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

Third Street Firehouse
April 21, 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: Call the meeting to order
3 with the Pledge to the Flag.

4 (Pledge of Allegiance)

5 MAYOR HUBBARD: Thank you. Okay. We'll
6 start with the Fire Department report. Chief
7 Wayde Manwaring is here.

8 CHIEF MANWARING: How are you all doing? I
9 hope you got all our reports for the month.

10 MAYOR HUBBARD: Yep.

11 CHIEF MANWARING: There's no applications
12 for membership. And as you all can see, I was
13 elected back in again as the Head Engineer. I
14 have -- Albie De Kerillis will be my First
15 Assistant, and Craig Johnson will be my Second
16 Assistant. Hopefully, next month we'll have a
17 little more to tell you.

18 MAYOR HUBBARD: Well, congratulations to all
19 of you.

20 TRUSTEE MARTILOTTA: Well done.

21 MAYOR HUBBARD: Any questions for the Chief?

22 TRUSTEE MARTILOTTA: Congratulations.

23 TRUSTEE PHILLIPS: No.

24 MAYOR HUBBARD: Okay, all good. Thank you.

25 Okay. We'll do the Village Administrator

1 report, Paul Pallas.

2 ADMINISTRATOR PALLAS: Thank you, Mr. Mayor.
3 So a couple of add-on items on my discussion list.
4 The first one I want to -- I wanted just to talk
5 about just very briefly.

6 I had sent an email out to you all regarding
7 the Climate Leadership and Community Protection
8 Act that the State had passed two years ago, and
9 the CAC, which is -- I don't know, I forget their
10 acronym, it's irrelevant. It's a group that's
11 been in charge at the State level to implement
12 some of these new laws on environmental cleanup,
13 the air. The rules say that we have to be at 70%
14 statewide, 70% carbon free by 2030, and carbon
15 neutral by 2040.

16 We are -- our State Association is working
17 on comments. I had mentioned that in my email.
18 We're continuing to work through those comments.
19 The deadline was extended to June, I believe. It
20 was originally this month, but they extended it to
21 June, because it was just too extensive. They are
22 holding hearings throughout the state.

23 The other, the second piece of this, the
24 funding that becomes available to implement this,
25 the law requires that 35, minimum 35%, up to 40%

1 of the money that becomes available will be
2 allocated to what's known as disadvantaged
3 communities, and Greenport is. They're done by
4 census track. Greenport is a -- its own census
5 track in total. There's other communities where
6 bits and pieces are broken up into different
7 census tracks. So we are on that list. That's
8 the good news, that money -- it's a draft, but it
9 could change. But we should be able -- I believe
10 we'll end up staying on the list.

11 The Association is -- we haven't decided if
12 we're going to make comments on that yet, we may.
13 The good news is that we might have access to a
14 little bit more money. The bad news is that half
15 of the state is in that same category. So even
16 though 30 to 40%, 35 to 40% of the money is going
17 to be allocated, it's so watered down that I don't
18 know how much of a difference it's really going to
19 make. But I just wanted to keep you up to date on
20 that. And as those comments get prepared, I will
21 send them out to you all.

22 The next item that I'm adding on, NYSERDA, I
23 don't know if I had reported this last month or
24 not, but NYSERDA has a program opportunity notice
25 that is specifically geared for municipal

1 utilities and cooperative utilities. Typically,
2 we are not eligible for NYSERDA grants, because
3 their -- most of their funding comes from an adder
4 that goes on to investor-owned utility bills. So
5 we don't -- we don't have to pay that, so we're
6 not eligible for the money.

7 This money is -- was allocated for us. It
8 comes from -- what's known as RGGI funding, which
9 two of our -- two of the State members of the
10 Association do pay into. So we -- we've been
11 working on trying to get this money allocated to
12 the municipal utilities for 20 years. I went to
13 many, many, many meetings to try to get this
14 allocated, they finally did.

15 The entire pot of money is only \$3 million
16 spread across 51 municipal and cooperative
17 utilities. Not a lot of money, but it's a foot in
18 the door. And one of the ideas of trying to do
19 this with the infrastructure funding coming out
20 any day now, it's kind of like a stepping stone to
21 get to that money, because that money is also
22 going to be flowed through NYSERDA as well. So we
23 need to show NYSERDA that we can actually
24 implement these projects. We've been asking them
25 for 20 years, so now we have to actually do

1 something.

2 I have two projects that I'm considering
3 applying for. One is for street lights, LED
4 street lights that also has a monitoring component
5 to it. It would serve as sort of an outage
6 management system, a simple outage management
7 system. So I'm going to use that as one of the
8 applications. The second one I'm thinking about,
9 with the two microgrid projects we've done with
10 the battery storage components, to try to find a
11 way to control them a little bit differently, so
12 that they discharge when the -- when prices are
13 high. Not necessarily when we're at any kind of a
14 peak, but when energy prices are high, so that it
15 offsets some of the higher costs. Not a lot of
16 capacity, but it would just be a proof of concept
17 kind of an application. So those are the two that
18 I'm looking at. I just wanted to let you know
19 about that.

20 In speaking of the infrastructure dollars,
21 as part of the meeting I just got back from
22 Upstate with -- New York Power Authority was --
23 attended the meetings as well. We met with them
24 to discuss ways to work with them on infrastructure
25 grant applications, and they have agreed to

1 actually work with all the municipals to help us
2 make these applications. It's a very difficult
3 process to get through and complex, and, you know,
4 it's -- we don't have the staffing, really, to do
5 as good a job as we could do. But NYPA has agreed
6 to help us through that process once that money
7 becomes available. I have a couple of meetings
8 scheduled with them over the next month or two to
9 discuss the process for that. So just again, just
10 wanted to let you know about that.

11 On the microgrid project status, the
12 generator is here outside. They've taken down
13 part of the building to accommodate that. They're
14 pouring the foundation for the battery bank here.
15 So that project is moving still very well, both on
16 the generator side, the solar panel side, and the
17 distribution side. So we're happy with that
18 project as it -- as it's going down.

19 I did skip the -- does somebody have a
20 question?

21 TRUSTEE ROBINS: I have a question, Paul.
22 Not a question, a comment.

23 Going back to the streetlight program, in
24 one of the conversations I had last night with one
25 of the NYAPP reps, talking about the smart --

1 they're basically like smart street lights. They
2 call it a node, I think. It has a sensor in it,
3 and anything can be programmed to do just about
4 anything.

5 ADMINISTRATOR PALLAS: Yeah.

6 TRUSTEE ROBINS: It can be used actually, he
7 told me, for speed control cameras. I mean, they
8 can -- they could be, you know, outfitted with
9 almost any capability --

10 ADMINISTRATOR PALLAS: Yep.

11 TRUSTEE ROBINS: -- you know, depending on
12 what a municipality wanted, so --

13 ADMINISTRATOR PALLAS: Right.

14 TRUSTEE ROBINS: And, you know, this would
15 be an opportunity for us, rather than doing a
16 piecemeal replacement, to do the whole thing at
17 one time if we got the grant, correct?

18 ADMINISTRATOR PALLAS: Correct, yes. That's
19 exactly the plan, yep. Initially, I was looking
20 at only just doing the simple street light, but in
21 thinking about this grant opportunity, it just
22 seems to make sense to me to expand it a little
23 more to include this monitoring component.

24 The first item on my list is the effluent
25 reuse project. I don't have any anything,

1 anything new to report, really. I just want to
2 remind you we're kind of at a standstill in that
3 process at this stage. We are still investigating
4 alternatives. We're going to need to -- in order
5 to progress that at all, we're going to need to do
6 a little bit more investigative work, which is
7 going to cost money, unfortunately. But I will
8 report next month in a little more detail than
9 that. I'm still gathering some information on it.

10 Ferry queue project, nothing from the DOT
11 yet. You know, we do reach out to them on -- you
12 know, on a biweekly or monthly basis to see if
13 they have any comments. We have -- they --
14 they're still working on it, they tell us.

15 The one piece that we are continuing to
16 progress is an agreement with the -- with the MTA.
17 The Village Attorney and I have been reviewing the
18 draft grant. We have some work to do on that, but
19 there's no -- no issue from the MTA at this stage.
20 They're willing to enter into an agreement, which
21 I knew going in, but now I've got the paper to
22 prove it. So that's moving in the right direction
23 as well.

24 I did want to mention that Mayor Hubbard had
25 sent the information from Senator Schumer's Office

1 on appropriation requests, and we were able to
2 craft an application for a bulkhead grant, so that
3 was submitted. Again, I don't know if it's going
4 to go anywhere, but at least it puts it on the
5 radar that, hey, this is a major project that
6 we're -- the Village desperately needs, and so it
7 won't be foreign when we start knocking on doors
8 later on. So it's a -- if we get nothing out of
9 this, it's at least some of that.

10 TRUSTEE ROBINS: Paul, one more question.
11 Is it possible on that bulkhead grant to tie that
12 in with sea level change and climate change, you
13 know, that we -- I mean, we are talking about
14 making that bulkhead higher, aren't we?

15 ADMINISTRATOR PALLAS: Correct. I think,
16 if -- yes, the short answer is yes.

17 TRUSTEE PHILLIPS: That was -- that was
18 brought up --

19 ADMINISTRATOR PALLAS: Yeah, it --

20 TRUSTEE PHILLIPS: -- a couple of years ago,
21 when we would -- when the project was getting in
22 the development stage.

