 because not everybody is really aware that they
20 have to have some type of safety course by 2025,
21 regardless of what age. So I would just like to
22 have permission to work on that with you through
23 the Clerk's Office, if that's all right with you.

24 MAYOR HUBBARD: That you want us to be the
25 sponsor of.

1 TRUSTEE PHILLIPS: Well, want us to be the
2 sponsor this time.

3 MAYOR HUBBARD: Okay, that's fine.

4 TRUSTEE PHILLIPS: Not go through the Fire
5 Department.

6 MAYOR HUBBARD: Yep. Just we'll have to
7 verify dates that the meeting room --

8 TRUSTEE PHILLIPS: Right.

9 MAYOR HUBBARD: -- is not being used. Let's
10 work on that. Do we need a resolution on that?

11 TRUSTEE PHILLIPS: How about I send you the
12 email, because I just got it this afternoon. I
13 don't --

14 MAYOR HUBBARD: Okay.

15 TRUSTEE PHILLIPS: I think that the
16 resolution would need to be for this month. We
17 could do it for March, I think, and get our ducks
18 in a row as to the --

19 MAYOR HUBBARD: So advertising and doing it
20 and everything else, I think.

21 TRUSTEE PHILLIPS: Right.

22 MAYOR HUBBARD: I think, if we're going
23 to -- if everybody's comfortable with it as being
24 sponsor on it, then why don't we do a resolution
25 for this month.

1 TRUSTEE PHILLIPS: Okay. All right, fine.

2 Thank you.

3 MAYOR HUBBARD: To sponsor a boater safety
4 course, you know.

5 TRUSTEE PHILLIPS: Yeah. You and I will --
6 yeah, you and I will get together on it and --

7 MAYOR HUBBARD: Yeah.

8 CLERK PIRILLO: And send me an email.

9 MAYOR HUBBARD: Yeah.

10 TRUSTEE PHILLIPS: Yeah, I'll send you the
11 email.

12 MAYOR HUBBARD: All right. We can work on
13 the dates and everything else, just to get it in
14 the works that we are sponsoring one, so the
15 public knows, and we'll -- you know, we can codify
16 the dates at a later point. But this way, at
17 least we have it and we're saying, you know,
18 Village space, Village sponsored and --

19 TRUSTEE PHILLIPS: Yeah. I would like to
20 get out.

21 MAYOR HUBBARD: Registration would go
22 through the Clerk's Office, then.

23 TRUSTEE PHILLIPS: I -- I'm not sure how it
24 goes through for them.

25 MAYOR HUBBARD: Well, through them, or

1 whatever, but --

2 TRUSTEE PHILLIPS: But I think --

3 MAYOR HUBBARD: Well, they were trying to --
4 not picking on the Fire Department, but they tried
5 to get the Fire Department to do it, and there's
6 so much else going on with the Fire Department, to
7 actually sponsor the thing and get it going --

8 TRUSTEE PHILLIPS: It didn't work.

9 MAYOR HUBBARD: -- and a sign-up list, it
10 wasn't working that way.

11 TRUSTEE PHILLIPS: Right. So I'd rather do
12 it --

13 MAYOR HUBBARD: So that's why I'm saying, if
14 we run it through as a Village-sponsored thing --

15 TRUSTEE PHILLIPS: Yeah.

16 MAYOR HUBBARD: -- through the Clerk's
17 Office, if they could do the registration, let the
18 Clerk know and work it all out with the
19 Administrator, then let's -- we could give it as
20 us doing it.

21 TRUSTEE PHILLIPS: The only thing that I
22 would like to hope that we would be able to do,
23 and I don't think this is a resolution, is that we
24 would be able to get a fair amount of youth in
25 here to take the course. And perhaps some who

1 can't pay the fee, we might find some funding to
2 pay for the registration fee, but that's something
3 I could talk to you about.

4 MAYOR HUBBARD: Well, yeah.

5 TRUSTEE PHILLIPS: Yeah, okay.

6 MAYOR HUBBARD: Like a scholarship for it,
7 something, that somebody really needs it, or
8 whatever, you know, that's --

9 TRUSTEE PHILLIPS: All right.

10 MAYOR HUBBARD: We could talk to Robert
11 about that.

12 TRUSTEE PHILLIPS: (Laughter) I was going
13 to talk to a few other people in the boating
14 community.

15 MAYOR HUBBARD: Yeah.

16 TRUSTEE PHILLIPS: Okay. Other than that,
17 that's all there is for tonight.

18 MAYOR HUBBARD: Okay. Thank you. Trustee
19 Martilotta?

20 TRUSTEE MARTILOTTA: Sure. So two quick
21 things, Mr. Mayor, which we spoke about, myself
22 and the other Trustees. When I spoke to Trustee
23 Clarke, Trustee Phillips, I believe, Trustee
24 Clarke spoke to Trustee Robins, just to try and
25 streamline some of our concerns as Trustees. We

1 each bring up like different things each month.
2 It kind of gives a push and pull that might not be
3 entirely fair to the staff as we're answering
4 questions and we're going in a number of different
5 directions. So we said we would try and come up
6 with two to three different things, get them to
7 the Mayor, so that we kind of focus our attention
8 and move things in that direction.

9 We haven't gotten -- this was a great idea
10 that we came up with about two of them. So we
11 haven't had -- put it all together yet, but we
12 will have some stuff together for next month to
13 give to you to try to make it -- get a little more
14 efficient and use the staff. You know, the staff
15 is excellent, but if were pulling them in a
16 hundred directions, it makes it tough.

17 One of the things that I'm going to put on
18 that I brought up in the past, and I think we're
19 finally figuring out how to do. For all those on
20 the Board here for the last, I don't know however
21 many years, we've made like, I think, incredible
22 strides in the infrastructure of the Village. You
23 know, the sewer plant and electric plant didn't
24 work. We've really fixed a ton of stuff and it's
25 really great. And I think that we're at a point

1 now where we could start investing in some of
2 those extra things that make the Village, you
3 know, something really neat.

4 I have to come up with a list. I'm looking
5 for input from whoever, but some things that jump
6 to mind, the fountain on Adams Street, misters,
7 the Jail, Moore's drain, Moore's -- the trails
8 through Moore's Woods. We came up with a half a
9 dozen different things. If anybody has any other
10 idea, please let me know.