23 ADMINISTRATOR PALLAS: Correct, as part of
24 the design package. I think --

25 TRUSTEE PHILLIPS: Package, yeah.

1 ADMINISTRATOR PALLAS: I think even the --
2 if I -- if I understand correctly, DEC almost
3 requires you to go higher.

4 TRUSTEE PHILLIPS: They do now, it would
5 seem.

6 ADMINISTRATOR PALLAS: So that would have
7 been part of the permit process, which we do -- we
8 do have. Those are the only discussion items. I
9 do have a couple of resolutions.

10 Just APPA, America Public Power Association
11 annual conference in June. They haven't -- they
12 had one last year, but I didn't go, and I hadn't
13 gone for a couple of years. But I would -- I
14 think it's important to go. And with all the
15 things that are going on, particularly at the
16 Federal level, with all this money that's
17 hopefully coming our way, I think it's important
18 just to keep -- keep abreast of all that
19 information.

20 And it's our annual MS4 report consultant
21 services, that's -- yeah, that's on for
22 resolutions.

23 That's it for me, unless anybody else has
24 any questions.

25 TRUSTEE PHILLIPS: Who is for the MS --

1 who's the consulting service?

2 ADMINISTRATOR PALLAS: Holzmacher.

3 TRUSTEE PHILLIPS: It's Holzmacher?

4 ADMINISTRATOR PALLAS: Yeah.

5 TRUSTEE PHILLIPS: Okay.

6 MAYOR HUBBARD: Any questions for Paul?

7 (No Response)

8 MAYOR HUBBARD: Okay, thank you. Village
9 Treasurer report, Robert Brandt.

10 MR. BRANDT: Good evening, everyone. A
11 couple of items here.

12 The Mayor has made a recommendation to amend
13 the tentative budget by increasing allocation to
14 Account A1002, which is Business Improvement
15 District, by \$2,500, and, of course, increasing
16 the appropriations in the same amount. I would be
17 amending the resolution to adopt the tentative
18 budget to include the change to the budget. Any
19 questions on that?

20 TRUSTEE PHILLIPS: No. I think it's --

21 MR. BRANDT: I do want to make two points on
22 that. It increases the levy as reported to New
23 York State in regard to the tax cap reporting, but
24 this does not impact the tax rate to the
25 taxpayers, just for clarity on that. Anything,

1 anyone?

2 (No Response)

3 TREASURER BRANDT: Just some information.
4 Our auditors, BST, have scheduled the field work
5 for the electric audit. That is Wednesday, July
6 20th through Friday, July 22nd.

7 Likewise, I got confirmation today from
8 Cullen and Danowski for the Village-wide. They'll
9 be doing interim field work July 25th through
10 July 29th, and the actual number testing on
11 September 19th through the 23rd. I'll send out an
12 email so you all have the dates on record.

13 As a side note, I also received an email
14 this evening, just before getting here, from the
15 auditors. The fixed asset report is finally
16 complete. They'll be mailing out bound copies.
17 We should have them in a couple of days.

18 That's all I have. Any questions on my
19 report?

20 (No Response)

21 TRUSTEE ROBINS: Thank you, Robert.

22 MAYOR HUBBARD: Okay, thank you.

23 TREASURER BRANDT: Okay, thank you.

24 MAYOR HUBBARD: Okay. The Village Clerk
25 report, Sylvia Pirillo.

1 CLERK PIRILLO: Hi. Good evening, everyone.
2 Starting as usual from the end, the add-on.
3 There's an add-on resolution for our annual
4 Intermunicipal Agreement with the Town of Southold
5 for the marine -- excuse me, for the marine
6 pumpout station, so I'll be adding that on. I
7 received the agreement just recently.

8 The PERMA annual report tells us that our
9 experience rating, known by the acronym EMF, has
10 been steadily improving. This year it improved to
11 a .86, which is excellent, an excellent rating.
12 Any rating under 1.0 is known to be an extremely
13 good one, and with that, we should be seeing a
14 return of premium, as they call it, coming to us
15 shortly.

16 We've had a request from the Impossible
17 Dream, the ship that has been with us one or two
18 times before. I know they came last year with
19 much success. They would like to join us again
20 from June 28th through July 1st, and have two
21 sails during that time. Each sail accommodates 10
22 to 12 passengers.

23 I will discuss this request with Rich
24 Albanese upon his return, because they did ask for
25 C Dock, which is where they were before. So I

1 just want to make sure before we say, assuming
2 that the Board approves it, that we say that they
3 can come to us, that the space is available.

4 Is there any discussion on that, or is there
5 agreement that they can join us again?

6 TRUSTEE PHILLIPS: No, I think it's a great
7 thing.

8 MAYOR HUBBARD: I think it's great, so I
9 think we should just move it forward, unless
10 anybody's got --

11 TRUSTEE PHILLIPS: Yeah, no, no, no. I had
12 an opportunity, Mark and I had an opportunity to
13 visit with them before they left, the captain and
14 the crew members. It was quite impressive.

15 CLERK PIRILLO: I did the same. They're
16 very experienced, very knowledgeable, friendly,
17 and the passengers are really so appreciative of
18 it. I know we had several Peconic Landing
19 residents join, so they were very happy to be
20 there.

21 Going to my report, just under
22 informational, I did rerun the add for Traffic
23 Control Officer, and we are now extending the
24 receipt of applications or resumes to -- through
25 May 12th.

1 Regarding the letter of support to the DEC
2 on behalf of the Widow's Hole project, I want to
3 iterate that my wording says, "Attached letter".
4 And the letter that's attached to my report is not
5 the letter that we're sending to the DEC, because
6 the Board first needs to discuss what that letter
7 should say and how you would like to proceed with
8 it, so that was simply a sample. So I wanted to
9 call your attention to that. I don't know that
10 the wording implied that.

11 The contract with Christina Sun for swim
12 lessons: Swim lessons are proposed to take place
13 on Mondays and Wednesday for toddlers from 4:30 to
14 5:30, for beginners from 5 to 6 p.m., and for
15 intermediate swimmers from 6 to 7 p.m.

16 For Dances in the Park, we have three new
17 bands that will be performing this year, and that
18 in no way precludes what we're trying to do, which
19 has -- which is to showcase our local talent, and
20 we intend to do that prior to the regularly
21 scheduled program. I'm working with Trustee
22 Clarke and we are working together with the school
23 and local performers vociferously to try to make
24 that happen.

25 At the same -- in the same vein, I'd like to

1 thank Jamie Schott for volunteering his services
2 for that, so that we can work as a team to make
3 that happen for locals.

4 And I have nothing further, unless there are
5 questions.

6 TRUSTEE PHILLIPS: On the resolution
7 approving or requesting approval for the public
8 assembly for the Third Street basketball court,
9 are we going to be providing garbage pickup for
10 them, or is that part of --

11 CLERK PIRILLO: I believe that there are
12 trash cans in the area.

13 TRUSTEE PHILLIPS: Okay.

14 CLERK PIRILLO: As with any other event,
15 they are responsible to take garbage.

16 TRUSTEE PHILLIPS: Okay, okay.

17 CLERK PIRILLO: And I believe not having
18 heard to the contrary, that they did so last time
19 and did a good job at it.

20 TRUSTEE PHILLIPS: Okay. I'm just at this
21 point -- I mean, I think it's a great thing.
22 Don't get me wrong, I think it's great. I just --
23 just it's probably going to be bigger than last
24 year, and I just assume that they'll be out into
25 the street a little bit, or do they contain

1 everybody on the -- on the court?

2 CLERK PIRILLO: I can't answer the question
3 because I wasn't able to attend last year, so I'm
4 not sure of the format.

5 TRUSTEE PHILLIPS: Okay. I just -- I just
6 don't want them caught with traffic, you know what
7 I'm saying?

8 CLERK PIRILLO: We didn't hear that that
9 happened last year. I'm sure that we would have
10 heard about it. We didn't hear that that
11 happened. However, when I reach out to the
12 organizers, I'll relay your two points.

13 TRUSTEE PHILLIPS: I mean, if we need to
14 have Southold Town help, Police Department help
15 deal with traffic, or maybe shut that section off
16 for the duration of the tournament, you know, what
17 I'm saying?

18 CLERK PIRILLO: I don't know that the
19 tournament spills out into the street, I haven't
20 been told that. We haven't been asked for the use
21 of the street, we've only been asked for the use
22 of the court.

23 TRUSTEE PHILLIPS: Okay.

24 TRUSTEE ROBINS: In the past I've never
25 noticed it kind of in the street before.

1 TRUSTEE PHILLIPS: But, as I said, I find
2 it's going to grow from what it was last year,
3 because that is the goal of -- and it's gathering
4 the youth --

5 CLERK PIRILLO: Sure.

6 TRUSTEE PHILLIPS: -- to participate. So I
7 just want to make sure that we anticipate some
8 issues, that's all.

9 MAYOR HUBBARD: I mean, we can ask the
10 organizers and close up a couple of parking spots
11 and put barricades about that in the parking area
12 in front of the park. If we need -- if they feel
13 it's needed, and block off three parking spots
14 right in front of the court, so people could stand
15 out there if it's needed. I was unable to attend,
16 so I don't know how many people were there.

17 TRUSTEE PHILLIPS: I wasn't either, but I do
18 know that the youth is -- you know, with the skate
19 park starting to develop for youth, and I know
20 these two young ladies are being very active in
21 getting the youth to have, you know, these type of
22 activities, and I think that they're anticipating
23 it increasing. So I'm just --

24 MAYOR HUBBARD: Okay. Well, ask them if
25 they need extra space, and then we could just

1 block off -- you know, the Road Department can put
2 down barricades and block off three spots, and
3 they would stand in that extra 8 feet of road area
4 right there. That would be no problem at all.

5 CLERK PIRILLO: I'll reach out to them.

6 TRUSTEE PHILLIPS: Okay, thanks.

7 CLERK PIRILLO: You're welcome.

8 MAYOR HUBBARD: Okay. Any other questions?

9 (No Response)

10 MAYOR HUBBARD: Okay, thank you.

11 CLERK PIRILLO: Thank you.

12 MAYOR HUBBARD: Okay. The Village Attorney
13 report.

14 ATTORNEY PROKOP: Hi, good evening. Thank
15 you. So I have also a few things that I'd like to
16 start off with that are not on my report, but I
17 would like to mention them now.

18 The first is that we continue to have a
19 particular property in the Village that's been a
20 problem as far as debris and not being kept up,
21 significant. We -- you did authorize me once --
22 you did authorize the Village once before to -- to
23 commence an action to gain access to the property,
24 and also to undertake some action to clean it up.
25 I'd like to have that renewed. This -- I'm sorry

1 it didn't make it to my report, it's just come up
2 in the last couple of days with my discussion with
3 Code Enforcement in the Village. But if that's
4 okay, I'd like to add that.

5 I was told by one of the other attorneys
6 that's involved with the case regarding Guyer,
7 that an appeal was filed of the judgment. I
8 haven't seen that myself, but I just want to let
9 you know that the word -- there is information
10 that an appeal has been filed. So if there -- if
11 one was filed, I don't know that it was proper or
12 not. I may move to dismiss it. We'll have to
13 see, you know, what the -- what it looks like
14 procedurally, but I will follow up with an email
15 when I find out for sure.

16 The Board directed me at last month's
17 meeting to contact the Town of Southold regarding
18 the new community housing tax, and Mayor, you
19 directed me to do that. So what happened in the
20 meantime since last month, just to update you, is
21 I did -- I was able to get the text of the law
22 and research it. And what's involved is the State
23 has authorized the East End towns to charge an
24 additional one -- excuse me, an additional 1/2%,
25 in addition to the 2% transfer tax that's in

1 existence now, with that 1/2% being allocated
2 towards community housing. And in order to
3 qualify for that money, a Town has to come up with
4 a community housing plan that's approved by their
5 Town Board.

6 If there's a village -- if there's a village
7 located in the Town, the village can, through
8 the -- come up with its own community action plan
9 or community housing plan and make that part of
10 the Town plan. There is a -- there was -- there
11 is a cooperation provision in the law, and you --
12 in accordance with the instructions that you gave
13 me, I contacted the Town and told them that the
14 Village would be interested in working with the
15 Town on this.

16 I did hear back from the Deputy Town
17 Attorney, who is working on this, and, you know,
18 which was a pleasant surprise for me, and he was
19 amenable to this, and said that when the Town
20 adopts a resolution, if and when the Town adopts a
21 resolution, that the Village will be mentioned in
22 that resolution. I'm going to be confirming that.
23 But one of the things that we -- the Village will
24 need to do is to come up with some kind of a plan
25 to fold into the Town's plan. You know, we don't

1 want the Town plan to be the Village plan, we want
2 the Village to have its own say in what will be
3 happening with this.

4 So if we can move on that, then I think that
5 we can get -- the Village would be able to have
6 some allocation of the 1/2% money that accrues
7 from transactions in the Village allocated to the
8 Village community housing plan, rather than the
9 Town plan.

10 TRUSTEE PHILLIPS: Do we have to pass a
11 resolution? Aren't we -- isn't that what was in
12 the law, that we have to pass it, we have to
13 create a resolution to let the Town know that?

14 ATTORNEY PROKOP: Right. So what I was
15 going to -- yes. And I was going to formalize
16 that in a letter, and I'd to say in the letter
17 that the -- accompany the letter with the
18 resolution that we adopt. So now that we've got
19 this information and I've been able to speak with
20 the Attorney -- I did speak to him on the phone
21 about two weeks ago. I spoke to him in person
22 about it yesterday, and I would like to have a
23 resolution confirming that, please, if I could.

24 MAYOR HUBBARD: Okay. You want that for
25 this month?

1 ATTORNEY PROKOP: Yes, I think -- I think
2 it's value -- it's important that it's this month,
3 yes.

4 TRUSTEE PHILLIPS: Yeah, we need to get it
5 this month, I think.

6 MAYOR HUBBARD: Okay.

7 ATTORNEY PROKOP: In the -- following up on
8 that, I wanted to let you know that a few months
9 ago, we -- when -- I think it was when the central
10 pump station equipment was replaced, when there
11 was a major investment plan by the Village, or
12 undertaken by the Village, on pumping equipment, I
13 did notify the Town that we, the Village -- that
14 the Village wanted to be considered for some of
15 the CPF money to fund that. Mayor, this was
16 something that you had -- that you brought up.
17 And because the CPF, the CPF funds were --
18 Community Preservation Funds were originally
19 created 20 -- I guess 20 years ago now, 10 or 20
20 years ago, with the idea that they were going
21 to -- it was for land preservation. But about
22 seven or eight years ago, the State added language
23 where some of the money could be used for water
24 improvement or water quality improvement. So I
25 did make an application to the Town to be

1 considered for some of the money on -- an
2 allocation of the money on that basis. We haven't
3 heard anything back from the Town on that
4 particular request. But now that we have a
5 dialogue with the Town Attorney's Office, which is
6 something new for the Village, I will pursue that
7 with Mr. Burke also.

8 MAYOR HUBBARD: Okay, thank you.

9 ATTORNEY PROKOP: I just want to mention, we
10 have -- we have had for about two years now
11 litigation involving a variance that was denied
12 for 412 Third Street, and the -- as of tomorrow,
13 that -- the papers on that case will be submitted,
14 fully submitted to the Judge, and then we'll be
15 waiting for the Judge to make a decision on that,
16 so we could have a decision at any time.

17 Okay. Finally -- I was just seeing if
18 there's anything else I wanted to talk about
19 before I talk about -- spoke about the parking
20 resolution.

21 So I did do some further work on the draft
22 of the parking law that I'm proposing for the
23 Board to consider, and I spoke -- I did -- I did
24 get -- I did receive input from several of the
25 members of the Board and explanations of what

1 their -- what -- their understanding of what they
2 would like to see in the law was, and it seemed to
3 be pretty fairly uniform, those comments. And,
4 basically, what -- what I'm proposing to the Board
5 is that we don't completely take away the
6 grandfathering provision, as I had originally
7 proposed. You know, that provision that if the
8 building was existing as of 1991, then the
9 building would be exempt. But, instead, what --
10 what's proposed is that the -- provided a use
11 stays the same and does not -- as long as the use
12 stays the same from one owner to another owner, or
13 as long as an owner doesn't change the use, so
14 it -- so it's a new use requiring more parking, or
15 an intensification of the existing use, I think I
16 used by more than 20%, if I'm not mistaken, as a
17 suggestion, then there -- then the -- there's no
18 new -- no additional parking requirements.

19 So if the same use goes to -- if the use
20 goes to the same use with a new owner, or an
21 existing owner changing the name of the business,
22 something like that, then there would not be --
23 not be a triggering of the parking requirement.
24 However, if there's a sale of the -- if there's a
25 change in the ownership, and by virtue of that,

1 there's a change in the business, or there is an
2 intensification of the business which does
3 increase the parking requirement, then the
4 exemption would be -- there would be no exemption
5 and the full parking would be required.

6 And I continue to propose that there's a
7 limit on the waiver that the Planning Board can --
8 can exercise, which is -- which is that the lesser
9 of 50%, or 20 spaces, that I proposed the last
10 time. A couple of the members of the Board have
11 made me go through the math on this, and I think
12 it makes sense. You know, it was torturous going
13 through it, but I think it does make sense, and
14 I'm happy to explain it to the Board.

15 The one thing that was -- I was asked about,
16 which I agree is quite an open question, is that
17 in our code, there's no -- there's no trigger to
18 go to the Planning Board if there's no change in
19 the use, if I'm not mistaken. So if a new owner
20 comes in and takes over, but there's no change in
21 the use, the use stays the same, I think we've set
22 up our code now so there's no -- there's no
23 trigger for the Planning Board to be involved. So
24 I think we might have to amend that provision
25 also, so that there would be a trigger if the

1 parking -- if the parking was triggered.

2 TRUSTEE ROBINS: But that -- but then that
3 would involve an intensification of use, correct?

4 ATTORNEY PROKOP: Intensification of use or
5 a change of use. So if it's a change of use which
6 increases the requirement, or an intensification
7 of the same use which increases the requirement,
8 then that would be true.