11 This would be something that would be
12 longer term, perhaps make something -- we wouldn't
13 be able to do it for this budget, but perhaps for the
14 next, to set up some sort of capital type line
15 item in the budget, something that we could chip
16 away on each year. Because, in the same way that
17 a lot of the infrastructure from the Village had
18 suffered for a number of years, I can't imagine
19 when the last time a coat of paint went on that
20 fountain on Adams Street. You know, it's probably
21 been -- there was probably horses drinking from
22 it, probably a horse fountain, so --

23 TRUSTEE PHILLIPS: I think you also can
24 bring up the monument --

25 TRUSTEE MARTILOTTA: Oh, no, there's --

1 TRUSTEE PHILLIPS: On Steamboat Corner
2 there.

3 TRUSTEE MARTILOTTA: Absolutely. I mean,
4 there's tons, right, there's tons. But, I mean, I
5 think that's the idea, is to come up with a list,
6 come up with a schedule, come up with some rough
7 pricing, come up with a line in the budget. Like
8 this will take an extended period of time to do,
9 but I think it's -- I think it's the natural
10 progression. You know, I think we've reached a
11 place where a lot of things are starting to work
12 well, and, you know, another challenge. What
13 else, what are we going to fix next?

14 So, if anybody has any ideas, any ideas with
15 that, please email me. Again, there's -- there's
16 quite a few things that I think we could come up
17 with throughout the Village, but I think it's time
18 for us to start working on those.

19 That's all I had, Mr. Mayor.

20 MAYOR HUBBARD: Okay. Thank you. Okay.
21 Trustee Clarke.

22 TRUSTEE CLARKE: Thank you. At your request
23 I began, as the Liaison from the Village Board to
24 the Friends of Mitchell Park, with my first
25 meeting on February 7th. We had listened mostly

1 to them, and learned about the organization and
2 their charter. And they discussed some of the
3 ideas that they're working on.

4 They're interested in any ideas that I would
5 have to help them bring their vision forward. In
6 an uncharacteristic fashion, I didn't share any.
7 I listened instead of talking. We will meet
8 monthly.

9 I did want to specifically ask the Trustees
10 and the Mayor if there are ideas or things that
11 you'd like to see Friends of Mitchell Park doing
12 that you want me to bring or try an advocate for
13 in those meetings, to let me know. And I also
14 wanted to speak to the public who attends and
15 watches these meetings. If there's any ideas that
16 you'd like to see me bring forward to Friends of
17 Mitchell Park in ways to use, or promote, or
18 subsidize events in the park, or anything that
19 they could do in their charter, I'm all ears. I'm
20 easy to reach and I'd be happy to bring it
21 forward. I'm sure that in future meetings, I'll
22 have more information, but it was a good first
23 meeting for a start.

24 I put forth -- I had a meeting with two
25 members of the North Fork Dark Skies Coalition who

1 had reached out to me to advocate for Greenport
2 adopting Dark Sky practices and the potential to
3 adopt these practices in our LWRP. And of
4 particular interest was specific measures that are
5 important to boaters and mariners, so that they
6 are not confused in the entrance and existing of
7 our Stirling Harbor and main Greenport Harbor in
8 any lighting that would help -- that would obscure
9 their navigational abilities at night.

10 So, interestingly enough, I see in the
11 minutes from the HPC that they are looking to roll
12 dark skies ideas into their recommendations for
13 applicants for any work in the Historic District,
14 and also, interestingly enough, the idea that the
15 LWRP could house this recommendation. And lastly,
16 the good news that our existing plans, the
17 Administrator informs me, to move to LED street
18 lights would automatically be Dark Skies
19 compliant. So that is a plus.

20 The only other thing that it would
21 potentially -- both in reading the HPC ideas,
22 holiday lighting specifically is mentioned, and
23 holiday lighting is also specifically mentioned in
24 the Dark Skies recommendations, and that would
25 mean the day before Thanksgiving to January 6th,

1 not for many months. So that's something of
2 concern for those who want to provide more
3 lighting more frequently in the Business District.
4 It would be something to be considered, and we'd
5 have to advocate for what we thought was right for
6 our Village. But that's my report on that.

7 We have kicked off our planning for Dances
8 in the Park 2022. Some additional new ideas are
9 to ramp up our social media work on that. The
10 amount of people that joined that Facebook page,
11 because I'm the administrator, though I don't do
12 anything, I get notified of every person who likes
13 the page and follows the page, and it's a popular
14 page. We've grown by 500 or 1,000 people over the
15 two years that I've been working on this. So,
16 with a little bit of additional purposeful work, I
17 think we can really make an impact.

18 We plan to benefit from the experiment we
19 did last year with the student musicians, and hope
20 to expand that with the cooperation of the music
21 program at the Greenport School, and continue to
22 present a short program in advance of the
23 headlining band. There'll be more details to
24 come. We'll be working diligently on this in
25 March and April, with the full program coming to

1 fruition, I'm sure, before the summer season kicks
2 off, so we can get all of our marketing and
3 printed materials put together for the program.
4 So I'm excited about that, to have a full year of
5 Dances in the Park for the first time in a couple
6 of years.

7 Lastly, I participated in the most recent
8 meeting of the Skate Park Committee. As you know,
9 we approved in the December meeting the public
10 assembly permit for the Skate Park Festival in
11 August. And the committee is now beginning to
12 meet in earnest to plan for that festival, and I
13 can report that there are a lot of very exciting
14 and big initiatives that they are working on
15 that -- more to come. But a lot of coordination
16 for intermittent fundraising to try and not only
17 make repairs, but to raise funds and look for
18 grants that would eventually bring the skate park
19 not only back to where it was when it was
20 constructed and conceived, but beyond that, into a
21 facility that would go into the future with
22 state-of-the-art features for the participants.

23 So I'll be working closely with the
24 Administrator and Clerk and the committee to make
25 sure that anything that needs the input from the

1 Board of Trustees or any approvals is brought
2 forward in a timely basis, and that you're all
3 included in any decisions moving forward.

4 I think that's it. Thank you very much.

5 MAYOR HUBBARD: Okay. Thank you. Okay. I
6 just had two things just as an update.

7 When we start doing the drainage work at the
8 wastewater treatment plant, we're going to take
9 another look at the Fourth Street sump. I was
10 sent pictures about that this past week. Our guys
11 went down and pumped it down today, until our
12 pump, some type of frog or something, had cut out.

13 (Laughter)

14 MAYOR HUBBARD: So it didn't get all the way
15 down, but it was only about four inches. They're
16 going to come up and do some more borings in
17 there, try to get it to drain better.

18 One thought I did have is adding a foot of
19 sand to it, so that could absorb it, keep the
20 water level not as deep as it is. They're saying
21 it's four feet deep. It's really only about 29
22 inches. They measured it today. It's at 2 1/2
23 feet, it's not four feet, but that's -- that's all
24 immaterial.