9 TRUSTEE ROBINS: If you have 60 tables, and
10 now you're going to have 120 tables.

11 ATTORNEY PROKOP: Correct.

12 TRUSTEE PHILLIPS: Okay. I'm confused,
13 because didn't we change something under this,
14 special events with the use of the building? If
15 it was the same use, he just got approval from the
16 Building Department?

17 ATTORNEY PROKOP: That was for special
18 event. That was --

19 TRUSTEE PHILLIPS: No, it wasn't.

20 ADMINISTRATOR PALLAS: Yeah, that's a
21 separate -- those are two -- what the Village
22 Attorney is talking about is not that. That's
23 what -- that was a separate, separate thing that
24 was done. They get five times -- it was five?

25 TRUSTEE PHILLIPS: It was five times. But

1 didn't we do something where if the -- if the --
2 it was in the commercial retail, and it was still
3 a commercial retail use.

4 CLERK PIRILLO: Mayor, the special event
5 permit pertains more to public assembly permit
6 applications.

7 TRUSTEE PHILLIPS: Right, but we --

8 TRUSTEE CLARKE: You're thinking about the
9 example where a former Trustee moved into a retail
10 establishment --

11 TRUSTEE PHILLIPS: Right.

12 TRUSTEE CLARKE: -- and questioned the need
13 to go before the Planning Board for a change of
14 use when it was switching from "X" to "Y". And it
15 was changed at that time to reduce the workload on
16 the Planning Board, from what I understand, but it
17 has been discussed every year since that time,
18 since I've been on the Board.

19 ATTORNEY PROKOP: I think it was things
20 like -- that's right, but I think it was things
21 like the -- if a restaurant wanted to have a
22 trivia night, you know, or something like that,
23 which I'm --

24 TRUSTEE PHILLIPS: Okay, but was -- isn't
25 there something that when the building -- when

1 someone, a building -- blah, blah, blah. The
2 Building Inspector, or he gets an application in
3 for a new business, and he goes to take a look at
4 that business, and they haven't changed the inside
5 of the building at all, in other words, they have
6 the same site.

7 ADMINISTRATOR PALLAS: Yeah.

8 TRUSTEE PHILLIPS: It doesn't -- that
9 doesn't go to Planning Board anymore.

10 ADMINISTRATOR PALLAS: No. That's what the
11 Village Attorney was referring to.

12 ATTORNEY PROKOP: That's what I'm talking
13 about.

14 ADMINISTRATOR PALLAS: That's exactly what
15 he's referring to. There is -- there are triggers
16 that would require Planning Board.

17 TRUSTEE PHILLIPS: Right.

18 ADMINISTRATOR PALLAS: If a building -- I
19 may have missed one or two, but if there's a
20 building permit required, it's automatic, goes to
21 the Planning Board. If it's -- if it's a new
22 conditional -- changing a conditional use or
23 creating a conditional use, it goes to the
24 Planning Board. So I think there's a third, but
25 it escapes me now. But those are the -- that's

1 what the Village Attorney is referring to.

2 TRUSTEE PHILLIPS: Okay, all right.

3 ATTORNEY PROKOP: And then there's still
4 the -- I've spoken to several of you, several
5 people about this, and there's still the
6 interaction between the Planning Board and the ZBA
7 where, you know, somebody gets done with dealing
8 with the Planning Board, if they don't like what
9 they come up with, we don't want to have a
10 loophole where they can just go through another
11 Board and try to get relief from that Board
12 instead. So we're --

13 TRUSTEE PHILLIPS: Well, wait a minute.
14 Wait a minute, wait. Aren't they entitled to have
15 that according to the law? Aren't they allowed
16 according to State law? I mean, if they're not
17 happy with what the decision is of either the
18 Planning Board or the -- the Enforcement Officer,
19 they have the right to go to Zoning Board,
20 don't -- do they not?

21 ATTORNEY PROKOP: Actually, they have a
22 right to -- I -- from the Building Inspector or
23 from the law. I'm not sure that they can go
24 directly to the Planning Board -- directly to the
25 ZBA if they're not happy with the Planning Board,

1 because I don't -- I don't know that the Planning
2 Board is appealable to the ZBA. But that's -- I
3 just wanted to mention that that's something else
4 that we're continuing to work on, another part of
5 this that we're continuing to work on.

6 TRUSTEE PHILLIPS: But I thought the ZBA was
7 there for relief.

8 ATTORNEY PROKOP: It's relief from the law,
9 and it's also relief from determinations of --
10 ministerial determinations. I don't -- I don't
11 believe, and I'll have to confirm this with our
12 code, that it's an appeal of the Planning Board
13 can go to the ZBA. That's -- like I said, that's
14 one of the things I've been working on.

15 TRUSTEE PHILLIPS: Well, then maybe you need
16 to give me an example of what you're talking about
17 that the Planning Board would do that wouldn't
18 fall within the code.

19 ATTORNEY PROKOP: So, in other words, if the
20 Planning Board said, "Okay, well, we'll give
21 you" -- "you're required to have 20 spaces and
22 we're going to give you a" -- the person wants to
23 pull -- well, actually, under this, it would be
24 50%, or so whatever the number is. The Planning
25 Board said, "Okay, we'll give you 10-space,

1 10-space waiver," and the person said, "Well, I'm
2 going to go to the ZBA and see if I can get the
3 whole thing." You know, "I don't like" -- "I
4 don't like what the Planning Board decided, I'm
5 going to try to go to the ZBA and get the whole
6 thing," that's the circumstance that we're talking
7 about.

8 TRUSTEE ROBINS: So, Joe, could you kind of
9 summarize the changes that you're proposing, then,
10 basically, about the existing law on the parking,
11 you know, the grandfathering and no parking
12 required, and then the --

13 ATTORNEY PROKOP: Right. So the -- whether
14 the building -- the existing language as to
15 whether or not the building -- whether the
16 building was in existence as of 1991 would come
17 out.

18 TRUSTEE ROBINS: Right.

19 ATTORNEY PROKOP: That would be out.

20 TRUSTEE ROBINS: That's done.

21 ATTORNEY PROKOP: Right. The grandfathering
22 benefit that would be provided would be that there
23 would be no additional parking requirement for a
24 new owner or a new -- basically, a new owner,
25 provided there was no change in the use or an

1 intensification of the use.

2 TRUSTEE ROBINS: Okay.

3 TRUSTEE PHILLIPS: You're talking about the
4 property owner.

5 ATTORNEY PROKOP: Business owner.

6 TRUSTEE ROBINS: Business owner.

7 TRUSTEE CLARKE: Business owner of an
8 existing property.

9 TRUSTEE PHILLIPS: Okay.

10 ATTORNEY PROKOP: Or it could be, you know,
11 if the business owner is the property owner, then
12 it's going to be the same person.

13 TRUSTEE ROBINS: So Business A, who's
14 owned -- owned by Joe, is sold to Business B
15 that's owned by Suzy, and they're doing the same
16 business and same intense -- same intensity of
17 business and everything else, then there's no --

18 ATTORNEY PROKOP: They're grandfathered.

19 TRUSTEE ROBINS: They're grandfathered,
20 okay.

21 ATTORNEY PROKOP: Right. But if their
22 one -- if the first one has a restaurant and the
23 second one has a restaurant and a bar, that's a
24 change in the use. And if it's -- you know, if
25 there's any increase in the parking, then that's

1 triggered.

2 TRUSTEE PHILLIPS: So, in other words, if a
3 commercial retail, retail property leases to a
4 business that wants to be a restaurant, then that
5 would trigger into the Planning Board?

6 TRUSTEE ROBINS: Well, that's a change of use.

7 TRUSTEE PHILLIPS: That's a change of use.

8 ATTORNEY PROKOP: Yeah, that was a change of
9 use, that's triggered.

10 TRUSTEE PHILLIPS: Okay.

11 ATTORNEY PROKOP: Or if there's an
12 intensification.

13 TRUSTEE ROBINS: Of the same use.

14 ATTORNEY PROKOP: Yeah.

15 TRUSTEE ROBINS: Correct. Okay, so it was
16 two, two conditions.

17 TRUSTEE PHILLIPS: Okay.

18 ATTORNEY PROKOP: And then the other, the
19 other thing was to increase the -- increase the
20 amount of the charge for the waiver from the
21 current amount to I think \$5,000 was the proposal.
22 And then the further proposal was to have a limit
23 on the amount of waiver that could be -- could be
24 granted, where it's no more than -- either lesser
25 of either 20 -- the lesser of either 20 spaces, or

1 50% of the requirement. So there would -- there
2 would be a limit on the amount of waiver that the
3 Planning Board could -- could grant.

4 TRUSTEE PHILLIPS: So for a smaller business
5 coming in, the \$5,000 fee would be -- I mean, is
6 that a set fee we want to keep for -- for
7 everybody across the board, or, you know, somebody
8 coming in and changing the use on something for,
9 say, retail? Are we going to zap them \$5,000 for
10 a small business?

11 ATTORNEY PROKOP: Well, that's the proposal.
12 It could be whatever, but that's --

13 MAYOR HUBBARD: Right. That's something
14 that we need to come up with, a dollar figure of
15 what we want --

16 TRUSTEE PHILLIPS: Right.

17 TRUSTEE ROBINS: Right.

18 MAYOR HUBBARD: -- that to read.

19 TRUSTEE PHILLIPS: Right.

20 MAYOR HUBBARD: Last month, we heard people
21 say it should only be \$1,000, the current code
22 says 2500. We projected we -- previous
23 discussions said it should be 5,000. So we need
24 to set a dollar figure that the Board feels
25 comfortable with of what we want to do for that

1 portion of the code.

2 TRUSTEE ROBINS: What if somebody came in
3 with a business plan and told, you know, "So,
4 look, this is all I'm going to really be doing,
5 I'm not going to be a big business." So could we
6 have graded amounts of money that they'd have to
7 pay? In other words the business is not going to
8 really generate much additional use. You know,
9 then why do they have to pay a minimum of even
10 \$1,000? I mean, it's \$250 for a small shop or
11 something like that? In other words --

12 TRUSTEE MARTILOTTA: The building may not
13 even fall in --

14 ATTORNEY PROKOP: Yeah, so the way -- the
15 way I wrote this -- thank you, Trustee. The way I
16 wrote this was that you're -- it's not just a
17 change of use that triggers it, it's a change of
18 use that increases the percentage by at least 20%.
19 That's what I had, by at least -- it would have to
20 be -- and, also, that the amount -- you would be
21 grandfathered for whatever the existing parking
22 situation is, it's just the increase that you
23 would have to provide. So if the existing
24 business had a requirement of 50 spaces, whether
25 or not they were providing any spaces, if they had

1 a requirement of 50 spaces, and the new business
2 coming in had a requirement of 100 spaces, the new
3 owner would only have to deal with that 50-space
4 increment, they wouldn't be going back to zero.
5 They would just -- the amount that they would have
6 to deal with is that 50% --

7 TRUSTEE CLARKE: The incrementality.

8 TRUSTEE PHILLIPS: The increment, yeah.

9 TRUSTEE PHILLIPS: Right, okay.

10 ATTORNEY PROKOP: And so that's -- that's
11 actually a big benefit. And then I also put in,
12 it's up -- you know, it's up to you, that we're
13 only dealing with increases of more than 20%. So,
14 you know, it would -- it would be favorable to a
15 business -- the success of businesses, you know, a
16 business wouldn't be -- the increase would have to
17 be at least 20% in order to trigger this. That's
18 just a suggestion. You could be -- you could have
19 any increase trigger this.

20 TRUSTEE CLARKE: I'm more inclined to have
21 it with a -- with a gentler recrafting of this
22 code. I would say that for all the development we
23 have and the COs that we have, with what they
24 have, and the amount of grandfathering that
25 exists, particularly over the past 20 years, that

1 I would set that any intensification or any
2 increase should be subject to review and charge.
3 That would be my opinion.

4 TRUSTEE MARTILOTTA: Well, I guess my
5 question for the charge would be like what is the
6 purpose of the charge? That's -- we're like
7 saying 5,000 or 1,000, right? Is the purpose of
8 the charge for us to offset the work of the
9 Administrative Staff, or, you know -- you know
10 what I'm saying? Like that to me is like I would
11 like to know how we're going to come up with the
12 number. I don't know what that would be. I mean,
13 how much work is involved?

14 TRUSTEE ROBINS: I agree with you. I think
15 we have to have some kind of accountability for
16 what we're doing with that money, charging?

17 TRUSTEE CLARKE: I'm still enamored of --

18 TRUSTEE ROBINS: What's the purpose of it?

19 TRUSTEE CLARKE: I'm still enamored of the
20 addition -- initial suggestion that was brought up
21 at the time that this was even proposed for
22 conversation, which was that we needed to garner
23 resources for parking within the Village, and for
24 the maintenance and rehabilitation of existing
25 parking. We don't have money in our General Fund

1 to repave parking lots every year, and to
2 restripe, and to put in meters, and all the
3 development that's needed for a Business District.
4 So this money is much needed for not only
5 maintaining the parking resources we have, but
6 also to earmark funds for the development of
7 future parking that we've discussed in terms of
8 the development of Moores Lane and other areas
9 that might serve the Village during its peak
10 season.

11 So I never intended to raise money on the
12 back of the business to offset administrative
13 expenses within Village Hall, for example, or any
14 other, but to specifically address relief for the
15 Business District and for the residents in the
16 provision for more efficient, and more abundant,
17 and more turnover in the existing parking, as well
18 as development for future parking, which to me is
19 money spent towards the specific issue.

20 We're not looking to raise money to, you
21 know, start a new program. We're raising money on
22 the Business District's intensification to provide
23 for the intensification of the Business District.

24 TRUSTEE PHILLIPS: So okay. So let's think
25 this through. If whatever amount of money is

1 decided per parking space, okay, we need to
2 designate where that money is going to be placed
3 and to be used. So we would be talking about,
4 Robert, a restricted fund?

5 MR. BRANDT: Yeah. The assets would be
6 restricted, yes.

7 TRUSTEE PHILLIPS: Okay. So you need to
8 maybe explain to -- what's entailed with a
9 restricted fund.

10 MR. BRANDT: It means that the money is
11 earmarked for a specific application. And we have
12 that agreement with the funds that we received
13 from Peconic -- I'm sorry, from the Jitney. I
14 don't know if it's in the code for a specific --
15 for parking. Do you know that it is in the code,
16 that it was supposed to have been restricted?

17 TRUSTEE PHILLIPS: No, no.

18 MR. BRANDT: Does it say that there?

19 ADMINISTRATOR PALLAS: Yeah. I think, If
20 I'm not -- I'm just trying to find it now. I
21 thought that there was. I think in this section
22 that we're working on, I thought there was that
23 provision, that it --

24 ATTORNEY PROKOP: Yeah. I think it uses the
25 term "parking fund".

1 MAYOR HUBBARD: Yes.

2 ATTORNEY PROKOP: And we're supposed to have
3 a parking fund for it.

4 ADMINISTRATOR PALLAS: Yes. It's supposed
5 to -- yeah.

6 MAYOR HUBBARD: Their -- the rent that
7 they're paying for the parking lot is to go to be
8 used for that parking lot.

9 ADMINISTRATOR PALLAS: Right. So it's
10 all -- I think that's --

11 MAYOR HUBBARD: So that's in a separate
12 fund. Whatever was collected from another project
13 went into that fund. That's all accumulated,
14 that's there.

15 TREASURER BRANDT: So, therefore, it would
16 be restricted for the specific use, and it would
17 be segregated cash, it wouldn't be integrated in
18 the General Fund.

19 ATTORNEY PROKOP: Right.

20 TRUSTEE PHILLIPS: Okay, that's what I
21 wanted. It's not integrated into the General
22 Fund.

23 MR. BRANDT: Correct.

24 TRUSTEE ROBINS: But, Peter, I mean,
25 painting -- you know, paving parking lots and

1 painting lines and things like that are certainly
2 necessary, but that doesn't create additional
3 parking. We still have to deal with an
4 intensification of a business.

5 TRUSTEE CLARKE: Signage.

6 TRUSTEE ROBINS: And for me, what -- one of
7 the reasons I brought this up to begin with, and I
8 was listening to some of our constituents the last
9 time we discussed this, was that do we want to
10 allow a business to basically come in here and say
11 what -- you know, "I can't provide the spaces, but
12 I'm willing to get my checkbook out here and pay
13 whatever it costs," you know? Do we -- do we want
14 to set up our law to allow that to happen? And
15 I'm not sure I support that.

16 TRUSTEE CLARKE: Well, Julia, I believe that
17 it was your idea at the inset of this
18 conversation. You suggested the \$5,000 amount,
19 and you also suggested this whole entire idea.

20 TRUSTEE ROBINS: I did not suggest the
21 \$5,000 amount. What I originally wanted to do
22 was -- I was against both. I didn't like the
23 grandfathering or the payment in lieu of parking,
24 I wanted to get rid of both. But I have changed
25 my mind and I have listened to people for the last

1 month, because many people have spoken to me about
2 this, and I've changed my mind about some of the
3 things that I've asked for now, Peter.

4 TRUSTEE CLARKE: Very good.

5 TRUSTEE ROBINS: And I'll be honest and I'm
6 admitting that right now.

7 TRUSTEE CLARKE: No, that's not a problem.

8 TRUSTEE ROBINS: I changed my mind, but, you
9 know, I -- like I said, I've been studying and
10 thinking about it a lot.

11 TRUSTEE CLARKE: But I believe that
12 improving signage means we can fill parking lots
13 better, more efficiently. I believe that by
14 having parking meters, we can turn over existing
15 parking spaces more efficiently. And I believe
16 that we should be investing in auxiliary parking
17 on Moores Lane and develop it. That all takes
18 money, and it's all directed towards relief of the
19 fact that we no longer can house our residents and
20 all our visitors in peak season, we need
21 something. And all of our downtown is going to be
22 under the same pressure that it's been under,
23 which is intensification of use, intensification
24 of development.

25 And don't get me wrong, I'm pro development

1 in the Business District. I just believe that the
2 Village and the residents of the Village deserve
3 some sort of remuneration for the development
4 that's taking place. That helps, first of all,
5 take the onus off of them for the wear and tear of
6 the Village, number one; number two, helps them
7 with more parking, so that if they want to enjoy
8 their own Village, they can more easily. I
9 believe that it serves everyone well.