25 But, still, the sand, more sand on the top

1 around the rocks will help that not be as deep and
2 not as much of a hazard, and we are going to bore
3 that. There's probably a second layer of clay or
4 something else underneath there. We're going to
5 have to go down deeper, but when the machinery is
6 here. If it works, if the machinery they have
7 there, I talked to Paul about that, if that
8 doesn't work, then we'll get a different, a bigger
9 piece of machinery, whatever we need to do.

10 But just so the public knows, we are
11 addressing that. We really don't want to put a
12 fence around it, because people are not going to
13 like to look at a fence, and it's going to look
14 like a sump, like you see down 48 and everything
15 else, it's going to be ugly. But we want to make
16 sure that we take care of the safety concerns, so.

17 TRUSTEE PHILLIPS: Also, will it be -- and I
18 know that sometimes the overflow, it's been --
19 make -- the waters been making its way out and
20 down the steps and into the beach. I don't know
21 if you've noticed that. That was a couple of --
22 couple of times where it's actually breaking
23 through. You know, it's been high enough where
24 it's been breaking through and causing a river
25 going down towards the beach.

1 MAYOR HUBBARD: Towards the condo side?

2 TRUSTEE PHILLIPS: No, going towards the --

3 MAYOR HUBBARD: Peconic Land Trust side?

4 TRUSTEE PHILLIPS: Peconic Land Trust side,
5 yeah.

6 MAYOR HUBBARD: Okay. I hadn't noticed
7 that, but Paul will take a look at that. We also
8 thought that --

9 TRUSTEE PHILLIPS: I think I have a picture
10 of it, I'll try and find it, okay?

11 MAYOR HUBBARD: All right. We also had
12 talked about putting a couple of drains farther
13 off the road a little bit to catch more of it
14 before it actually gets down to there, but that's
15 something that we're going to -- you know, before
16 the road gets paved.

17 TRUSTEE MARTILOTTA: Yeah.

18 TRUSTEE PHILLIPS: Yeah. Well, I --

19 MAYOR HUBBARD: Because it is -- that's --

20 TRUSTEE MARTILOTTA: That's what I was
21 thinking, too.

22 TRUSTEE PHILLIPS: But aren't we --

23 MAYOR HUBBARD: That's going to --

24 TRUSTEE PHILLIPS: Yeah, aren't we --

25 MAYOR HUBBARD: That's springtime.

1 TRUSTEE PHILLIPS: Springtime. But aren't
2 we --

3 MAYOR HUBBARD: Yes.

4 TRUSTEE PHILLIPS: -- putting a drain in
5 over on the corner of Clark and Fifth? Isn't
6 there something going on?

7 MAYOR HUBBARD: That's already been done.

8 TRUSTEE PHILLIPS: Oh, it's done already?
9 Okay. I haven't --

10 MAYOR HUBBARD: Yes.

11 TRUSTEE PHILLIPS: I haven't been down to
12 see it, okay?

13 MAYOR HUBBARD: Clark and Fifth, next to --
14 across from Bill's house. Drains were put in
15 there.

16 TRUSTEE PHILLIPS: Okay. I haven't been
17 down there.

18 MAYOR HUBBARD: They dug it out, dug out the
19 rocks and put a drain in there.

20 TRUSTEE PHILLIPS: Okay. All right. Thank you.

21 TRUSTEE CLARKE: Oftentimes, when the basin
22 is quite full, the drain that is adjacent to it
23 has already overflowed. So, you know, the water
24 table is just extremely high after large rains,
25 and --

1 MAYOR HUBBARD: Yes.

2 TRUSTEE CLARKE: -- it has to be emptied.

3 So --

4 MAYOR HUBBARD: But we just -- the thought
5 was that we had a couple of rings farther, you
6 know, 100 feet down the road, to catch some of it
7 there before it all gets to the end. It's just we
8 are addressing, so everybody knows and the public
9 knows that we're looking at that.

10 TRUSTEE CLARKE: Thank you.

11 MAYOR HUBBARD: All right. The other thing
12 I have, we got the letter on the parklets. But
13 instead of me talking about it, I'll let Rich talk
14 about it.

15 MR. VANDENBURGH: I'm not here for that.

16 MAYOR HUBBARD: Oh, okay.

17 RICHARD VANDENBURGH: I mean, I know -- I
18 know it's a long night.

19 MAYOR HUBBARD: Right.

20 RICHARD VANDENBURGH: So I just was here to
21 listen to other stuff and the ideas.

22 MAYOR HUBBARD: Okay.

23 RICHARD VANDENBURGH: So it's up to you guys.

24 MAYOR HUBBARD: Well, yeah. I mean, we had
25 the -- he sent the letter. They really want us to

1 have more of a discussion next week, everybody
2 read through everything that's there. I'm just
3 mentioning that we did get it, and I thought you
4 wanted to talk about, but that's fine

5 MR. VANDENBURGH: No, I don't want --

6 MAYOR HUBBARD: No. It's just -- it's on
7 everybody's radar. Read the letters and we'll
8 talk about it at next month's meeting.

9 TRUSTEE CLARKE: Yes, sir.

10 MAYOR HUBBARD: Okay? All right. That's
11 all I had, besides the parade is Saturday,
12 1 o'clock, starting right at Spano's, Knapp
13 Street, Spano's. Dignitaries can meet at Spano's,
14 instead of going to Knapp Place, to get dropped
15 off there.

16 They're working -- all the noise tonight was
17 doing truck cleanup and chowder. They're doing
18 the same amount of chowder, actually a little bit
19 more. We don't know how big the crowd's going to
20 be, but they're normal batch of chowder and the
21 500 hotdogs. So come on down and have some fun.
22 We're not sure. There's -- the other day, there
23 was 23 Departments coming. We don't know how many
24 people. Because of COVID, some people still
25 aren't coming out. We're going to see, but we're

1 going back to normal and having the parade.

2 TRUSTEE MARTILOTTA: Let's do it.

3 MR. VANDENBURGH: Mr. Mayor, can I just say
4 one thing about the ferry? Just the BID --

5 MAYOR HUBBARD: Yeah, come on up, just so
6 Lucia, so she gets --

7 CLERK PIRILLO: I think public to address
8 the Board.

9 MAYOR HUBBARD: Yes, that's what --

10 RICHARD VANDENBURGH: Just really quick, I
11 just wanted to say the BID's --

12 MAYOR HUBBARD: Your name.

13 RICHARD VANDENBURGH: Oh, I'm sorry.

14 Richard Vandenburg, president of the Greenport
15 Village BID.

16 MAYOR HUBBARD: Yeah, that's fine. Just so
17 she gets it down in the minutes right, that's all.

18 RICHARD VANDENBURGH: I just wanted to
19 quickly say the BID supports the -- you know, the
20 ferry concept as well.

21 One thought that I had, which I don't know
22 necessarily solves the problem, but why not
23 require, which maybe has already been thought of,
24 an extremely significant insurance policy
25 indemnifying the Village, you know, 10 million,

1 15 million dollar policy to address any of the
2 concerns that might exist relative to damage to
3 mega-yachts, or incidents that occur, you know, in
4 the harbor area. You know, place the -- you know,
5 the hope is that the experience will be great,
6 nothing will happen and it will all be perfect.
7 But if something were, you certainly want to make
8 sure we're passing on any of that liability
9 exposure to the operator himself. So that's all I
10 wanted to say.