10 I listened carefully to the hearing last
11 month and the claims that were made of removing
12 grandfathering altogether. I listened to friends
13 and associates who are concerned about selling
14 their businesses, and could they get the same
15 amount for the business if they sold it, if the
16 new owner would have to go to the Planning Board
17 and spend 50 or \$100,000, or would they be
18 required to take 50 or \$100,000 off their selling
19 price of their business to accommodate that fee.

20 So I think this is a good compromise, what
21 Joe is bringing forward, though I would -- as I
22 said, I would make any intensification a
23 requirement for review and for charging. But I
24 believe that to do nothing and to eliminate the
25 grandfathering and not charge, that means that

1 we're basically telling the Planning Board that
2 any new business, no matter how intense it is on
3 any parcel in commercial retail, can be
4 constructed, and there's absolutely nothing for
5 the Village, the Administration, for the BID, for
6 the residents, nothing. They come in, they hook
7 up to the sewer, they turn on the lights, and they
8 build their 2 1/2 story building, and, you know, I
9 don't think that's right.

10 TRUSTEE ROBINS: I don't think -- that's not
11 what I said. I said that we should --

12 TRUSTEE CLARKE: No, I'm not saying that.
13 I'm just -- but I'm just speaking my views.

14 TRUSTEE ROBINS: I understand. And, you
15 know, I'm skeptical of the development of Moores
16 Lane. It's never worked before, okay? We've
17 never been able to get people from Tall Ships to
18 every Maritime Festival to park their cars and
19 come into the Village. People just don't have
20 that in their mind. Maybe it will change, but you
21 have to -- I don't think people are going to be
22 walking. I don't -- you know, the idea of a
23 shuttle, I've never seen it work. You know, 20
24 years of observing this or more, back with
25 Maritime Festivals, people would never do it.

1 And we're talking about developing more
2 things for the residents now, skate park, you
3 know, mini railroad and stuff like that. That's
4 going to limit somewhat the available parking for
5 tourists, guests, and stuff like that.

6 So I'm not saying that there are easy
7 answers here at all, Peter, but I'm just saying
8 that, you know, listening to different voices on
9 this --

10 TRUSTEE CLARKE: I believe that there's
11 plenty of room at Moores Lane for all the
12 activities that are envisioned, and it's an asset,
13 and corridor that's underutilized. And if we
14 decide that we do not want to allow spill-over
15 parking in residential areas, except for special
16 events like Maritime Weekend, we could certainly,
17 also, by the same power that's vested in us,
18 decide that we're going to restrict residential
19 parking to residential customers. You could do
20 that as well. There's many, many different tools
21 in the box that you can use to direct parking, but
22 we've done nothing. There's no meter, there's no
23 turnover. We're criticized for our Code
24 Enforcement on parking. I mean, I don't want to
25 go on and on here, but something's got to give.

1 We've got to step up and make changes here. We
2 can't -- we can't allow things to continue as --
3 as they are.

4 TRUSTEE PHILLIPS: No, we can't.

5 TRUSTEE CLARKE: We -- you know, we have a
6 request to do moratoriums in certain sections of
7 the Village. I'm not asking for a moratorium. I
8 did when I joined the Board. Then we went into
9 COVID. I came under a lot of criticism for that.
10 I've changed my mind. I don't think that maybe a
11 moratorium on development is a good idea, but we
12 have to structure the development so that the
13 Village benefits from it.

14 The guy came here at the Planning Board with
15 his checkbook.

16 TRUSTEE PHILLIPS: Yes.

17 TRUSTEE CLARKE: Why shouldn't we? Why
18 shouldn't we receive the money to provide much
19 needed funds? We can't even pave that section of
20 Moores Lane, it's not in the budget. There's
21 nothing wrong with us needing the money and asking
22 for it. I don't see -- I have -- you can put my
23 name in the paper on it, I have nothing to be
24 ashamed of in asking for that.

25 TRUSTEE ROBINS: We can just disagree on it,

1 Peter. I'm respecting your opinion. But if
2 somebody comes in here with a checkbook and
3 basically they can play -- pay-to-play or do
4 whatever they want here in our Village, you know,
5 I just -- it doesn't seem right to me, I'm sorry.

6 TRUSTEE PHILLIPS: Well, I think that's part
7 of the discussion.

8 TRUSTEE CLARKE: But it's -- but it's all
9 pay-to-play.

10 TRUSTEE ROBINS: Yeah. No, absolutely.

11 MAYOR HUBBARD: Right.

12 TRUSTEE ROBINS: I'm listening to you,
13 you're listening to me, and we're talking, that's
14 good.

15 MAYOR HUBBARD: In the -- when the code was
16 changed back in 1991 and they put the dollar
17 figure of \$2,500 at that time, which is a long
18 time ago, and \$2,500 then is a lot -- was worth a
19 lot more then than it is now, and that's what the
20 figure was at that point. So if we're going to do
21 it, I think we need to give the Planning Board the
22 power and the authority and the clear direction of
23 what to do with the next motel. There was not
24 clear direction on the Menhaden, where we were
25 going with it and everything else, and it bounced

1 between both Boards and everything else, and the
2 Village got nothing out of that. We need to
3 direct them so they could use the code
4 effectively, collect the money on it, and move us
5 forward with it.

6 We don't want to a kill a business. Ian
7 Wile was here, he was talking about his business.
8 It went from a bait shop that needed one parking
9 spot where one person worked there, to a
10 restaurant that's got 40 seats in it, and he said
11 it would have killed his business if he had to do
12 that. But, on the opposite side, it intensified
13 the use of the property.

14 So we're not trying to say we don't want new
15 business to open up, but it has to be equal and
16 fair to the residents and the taxpayers all the
17 way around. And if somebody's going to really
18 intensify the use from one to 40, there should be
19 some kind of fee that goes to that to repave the
20 parking lots that we have, to re -- you know, to
21 do -- Adams Street needs to be paved again. It
22 was done, I think, 14 years ago, it needs to be
23 done again. With the construction, the sewer
24 lines, the water lines that have been hooked up to
25 the business, it's a mess again, it needs to be

1 redone. So this money would be used towards
2 projects like that.

3 So we could take it from the 2500 and you
4 could make it \$1,000 per parking spot to be more
5 kind to a new business that wants to open up. But
6 like the big restaurants, they're going to
7 come now -- excuse me, big motel, they're going
8 to -- they're going to write out the check.
9 They're going to just say, "Okay, I don't have
10 room." But to them, to pay a one-time fee to be
11 able to have their 22 rooms that they'll be able
12 to rent out for the next 50 years, it's worth it
13 to them. You know, they -- at \$2 on per night,
14 they'll have their money back in a year. So to
15 them, they're going to do that.

16 TRUSTEE ROBINS: Maybe they should pay that
17 money every year.

18 ATTORNEY PROKOP: So I think --

19 TRUSTEE ROBINS: A one-time fee.

20 ATTORNEY PROKOP: I think that one of the
21 things that's, you know, important in the
22 discussion is that the problem is we're viewing
23 this as an automatic as far as the Planning Board
24 is concerned. So, in other words, if you come in
25 and -- you come in with a project and you need 100

1 spaces, you don't have it, you could only provide
2 10, so you need a waiver for 90 spaces, right?
3 So, okay, so you just take out the calculator,
4 multiply 90 times whatever the fee is at that
5 time, and that's the check. But the thing is that
6 that's the discretion -- that's not automatic,
7 that's the discretion of the Planning Board. The
8 Planning Board doesn't have to grant, grant those
9 waivers. They can -- they can make a change --
10 you know, offer different conditions for the
11 project and -- and limit -- I don't want to say
12 limit development, because I know that that's not
13 what we're trying to do, but there's -- there's
14 concessions that could be made in the -- in some
15 of these projects that would lower the requirement
16 for parking, rather than, you know, just -- well,
17 as I said, just have a multiplication of a dollar
18 amount come out to an amount that you write a
19 check for.

20 The reason why we -- one of the reasons why
21 we're in this write-a-check position, in other
22 words, is not just that people are willing to
23 write a check, it's because they have that
24 opportunity. You know, we -- the Planning Board
25 doesn't always have to give that opportunity, is

1 what I'm saying, there's other things that the
2 Planning Board could consider.

3 TRUSTEE PHILLIPS: Well, I think part of
4 this discussion started because in -- back in
5 1991, '90s, when the grandfather was put in, the
6 number of activity of stores downtown, we were in
7 a depressed state at that point, there were a lot
8 of empty stores. So there was the desire on the
9 Board at that time to create something to generate
10 businesses to come. Well, we're not at 1991
11 anymore.

12 Our previous Mayor wrote a piece a while
13 ago, it says, "Build it and they'll come." Well,
14 they're here, okay, and we have to take a look at
15 that, that they're here. I -- we're a
16 destination, okay? Do I think that if we put a
17 charge in for parking, it's going to deter
18 anybody? I don't think so, okay?

19 I agree with the Mayor, you have a store
20 that was one or two employee type business, and
21 then you turn it into an activity that has 20, 30
22 people at a time that they're serving, that's an
23 intensification, because where are they parking,
24 okay? They're not all walking from -- you know,
25 there are residents, but they're not all walking.

1 They're walking from parking down on Third Street
2 or on Second Street, because they couldn't find
3 anything in the parking spots.