11 MAYOR HUBBARD: Okay. Thank you.

12 RICHARD VANDENBURGH: I got to go. Thank you.

13 RANDY WADE: Randy Wade, Sixth Street.

14 Thank you so much, you're working so hard and
15 accomplishing so much, I really appreciate it.
16 I'm sure everybody does, even though they can't be
17 here.

18 The affordable housing, I had sent you guys
19 a draft a while back, and I was just curious. In
20 it, I was -- I can't remember it exactly, but
21 something like it would be available for EMT
22 workers, for -- for local workers, for residents,
23 senior, or whatever, or meeting income guidelines.

24 And I would just like to know. It seems
25 like there are plenty of housing units that say

1 this is a senior housing unit and it's not subject
2 to fair housing laws, it's open to everybody who's
3 that age, so -- and one of our critical concerns
4 would be having housing for EMTs, so we don't have
5 to pay, so our taxes don't go up, so we really
6 lose all the middle class here. So I wanted to
7 ask if that -- if there's any problem with adding
8 that legally, you know, either a -- you know,
9 renting it either to a family member, or, you
10 know, some other qualifications.

11 MAYOR HUBBARD: Yeah, I don't believe that
12 the fair housing market laws apply to everything.
13 That's what we had talked about before. So, I
14 mean, you can't say it can only be this person or
15 that person, it has to be an open market for it.

16 RANDY WADE: But -- no, but there are plenty
17 of cases where it's open to classes of people that
18 are non -- it's that you wouldn't be
19 discriminating, it would be like a wide variety of
20 people, but it would be aimed at solving the
21 problem that we have here.

22 ATTORNEY PROKOP: I don't think
23 discrimination is exempt, because you're
24 discriminating against a lot of people, I mean, a
25 wide variety. I think it's --

1 RANDY WADE: Well, we have like a lot of
2 senior housing --

3 ATTORNEY PROKOP: I have to research the --

4 RANDY WADE: -- where you have to be
5 over 55, or whatever.

6 ATTORNEY PROKOP: The questions that were
7 raised tonight, I'm going -- I'm definitely going
8 to research and see what the answers is.

9 As far as residents, I mean, there are --
10 excuse me. As far as family members, I know that
11 that -- I'm not sure that the Board -- the Board
12 hasn't mentioned that to me, so I'm not sure how
13 they feel about it. That's --

14 RANDY WADE: Because like it does -- I
15 really like what you said, Mayor, about if they're
16 going to get some kind of zoning benefit, that it
17 should be to solve the affordable housing problem.
18 And I've seen this before. I think I took the
19 code that I recommended out of the American
20 Planning Association, the model code. I'll have
21 to look it up, too. But so you -- they would say
22 that you can either do it for a family member, or
23 it would have to meet certain criteria. It sounds
24 like --

25 ATTORNEY PROKOP: So I the read the -- I

1 read the -- the American Planning Association did
2 a report on this in 2018, and it's, approximately,
3 about a 40-page report, and I did study it
4 carefully, and it has some recommendations, but
5 none of that had come up in the discussion with
6 the Board.

7 RANDY WADE: Okay. But you will be looking
8 into the legality of what I just said?

9 ATTORNEY PROKOP: If the Board asks me to
10 look at a particular item, I'll look at it.

11 RANDY WADE: Do you think you could ask him
12 to look at that?

13 MAYOR HUBBARD: We had a discussion about
14 that before on what's -- what's allowed by the
15 Fair Market Housing Act. We will go by those
16 guidelines.

17 RANDY WADE: But you didn't ask him to look
18 it up, so he's not going to look it up, because he
19 hasn't been asked. Specifically, what the fair
20 housing --

21 ATTORNEY PROKOP: The general concept of
22 limit -- excuse me, I'm sorry.

23 MAYOR HUBBARD: Yeah, it's a law that's out
24 there.

25 RANDY WADE: Absolutely.

1 MAYOR HUBBARD: They had a whole big article
2 in Newsday about it and everything else with
3 people violating it.

4 RANDY WADE: Absolutely.

5 MAYOR HUBBARD: So we have to go by that.
6 Whatever we write as a code --

7 RANDY WADE: Right.

8 MAYOR HUBBARD: -- we have to follow the
9 Fair Housing Market Act.

10 RANDY WADE: Absolutely.

11 MAYOR HUBBARD: Okay.

12 RANDY WADE: Absolutely. I'm not saying we
13 shouldn't. I'm saying we don't know yet what can
14 be allowed within that, just like there are senior
15 housing projects that are considered legal for
16 Fair Housing Act. What are the other things? Can
17 it be EMT workers that are serving the Village?
18 Can it be relatives? I'm just asking the
19 question, and he said --

20 MAYOR HUBBARD: I believe the conversation
21 before was saying you had to live in the Village
22 for two years and do that, and we all had the
23 general consensus, we don't feel that that is
24 legal.

25 RANDY WADE: I agree with you. I agree with

1 you, but that --

2 MAYOR HUBBARD: So what do you want, Randy?

3 RANDY WADE: Other criteria. I'm asking
4 about other criteria. First, the Lawyer said he'd
5 look into it. I'm sorry, by -- by a third person.
6 But now he's saying that you as a Board haven't
7 asked him to, so he can't.

8 TRUSTEE PHILLIPS: Randy.

9 MAYOR HUBBARD: Anybody can read the Fair
10 Housing Law, it's there. You can read it. I
11 mean, I can read it.

12 RANDY WADE: It's really court precedent.
13 You would be looking to see what kinds of things
14 have held up and withstood court actions.

15 TRUSTEE PHILLIPS: Randy.

16 MAYOR HUBBARD: Okay. That's --

17 TRUSTEE PHILLIPS: Randy, are you -- are you
18 looking -- okay. You mentioned EMTs and
19 firefighters and -- are you asking if that's in
20 the Fair Housing Law, is that what you're asking?
21 Because you're kind of very -- you're kind of -- I
22 can understand the Mayor's confusion, because I
23 think you're not very clear as to what you're
24 trying to say.

25 RANDY WADE: Not with the -- okay, sure.

1 I'd like to know what categories you could
2 specify, just like you can specify over 55 years
3 old. Can you specify relatives? Can you
4 specify -- which I know you can. Can you specify
5 EMT, service workers, essential workers, teachers,
6 hospital? I don't know, and the lawyer has just
7 said he doesn't know.

8 ATTORNEY PROKOP: So, when -- no, I didn't
9 say that. I didn't say that, no. I said I would
10 confirm it. So the answer -- I am familiar with
11 the act, I deal with it all the time. I wanted to
12 confirm specific to some questions that came up
13 tonight. When the law's discussed at the public
14 hearing, I'll be able to answer whatever questions
15 the Board has, and some of which may include the
16 questions that you've had tonight.

17 RANDY WADE: That would be great. Thank you.

18 ATTORNEY PROKOP: But -- or may not. You
19 know, it's up to the Board.

20 RANDY WADE: Okay. I'm sorry, I
21 misunderstood you. I thought you were waiting for
22 more specific direction to look it up. Thank you
23 very much.

24 MAYOR HUBBARD: No. What you're talking
25 about, saying this has to be done for that, what

1 if I want to do one for my mother? She's not an
2 EMT, not an essential worker, but I want to have
3 her in one of these accessory apartments.

4 RANDY WADE: That's why I said relatives,
5 relatives would be allowed.

6 MAYOR HUBBARD: Okay. But --

7 RANDY WADE: Absolutely.

8 MAYOR HUBBARD: You're going to make a law
9 that's going to be 100 pages long.

10 RANDY WADE: No, no, no, it was -- I gave
11 you --

12 MAYOR HUBBARD: Well, essential workers,
13 teachers, doctors, EMTs, relatives, family. I
14 mean, that's -- that's not a workable document, in
15 my opinion.

16 RANDY WADE: I'll forward you again what I
17 sent before.

18 MAYOR HUBBARD: Okay.

19 TRUSTEE ROBINS: Can I just say one thing?
20 I do take a lot of fair housing classes required
21 on it, I just took one recently.

22 RANDY WADE: Uh-huh.

23 TRUSTEE ROBINS: So -- so it has to do with
24 protected classes and discrimination against them.
25 It also has to do with advertising. I think if

1 you were going to build an apartment for your
2 mother and you weren't going to advertise it and
3 market it, the fair housing wouldn't necessarily
4 apply in that situation, whereas if you were going
5 to say, you know, I have an apartment for rent,
6 you can't discriminate at that point --

7 RANDY WADE: I know.

8 TRUSTEE ROBINS: -- against any of the
9 protected classes, and one of them is familial
10 status, okay? So -- but in terms of the
11 employment and the occupations of the occupants, I
12 don't know if that specifically is a fair housing
13 violation or not, but I will check. And there are
14 several levels of this, because you have the
15 Federal, you have the State, you have -- even New
16 York City has their own. But I believe that,
17 certainly, all the State guidelines, you know --
18 you know, overrule anything that would be done on
19 a more local level, okay? But if you would like
20 to see it, I can, you know, get all of those to
21 you and have --

22 RANDY WADE: That would be great.

23 TRUSTEE ROBINS: Okay.

24 RANDY WADE: So in talking about also
25 Waterfront Commercial, I totally agree with you,

1 Mary Bess, that it should be very carefully done,
2 and not be for -- and it shouldn't be in
3 Waterfront Commercial, accessory dwelling units,
4 or any kind of housing, and that that code, just
5 you need a map change. All you have to do is just
6 say that those on Front Street that have
7 apartments in them now are considered commercial,
8 they're rezoned commercial. Just rezone them.
9 They don't have to be Waterfront Commercial if
10 they don't have, you know, viable waterfront to be
11 using for a waterfront use.

12 Taxes, I was actually talking to someone in
13 East Hampton, and their assessors over there --
14 let me just back up. A friend of mine got a
15 building permit. She wanted to do the right
16 thing, so she got a building permit to put in a
17 fence, and her taxes doubled, because the
18 assessors, traditionally, if you get a building
19 permit, they reassess your property and bring it
20 up to market rate. Well, what they do in East
21 Hampton is they only add the assessed value of the
22 improvement. And in order to get their accessory
23 dwelling unit passed, they actually came up with a
24 calculation that could provide voters, that it
25 would show it would be about 700 to \$1,000 added

1 onto their annual taxes if they built the
2 accessory unit to the code, and that was very
3 reassuring.

4 So, again, I'm suggesting a conversation
5 with Southold Assessors. They are -- I don't know
6 if they report to the Town Board, since they're
7 elected separately. I don't know, yeah, but just
8 something to think about.

9 And then the other thing is I'd be tempted
10 to get rid of hotels in Commercial and Waterfront
11 Commercial, except for where they are mapped right
12 now, because yes, I agree, you could maybe in the
13 future want to put three stories and have two
14 floors of apartments, just like on lower Main
15 Street, those old -- the old three-story building
16 there that has the ground floor commercial has got
17 two floors of apartments above. But right now --
18 and American Beech made hotel rooms out of their
19 apartments that were year-round rentals. There's
20 like a big potential vulnerability of turning
21 everything into hotels, and then that's really
22 something to go up against.

23 So -- and I agree with what your concern is.
24 I think that you don't have to specify how big or
25 small or anything for apartments above retail.

1 You just say apartments above retail, and you may
2 want to, you know, consider allowing three stories
3 there in -- you know, but look at it carefully.

4 So there is a lot to consider. But you
5 could go forward with your R-1 and R-2, just get
6 rid of the -- don't deal with Commercial Retail
7 and Waterfront Commercial until these other issues
8 get resolved.

9 And parking, if you go -- like I -- I had
10 only started, recently started reading parking
11 articles, about how some towns and villages are
12 actually doing what you guys did 11 years ago and
13 getting rid of the minimum, a parking minimum. If
14 a developer wants to put parking in, then you let
15 them build whatever seems economically viable.
16 But you don't require in a -- in a retail
17 downtown, because you don't want parking lots, and
18 you don't want anything torn down, you know, to
19 make for a parking lot.

20 So I'm just looking into the future. We
21 have gotten a lot of restaurant, nightclub
22 activity, and if you want to control that, I would
23 rather see some kind of rational maximum on the
24 number of patrons, or something like that, rather
25 than dealing with parking, you know, cutting it

1 down to parking. Because what we saw recently is
2 if the Planning Board approves paying in lieu of
3 parking for so many, the applicant can go to the
4 ZBA and get -- pay for nothing, you know, pay
5 for -- get relief for everything in parking.