4 And I agree with the Mayor, we have to
5 maintain the parking lots, we have to maintain the
6 striping in order for it to be a truly comfortable
7 experience for a tourist or a resident coming into
8 town. To not have the stripes for the parking
9 spaces, you know, clearly, clearly painted, and
10 then the Code Enforcement Officer comes along and
11 gives them a ticket, we have issues on that, okay?
12 And the potholes that are in the parking lots. I
13 mean, I'm sure that the one down at the
14 railroad -- the railroad parking lot has got some
15 major potholes that I'm assuming Hampton Jitney is
16 supposed -- the money should be going towards
17 fixing that.

18 My concern is that if we do do something,
19 that that money is earmarked for everything that
20 we think it should be earmarked for, so that it
21 doesn't go into the General Fund and disappears in
22 years to come. Because if we're going to make the
23 commitment, it needs to be the commitment of
24 keeping our Village for everybody, whether it's a
25 resident or a business that's comfortable, they

1 could walk, they could drive, no potholes, the
2 streets are fine. And I think that's -- that's
3 something that the intensification is coming from
4 the Business District, it's not coming from the
5 residential area.

6 MAYOR HUBBARD: No, I agree with that. And
7 we need to have the code so it's written, so we
8 can promote our local people that want to sit
9 there and open up a business and do something
10 downtown, to protect them and allow them to go
11 ahead and do that. The trouble is corporate
12 America will take that provision --

13 TRUSTEE PHILLIPS: And go with it.

14 MAYOR HUBBARD: -- and just run with it, and
15 they'll say, "Okay, we've got the big checkbook,
16 we'll do it."

17 TRUSTEE ROBINS: Exactly, that's where I'm
18 coming from.

19 MAYOR HUBBARD: Right. Well, I understand,
20 that's what you're trying to say, but we want to
21 promote our local people that live around here,
22 that want to open up a business, they're allowed
23 to do that and they could afford to do that. But
24 then, when -- if we write it so lenient, and just
25 say, "All right, well, you don't need anything,"

1 then it's going to be the guy with the big
2 checkbook that's buying a place for \$20 million,
3 said, "Okay." Buying 50 spots, 5,000 each, "Okay,
4 here's the check," and it's just done. And just
5 in a democracy, that's going to wean out the
6 little people anyway, unfortunately. But we don't
7 want -- we want to try to write it so we could be
8 fair to everybody. And so, you know, we lower it
9 down to 1,000, and so local people could try to go
10 and work with that, then we're kind of defeating
11 the purpose, because it's just being cheaper for
12 the guys, the plans that are already in the
13 process right now and future ones that are coming
14 down the road on us.

15 TRUSTEE ROBINS: Yeah, it puts -- and I know
16 it puts a lot of pressure on the Planning Board if
17 they have discretionary, you know, control,
18 basically, over what to require. They do have
19 some discretion, correct, Joe?

20 ATTORNEY PROKOP: Yes.

21 TRUSTEE ROBINS: I mean, I don't know if
22 that's fair on a statutory board, you know, making
23 them decide in such critical decisions that are
24 going to impact the Village.

25 TRUSTEE MARTILOTTA: There's no one size

1 fits all, I think what you're trying to say.

2 TRUSTEE ROBINS: Yeah, exactly.

3 MAYOR HUBBARD: Right.

4 TRUSTEE MARTILOTTA: I mean, you know, guys
5 are going to come in with \$20,000,000, somebody's
6 going to try to turn a bait shop into a
7 restaurant. You know, they're two very different
8 things, which is why the Board exists. And the
9 other thing is just, you know, so everybody is
10 clear, like this is not going to be a solution to
11 parking.

12 TRUSTEE PHILLIPS: No.

13 TRUSTEE MARTILOTTA: Right? Like this -- I
14 don't know what the check number is they're going
15 to write out, and that will probably pave like
16 half of Adams Street, and then that's it, right?
17 So this is not a long-term solution. Maybe the
18 signage would be, Trustee Clarke, or there's
19 different things we can do, but these are like
20 one-time influxes of cash into possibly a fund
21 earmarked for parking. But this isn't going to
22 build a parking lot on Moores Lane or -- it's not
23 going to do those things. This is not a --

24 TRUSTEE CLARKE: Well, 20 spots at 5,000 is
25 \$100,000

1 TRUSTEE MARTILOTTA: I don't know what it
2 costs to -- just look at those fees -- not fees,
3 the -- what am I trying to say? What are we
4 paving now? I was thinking that the --

5 TRUSTEE PHILLIPS: What, Corazzini?

6 TRUSTEE MARTILOTTA: Yes.

7 TRUSTEE PHILLIPS: Corazzini's bill?

8 TRUSTEE MARTILOTTA: Yes. I don't know it's
9 going to pay for all parking.

10 MAYOR HUBBARD: Yes.

11 TRUSTEE MARTILOTTA: You know, just --

12 MAYOR HUBBARD: Right.

13 TRUSTEE MARTILOTTA: You know, looking at
14 those numbers, I haven't done the square footage,
15 but I think this -- I think this gives us an
16 opportunity to bring some funding to, again, look
17 at it more holistically, like you were saying --

18 MAYOR HUBBARD: Right.

19 TRUSTEE MARTILOTTA: -- Trustee Clarke,
20 right? You were saying between signage --

21 TRUSTEE CLARKE: Of course.

22 TRUSTEE MARTILOTTA: -- on Moores Lane, and
23 I heard that parking meter study coming back up
24 right there --

25 (Laughter)

1 TRUSTEE CLARKE: But I'm still hopeful,
2 because if you actually went back for the past 10
3 years and went through every application that was
4 grandfathered, and the number of seats that were
5 generated, and the number of fees that weren't
6 levied, and ended up, which is not that hard to
7 do -- I mean, I know in my two-block radius, we
8 went from one wet business, food/beverage, to
9 eight in the 10, 11 years they've been there. So
10 what is that worth, those eight businesses? Add
11 it up. It's not -- I'm not saying it's going to
12 develop a five-story, you know, parking garage
13 with attendants, but I'm going to say it would go
14 a nice portion of the way to helping us figure out
15 how to manage our problem.

16 TRUSTEE MARTILOTTA: And cash always helps,
17 and I don't mean to -- I don't mean to imply that
18 it doesn't. But, again, recognizing that this
19 will go before the Planning Board before we
20 actually charge anybody for this parking, right,
21 it's -- we can't make the assumption that just
22 because "X" number of businesses open up in your
23 area, that they would all pay full market rate,
24 according to the code, for parking. It's not even
25 feasible that they would pay nothing. Like I

1 don't know. I don't sit on the Board, nor will I.
2 But do you see what I'm saying, that they --

3 MAYOR HUBBARD: Yes.

4 TRUSTEE MARTILOTTA: I'd like the true
5 standard for it that gives us the left and right
6 limits for them. I think it's very helpful. I
7 would think it would be very helpful for the Board
8 to understand like there are left and right limits
9 of where we can go in either direction, and I
10 think that would provide the Board --

11 TRUSTEE CLARKE: Yes, I agree with you.

12 TRUSTEE MARTILOTTA: -- with a certain
13 amount of clarity in making our decisions.

14 TRUSTEE PHILLIPS: Well, I think, also,
15 that, you know, in rereading this, and to the
16 point of concern, it says the benefit of this
17 grandfathering leave shall not apply to major
18 reconstruction of a building more than 50% of the
19 value of the building at the time of
20 reconstruction, or the addition to an existing
21 building or construction of a new building.

22 So anyone that would be coming in downtown
23 to take one of the existing buildings and decides
24 to expand upward, okay, but I doubt outward would
25 be the option at this point, but going upward,

1 they would be falling under the fact that they
2 would have to pay for parking.

3 TRUSTEE CLARKE: Yes.

4 TRUSTEE PHILLIPS: And the Planning Board,
5 Planning Board has a goal here with this 50% of
6 the value of the building at the time of
7 reconstruction, which I'm assuming, Joe, that
8 would go to the purchase price, correct?

9 TRUSTEE MARTILOTTA: Yes.

10 TRUSTEE PHILLIPS: Is that how that would be
11 based upon?

12 ATTORNEY PROKOP: Yes. If it's -- if it's a
13 new purchase, yes.

14 TRUSTEE MARTILOTTA: It's a new purchase or
15 not. If they -- it's a new purchase and they tear
16 it down, the assessed value thereof.

17 TRUSTEE PHILLIPS: And, right, some new
18 construction, it's a new building.

19 TRUSTEE MARTILOTTA: Yes. So, you know,
20 it's a little -- reassessed value, I guess, is
21 what --

22 TRUSTEE PHILLIPS: Right, yeah.

23 TRUSTEE MARTILOTTA: Like I said, I agree
24 with both of you guys, I like it. And I think --
25 I think we're moving in the right direction. But,

1 again, I think that as we look at parking in the
2 Village, A, this isn't the do all and no solution,
3 but I think it -- I think it helps.