6 So -- so I'd rather see, if you're going
7 to -- you don't have enough space for parking, pay
8 for it, no matter how many spaces, and I'd add
9 that to the residential area. If you're not going
10 to provide your parking on your lot, just pay into
11 the fund and let the fund do something
12 constructive for the Village, either having
13 another parking lot off somewhere, or a Jitney, or
14 whatever bicycle infrastructure, whatever it
15 might be.

16 Oh, and you asked what I'd like to see in
17 Mitchell Park. When I did my retirement trip to
18 Japan, at Cherry Blossom Festival, people would
19 bring their blankets out to the park and have
20 picnics. And people would get so excited, that
21 they would have somebody go to the park early for
22 them to put the blanket down, and it was this huge
23 community thing. There were lights going up into
24 the cherry blossom trees, and I don't know if
25 there are even enough around where Mitchell Park

1 is, but it was a lovely ceremony.

2 And the other thing is, I've been dying to
3 go to a cocktail party in the Harbor Master's
4 building on that deck on a beautiful summer day,
5 looking out at the marina. Some kind of
6 fundraiser for any of those things, I think that
7 would be really fun.

8 So thanks for your time.

9 MAYOR HUBBARD: Okay. Thank you.

10 RANDY WADE: Oh, one last thing. I'm almost
11 done. So the day after the snowstorm, on Sunday
12 morning at 11 a.m., my husband had moved the car
13 onto the street, and I was watching church on
14 Zoom. So when I went down to do my shoveling, the
15 car had a ticket on it, and it was obviously not
16 snowed in. We'd obviously had it somewhere else.
17 So I thought this is funny.

18 So I called the Town, I asked to speak to
19 Paul, I spoke to Sylvia, and she said I was the
20 only one who was confused about that. So I
21 thought, well, that's weird. So then I FOILED and
22 asked to -- I was hoping to get the names of
23 other -- I assumed many other people got tickets,
24 and I wanted to help them, because I read the
25 code, and the code said you can't be on the street

1 until after the snow has finished falling and the
2 snows are plowed. Well, the sun was out and the
3 street was plowed. In fact, while I was
4 shoveling, the guy went by with the plow, dragging
5 it, ruining the asphalt as he went, even farther.
6 So like there -- I would highly recommend that you
7 tell the plows to lift up when they finished
8 shoveling, so that they don't continue to ruin the
9 streets.

10 So, at any rate, I was told that I couldn't
11 get that information, that it was confidential or
12 related to a lawsuit. But I looked and the code
13 violations that were dealt with in the monthly
14 report, there was only one related to snow and it
15 was for a sidewalk on Front Street. And so I
16 think you're underestimating the amount of work
17 the Code Enforcement Officer did, because he
18 certainly did a \$100 ticket on Sixth Street. So
19 is that really something you can't FOIL for, the
20 number of tickets that had been given out after
21 9 a.m. on that Sunday?

22 ATTORNEY PROKOP: So whatever, whatever your
23 request was is not subject -- is exempt from FOIL.

24 RANDY WADE: What I requested is exempt from
25 FOIL? What does that mean?

1 ATTORNEY PROKOP: It's not subject to FOIL,
2 you can't FOIL it.

3 RANDY WADE: I cannot FOIL.

4 ATTORNEY PROKOP: Yes.

5 RANDY WADE: But why wouldn't the monthly
6 report show how many code violations there were
7 for snow?

8 ATTORNEY PROKOP: I don't know, I don't -- I
9 can't answer that question, I'm sorry. You're
10 asking me and I can't.

11 RANDY WADE: Anyway, odd, I find it all odd.
12 But I like going to Traffic Court, I learn so much
13 always, but it does seem silly that that is the
14 policy to -- were you aware of that?

15 MAYOR HUBBARD: I heard that you had gotten
16 a ticket, yes.

17 RANDY WADE: Okay.

18 MAYOR HUBBARD: Because you had sent an
19 email to us all, so.

20 RANDY WADE: Oh, you did. I didn't know who
21 I sent it to. Thank you.

22 MAYOR HUBBARD: Yes, you did. But if
23 there's --

24 RANDY WADE: Old memory.

25 MAYOR HUBBARD: If the car was completely

1 clear of snow, there was no snow on your car or
2 anything, it was parked out on the street.

3 RANDY WADE: There was snow on the top of
4 the car, because we hadn't cleaned it up, but
5 there was nothing around it. The whole groove of
6 the side of the road, it was clear. The snow plow
7 had cleaned up by the road and it's --

8 MAYOR HUBBARD: I'm asking about your car,
9 not about that. Your car, the snow was cleared
10 off your car?

11 RANDY WADE: No. We hadn't gotten --
12 cleaned the car yet, just enough to get it out
13 onto the street, then I was --

14 MAYOR HUBBARD: Well, that's probably why he
15 saw a snow-covered car on the street, so he
16 probably thought it had been there.

17 RANDY WADE: But there was no snow around it
18 or anything around.

19 MAYOR HUBBARD: Okay. Well, I wasn't down
20 there, Randy, to see it.

21 RANDY WADE: Yeah.

22 MAYOR HUBBARD: If a car's out on the
23 street, and if you said the plow went by when he
24 saw this, and they're still plowing the roads,
25 which means they weren't done. So by code, it

1 says until they're finished plowing, if they went
2 by your car when it was out there with -- covered
3 with snow, then that's probably why he wrote the
4 ticket.

5 ATTORNEY PROKOP: The court, court's next
6 week and this is being recorded.

7 RANDY WADE: I'm so looking forward to it.
8 Thank you. Okay.

9 MAYOR HUBBARD: Okay.

10 RANDY WADE: We'll see each other then.

11 JOHN SALADINO: John Saladino, Sixth Street.
12 I'm going to make a comment, that I think the Code
13 Enforcement Officer did an excellent job. I
14 think I did -- he did exactly what you guys are
15 paying him to do.

16 I read on social media, there was 80
17 comments on one website about -- about how this
18 guy and -- this guy and -- our Code Enforcement
19 Officer and the Village were like vilified by
20 these people.

21 MAYOR HUBBARD: Yes.

22 JOHN SALADINO: And I thought it was unfair.
23 I thought the guy did exactly -- if he didn't do
24 what he was supposed to do, you guys would
25 probably fire him. I mean, this guy -- you know,

1 I understand, nobody wants -- nobody wants --
2 nobody wants a ticket, but sometimes you just have
3 to kind of like read the book and follow the rules
4 and let the guy -- it was suggested that he should
5 warn people.

6 TRUSTEE PHILLIPS: Nobody read that code.

7 JOHN SALADINO: I think that -- I think
8 that's ridiculous. I think that's ridiculous that
9 if you drive down the street, you have to knock on
10 10 people's doors to find out if they're home, if
11 they're not home, if you can move your car or
12 shovel your sidewalk.

13 So I wasn't going to bring that up, but
14 since Randy brought it up, I thought I would. So
15 I think -- I think the Code Enforcement Officer's
16 doing his job, he's doing a good job. I think
17 people would be angrier if -- I know I would be
18 angry if I shoveled my sidewalk and my neighbor
19 didn't, and I went outside and I slipped and fell
20 on my neighbor's sidewalk. Who should I be angry
21 at? Should I be angry at my neighbor? Of course
22 I should. Should I be angry at the Code
23 Enforcement Officer for not writing the ticket? I
24 would be, I would be. So tell him I think he's --
25 tell him Saladino thinks he's doing a good job.

1 (Laughter)

2 JOHN SALADINO: I listened to Joe and about
3 the workforce housing. Do we say workforce
4 housing or affordable housing?

5 TRUSTEE PHILLIPS: Affordable.

6 JOHN SALADINO: Affordable housing? There's
7 a difference?

8 TRUSTEE PHILLIPS: That's what's in the
9 title of it.

10 JOHN SALADINO: Okay. So I heard -- and
11 we're kind of making it sound like it's easy,
12 well, we're just going to change the portion of
13 the code that says you can put an accessory
14 apartment in the R-2, and we're going to change it
15 to put an accessory apartment. Just from
16 listening, I can hear a ton of different things.
17 And you have a portion of the code, one section of
18 our code says you're only allowed -- is the
19 apartment going to be attached to the building, or
20 is it going to be in a separate building? Are we
21 going to allow that?

22 MAYOR HUBBARD: Yes, you can put one above
23 you garage.

24 JOHN SALADINO: All right. So we have a
25 portion of the code that you would change that

1 says you're only allowed one dwelling unit on the
2 property.

3 MAYOR HUBBARD: Right.

4 JOHN SALADINO: So you would have to change
5 that.

6 MAYOR HUBBARD: Uh-huh.

7 JOHN SALADINO: You would have to change --
8 I heard that you're going to allow affordable --
9 an accessory apartment in the R-1. That's not a
10 permitted use in the R-1, you're going to have to
11 change that. I heard -- there's a lot of things I
12 heard, but the stuff that stuck was, well, we'll
13 just raise the building, maybe we'll put a third
14 floor. You're going to have to change that
15 portion of the code.

16 In the law -- in the Commercial Retail,
17 there was an interpretation by the Zoning Board
18 that there is no multiple dwellings in the -- in
19 the Commercial Retail, so you would have to change
20 that portion of the code to add three, put three
21 apartments.

22 In the Waterfront, you said you were going
23 to put affordable, affordable apartments in
24 Waterfront Commercial. That gets me crazy,
25 because the Waterfront Commercial is the fire

1 stop. That's the fire -- that's the four acres at
2 Steve Clarke's, and the 2 1/2 acres at Claudio's,
3 if he doesn't want to be in the business anymore,
4 or when Steve Clarke's up, from being
5 condominiums. There's no residential component to
6 the Waterfront Commercial. If you put -- if you
7 put accessory apartments there, that goes out the
8 window. Now, now there is no more Waterfront
9 Commercial, or there isn't a accessory -- there
10 isn't a residential use in the Waterfront
11 Commercial, now you have it. Instead of a
12 shipyard or a restaurant on the water, you have
13 condominiums.

14 So I would be cautious. I mean, I wouldn't,
15 I wouldn't rush into this. A previous Village
16 official accused me of being opposed to affordable
17 housing and I'm not. I'm in -- I'm absolutely
18 opposed to increasing density without appropriate
19 accessory use. You could build as many houses as
20 you want, as long as there's an accessory use
21 parking, loading to go along with it.

22 Just recently, this Board discussed getting
23 rid of a portion of our code that said the
24 businesses downtown, since 1990, they don't
25 have -- they're exempt from off-street parking.

1 You guys brought that up. I thought it was a done
2 deal, I thought you were going to vote on it. But
3 now, what you're saying is we can add four
4 apartments above the Gusmar building, say, or pick
5 a different building, I don't know, and put four
6 apartments in there.

7 A previous Building Inspector did an audit
8 when there was a subdivision in front of a -- in
9 front of the Zoning Board of a particular house,
10 and it was a two-family house, and it was a
11 three-bedroom over a three-bedroom, and there was
12 three families living in each apartment, all
13 related by blood, it was totally legal. My point
14 is each one of them owned a car. So the upstairs
15 apartment had six cars, the downstairs apartment
16 had six cars by right, legally. What do you do
17 when you put four apartments over the Gusmar
18 building? I mean, I can't imagine that, I can't
19 imagine that happening.

20 So I would be -- I understand Julia is --
21 she's anxious to get this rolling and stuff, but
22 you can't throw the baby out with the bath water.
23 You gotta -- you gotta kind of look at the big
24 picture. You know, you can't -- you can't be
25 hyper-focused on I got to get this kid into an

1 apartment and let him live here and join the Fire
2 Department. That's a noble effort, but you got to
3 look at the bigger picture.

4 So unless you're prepared to throw the code
5 book out the window, which it kind of sounds like
6 you might be, I don't know. But I'm kind of
7 thinking it's working, maybe not to everybody's
8 satisfaction, but I'm kind of thinking it's
9 working, but -- and I don't even understand why
10 you would consider, unless you change the zone,
11 unless it's not R-1 anymore, now it becomes R-2,
12 the whole thing. It's R-1, it's like a one-family
13 house. How could you even consider -- I'm
14 sorry -- putting a second apartment there? Just
15 change it to the R-2.

16 I don't understand. It seems like we're
17 kind of getting into this and -- and we're like
18 diagnosing like, well, this doesn't work, so we'll
19 try this, this doesn't work, we'll try this. And
20 maybe that's good over the long term, but over the
21 short term, that doesn't work.

22 So I -- and I could name five more code
23 chapters that -- what the Attorney spoke about
24 tonight, that you would have to revise. So if
25 you're talking about one chapter of the code or --

1 yeah, okay, that makes it easy, you change a few
2 words and you do this. But if you're -- if you're
3 talking about doing that and it affects 22
4 different other things, then -- then you should
5 just rewrite the whole code.

6 Okay. Thanks. Thanks for listening.

7 WILLIAM SWISKEY: William Swiskey 184 Fifth
8 Street, Greenport, New York.

9 You were discussing before the Sandy Beach
10 sewer, right?

11 MAYOR HUBBARD: Yes.

12 WILLIAM SWISKEY: I understood. So there
13 were two separate contracts that were discussed?
14 One was with the Sandy Beach Property Owners
15 Association, the other one with Safe Harbor, or
16 whatever, LLC, it's trying to hide under right
17 now, which makes me a little bit suspicious about
18 the whole thing. But, anyway, what do these
19 contracts entail? Are they agreeing to pay the
20 Village for the sewer, or --

21 MAYOR HUBBARD: Yes.

22 WILLIAM SWISKEY: So what does each
23 contract -- do you have a total cost?

24 MAYOR HUBBARD: Well, it was 15,000, is the
25 total cost. They're making a down payment when

1 they sign the contract. When the construction is
2 half done, they're paying another payment. When
3 it's finally connected, they make the last one.

4 WILLIAM SWISKEY: Do we have any idea what
5 the total cost is going to be?

6 MAYOR HUBBARD: Until we get to the design
7 part, no, we don't know what the overall cost is
8 going to be yet.

9 WILLIAM SWISKEY: So they could basically
10 say this is too much and walk away, right?

11 TRUSTEE PHILLIPS: Correct.

12 MAYOR HUBBARD: No. They're signing a
13 contract with their commitment. It's going to be
14 15,000 per household for the 24 households.

15 WILLIAM SWISKEY: Yeah, all right. That's
16 for Sandy Beach. That's the maximum they're going
17 to pay, then, 15,000?

18 MAYOR HUBBARD: Correct.

19 WILLIAM SWISKEY: All right. So now what
20 about Safe Harbor, what are they going to pay?

21 MAYOR HUBBARD: We don't have a price on
22 that yet. I mean, Paul has been working with them
23 with prices. It's in a range. It may not cover
24 the full cost. We may have use some of our money
25 to cover whatever might be incidental on it. But

1 they're doing the easement and running the pump
2 down their property and connecting the pipes to
3 the edge of their property. Then the rest would
4 be on --

5 WILLIAM SWISKEY: Now, I don't know how this
6 sewer is -- perhaps Paul could explain. Is this
7 sewer going to run all the way up the street and
8 up Manhasset to the Village, or is it going to go
9 across the creek?

10 MAYOR HUBBARD: It's going to go across the
11 creek. It's coming through Stirling Harbor
12 property, Manhasset through Stirling Harbor
13 property, connected to the pump station on Manor
14 Place.

15 WILLIAM SWISKEY: All right. That makes
16 more sense, yes.

17 There's one other thing I want to ask about.
18 Now, when I asked months ago about that drain on
19 Fourth Street, that it really wasn't working, I
20 was told that it was perfect, that I didn't know
21 what I was talking about. Well, it seems to me
22 now the Village is acknowledging it's got a big
23 problem. Are you considering going after the
24 engineers who designed it?

25 MAYOR HUBBARD: We haven't at this point.

1 It's just they went through, they did the borings,
2 went through a layer of clay, and it still is not
3 draining as designed. I mean, it was -- we had a
4 design by engineers and they were approved by the
5 County, who gave us a grant, and the County
6 engineers approved the design of all three of
7 them, so -- and the County is the one who gave the
8 money for it, so.

9 WILLIAM SWISKEY: Well, it seems to me like
10 somebody didn't really do much of a -- it's like
11 the one on Fifth Street that doesn't work, you
12 realize that. The water, it's about that high
13 from the top of the grade, and every time it
14 rains, what happens is that little bit of area
15 that's there, that fills up, then the rest of the
16 water comes out the drain by the pipe that goes
17 overboard. So you're not preventing any runover.
18 You know, you're not preventing any pollution from
19 going into the pay there. I think you should
20 consult your engineer on that one and why that was
21 so poorly designed.

22 MAYOR HUBBARD: Well, that's a different
23 engineer, but that's a different project, I guess.

24 WILLIAM SWISKEY: Well, I think the Village
25 needs to -- these two projects have gone terribly,

1 horribly wrong, and we spent a lot of money,
2 probably close to the neighborhood of a million
3 dollars, right?

4 MAYOR HUBBARD: The two -- no. The one on
5 Fifth Street was coming through the PSE&G work
6 that was done down there, and they took care of
7 that. The one on Fourth Street was done with a
8 County grant, and I think the County grant was
9 290, around just under \$300,000 for the three road
10 ends.

11 WILLIAM SWISKEY: Well, that isn't what I
12 remember seeing in the voucher summary report,
13 what we paid these people, and it was a lot of
14 money. You know, I could be wrong about that
15 and --

16 MAYOR HUBBARD: I just know what we paid out
17 and what we got reimbursed from the County for.

18 TREASURER BRANDT: It was 50-50. We got --

19 WILLIAM SWISKEY: But what was our 50
20 amount, if you don't mind?

21 TREASURER BRANDT: Two --

22 CLERK PIRILLO: 287, about 287.

23 WILLIAM SWISKEY: 287. All right. Thank
24 you. So that's a quarter of a million dollars.
25 And now there's one other thing that I'm

1 curious about. Have we gotten any money back from
2 the microgrid people at New York State yet or not?

3 TREASURER BRANDT: Yes.

4 ADMINISTRATOR PALLAS: Yes.

5 WILLIAM SWISKEY: We have?

6 TREASURER BRANDT: Sure.

7 WILLIAM SWISKEY: Well, how come, then,
8 we're paying Haugland Energy out of our --
9 basically our depreciation fund?

10 TREASURER BRANDT: And then they would get
11 reimbursed for that. And we've gotten 600,000
12 back so far, and we're awaiting another eight.

13 WILLIAM SWISKEY: Yeah, so --

14 TREASURER BRANDT: They're pretty quick,
15 Bill, about getting us reimbursed.

16 WILLIAM SWISKEY: We're almost down -- we're
17 almost down a million dollars. But the money is
18 coming in?

19 TREASURER BRANDT: And I take it out to
20 cover the expense, and then I put it back in when
21 I --

22 WILLIAM SWISKEY: All right. Thank you,
23 Bobby.

24 TREASURER BRANDT: Okay.

25 WILLIAM SWISKEY: Have a good day, people.

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

3 (No Response)

4 MAYOR HUBBARD: Okay. I'll offer a motion
5 to adjourn the meeting at 9:48.

6 TRUSTEE MARTILOTTA: Second.

7 MAYOR HUBBARD: All in favor?

8 TRUSTEE CLARKE: Aye.

9 TRUSTEE MARTILOTTA: Aye.

10 TRUSTEE PHILLIPS: Aye.

11 TRUSTEE ROBINS: Aye.

12 MAYOR HUBBARD: Aye.

13 Opposed?

14 (No Response)

15 MAYOR HUBBARD: Motion carried.

16 (The meeting was adjourned at 9:48 p.m.)

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