4 TRUSTEE PHILLIPS: But we all -- I think we
5 all have to realize that parking in the Village is
6 seasonal, okay? It's from June to after Maritime.
7 Well, before Maritime Festival. You know, it
8 depends on Labor Day, it depends on the weather of
9 Labor Day --

10 TRUSTEE MARTILOTTA: Sure.

11 TRUSTEE PHILLIPS: -- how intense it gets.
12 A parking garage for that time or period, it's not
13 going to pay.

14 TRUSTEE MARTILOTTA: I don't think a parking
15 garage is worth it.

16 TRUSTEE PHILLIPS: That's not the issue.

17 TRUSTEE MARTILOTTA: And I live on Fifth
18 Street.

19 TRUSTEE PHILLIPS: Yeah.

20 TRUSTEE MARTILOTTA: I think there's
21 somebody who stands up here all the time and says
22 the parking problem exists like on Front and Main
23 Street. I live on Fifth Street, I can park in
24 front of my house, it's always there, unless
25 there's a parade and there's a fire truck, then

1 I'm in trouble. But, you know, other than that,
2 it exists. You know, it's that downtown intense
3 parking that you brought up before.

4 TRUSTEE PHILLIPS: Yeah.

5 TRUSTEE MARTILOTTA: So your point as why I
6 like the Moores Lane thing is a challenge.

7 TRUSTEE ROBINS: Yeah. Funny, I was -- we
8 just came back from Saratoga Springs from the
9 power conference, and across the street from
10 the -- from the hotel we were staying in, there
11 was a parking garage. And I have to admit, I was
12 looking at it, you know, admiringly a little bit,
13 you know, and trying to envision something on a
14 smaller scale, you know, somewhere in our Village,
15 you know? So, I mean -- and that's the first time
16 I've ever have thought about, you know, the
17 possibility of considering something like that.
18 But I think that it may not happen in the
19 conversation in the next four or five years, or
20 whatever, but I can't -- you know, if the Village
21 continues to develop and, you know, have all these
22 new hotels and businesses like that, I think that
23 this is going create something that -- a
24 conversation at some point.

25 TRUSTEE MARTILOTTA: You know, what's old

1 may be new again, too, you know? Like you go up
2 and down any one of these blocks, how many houses
3 you see restored, like at --

4 TRUSTEE PHILLIPS: Right.

5 TRUSTEE MARTILOTTA: You know what I mean?
6 Or --

7 TRUSTEE PHILLIPS: The -- over -- Rouse's,
8 over in --

9 TRUSTEE MARTILOTTA: Sure.

10 TRUSTEE PHILLIPS: -- my end of the world.

11 TRUSTEE MARTILOTTA: You know, there was "X"
12 number of those. Who knows, those may turn back
13 into business and spread it out somewhere. I
14 don't know, you know what I mean? But -- well.

15 MAYOR HUBBARD: Okay. Well, to summarize a
16 lot of this, any money that comes from a ruling
17 from the Planning Board that somebody has to pay
18 for parking would go into that account and be used
19 only for parking projects, all right?

20 The idea of the Moores Lane project, yes,
21 people don't use it now, because it's not -- it's
22 not -- there's no signage, there's no lights, the
23 parking is terrible, you're in ruts and holes and
24 everything else. To develop that, and when
25 somebody comes in for the Planning Board and says,

1 you know, "We're going here," well, you have to
2 tell your people you need to use that parking area
3 that we just created for your excess parking. You
4 know, when somebody redevelops the arcade, when
5 something happens there, which is going to happen
6 more sooner than later, say, "You need to have
7 your employees park up here." We're providing an
8 area outside the Village limits to do that.

9 We also need to give the Planning Board and
10 tell the Planning Board, "We're changing the code
11 to give you teeth on that part of the code to say
12 you need to charge for the parking, and whatever
13 the dollar figure is, you need to do that," so
14 that it's clear to them that is the goal of the
15 overall Village, to correct the code and make it
16 enforceable, and make that part of their
17 agreements to get what they want to do, to say,
18 boom, okay, this is what it is. "You have to pay
19 for 10 spots, but we want you to use this new
20 parking lot we just built on Moores Lane for your
21 employees and for your excess guests."

22 The one motel that's planned on the corner
23 of Front and Main, said what you can do, people
24 could park at his other motel. You know, he said
25 it at the Planning Board meeting. So he's

1 offering to go and move people away from that area
2 to a different spot.

3 I think if we build it, they will use the
4 parking area. If we clean it up and make it
5 comfortable and safe, people will use it.

6 TRUSTEE PHILLIPS: Well, I think, in all
7 honesty, if we're -- if we're projecting into the
8 future, because of the activities that are going
9 on there, we're going to have -- the mini
10 railroad's going to be active. We have the skate
11 park that I think is a group of determined people
12 that are going to make that more popular. We have
13 the two baseball -- we have the softball fields.
14 I think we're going to be --

15 TRUSTEE CLARKE: Then you have the woods
16 themselves.

17 TRUSTEE PHILLIPS: We're going to have to be
18 dealing with it sooner than later anyway.

19 TRUSTEE CLARKE: I agree, it's right there
20 in front of us.

21 TRUSTEE PHILLIPS: So, you know, I think
22 that we're on the right track as far as thinking
23 about planning out what we need to do.

24 Once again, my concern is that the
25 accountability of the money, making sure that we

1 keep it for the purposes that it's for, and that's
2 my one concern with -- and I know that we don't
3 like restricted funds, because you have to have
4 Board approval to take the money out of there.
5 That's -- that's why I want to be assured that
6 what we're really talking about here, about
7 putting the money away, Robert, okay? That's --
8 you know, because restricted funds, according to
9 the Comptroller's Office, you have to have a
10 resolution that states X, Y, Z, green, yellow,
11 purple, whatever, and that's the only reason you
12 could take the money out of that fund. So
13 that's -- those -- that's something we'll have to
14 talk about.

15 MAYOR HUBBARD: Right. Well, the code would
16 say that. If we change the code to take out the
17 grandfathering, Joe would write that in. Any
18 money collected from the Planning Board for
19 payments in lieu of parking would go into -- he
20 could write down the account number. It's "X"
21 account to be used only for parking projects, and
22 you could safeguard the money that way. That will
23 be part of the code that the Village Attorney
24 would write up.

25 ATTORNEY PROKOP: Okay.

1 TRUSTEE ROBINS: You know, again, just on
2 the parking at Moores Lane, I mean, we could do a
3 beautiful parking area up there and stuff like
4 that, but I don't think you can codify behavior.
5 You can tell the hotel, "This is where your people
6 have to park," but, ultimately, they drive here,
7 customers drive here, they're going to park where
8 they want to park. They're not going to say,
9 "Well, I can go to Moores Lane." I can't see that
10 happening. You know, if you build it, they will
11 come. Yeah, they're coming to Greenport. That
12 doesn't necessarily mean they're going to park
13 where you want them to park.

14 MAYOR HUBBARD: Well, I could tell you, when
15 I went to Myrtle -- when I went to Myrtle Beach,
16 if I parked on the street, I'd get a ticket or my
17 car would be towed. I wasn't going to take a
18 chance. The signs say this is where you park, and
19 that's where we parked and we walked 20 blocks
20 down and 20 blocks back.

21 So it starts with us to say, "This is where
22 you need to park."

23 TRUSTEE CLARKE: I'm with you.

24 MAYOR HUBBARD: Put the signs up on the main
25 road --

1 TRUSTEE CLARKE: I'm with you, Mr. Mayor.

2 MAYOR HUBBARD: -- before 7-Eleven and
3 saying, "Municipal Parking Here", you know. I
4 mean, Shelter Island Heights did away with parking
5 on their streets, residents only. They did that
6 eight years ago and had no complaints about it.
7 So you can't fit in the ferry parking lot, you go
8 up into the neighborhoods, you get a ticket, and
9 they had their police enforce it all the time.

10 Riverhead Town now is saying no parking on
11 the side of the street on Sound Avenue --

12 TRUSTEE PHILLIPS: On Sound Avenue.

13 MAYOR HUBBARD: -- that they're talking
14 about.

15 TRUSTEE PHILLIPS: Yeah.

16 TRUSTEE MARTILOTTA: Yeah.

17 MAYOR HUBBARD: So you can't park on the
18 side of the street to go to any of those events.

19 TRUSTEE PHILLIPS: Yeah, trying --

20 MAYOR HUBBARD: Just call and leave it at
21 that. You have to be on their property, you can't
22 park on the road at all. They're looking at that.
23 So there are ways to control the parking and
24 direct the parking to where we have the room for
25 it. You know, so that's -- that's the plan,

1 that's -- just say, boom, sign, there is no
2 parking, you must park here.

3 So we got to do something and that's --
4 that's the easiest way. We had the room up there.
5 I think that's the easiest way to do it. Let the
6 Planning Board know that they've got some teeth in
7 the law now. They could enforce it, collect the
8 money through the Building Department, put the
9 money in a special account, and we'll start making
10 the plans and planning the future of that. First
11 couple of years it might not be. But after five
12 years and everybody parks up there, realizes how
13 easy it is, Uber can drop you off, whatever you
14 want to do, I think it will work, but --

15 TRUSTEE PHILLIPS: Well, I think the other
16 thing is that we have to still remember that we
17 want to protect the small business person who
18 wants to invest in the Village. And I think that
19 this -- this language covers both sides.

20 TRUSTEE CLARKE: I agree with you, I think
21 it's an important compromise. I think it
22 addresses the majority of the comments here that
23 we heard at the public hearing, and it certainly
24 covers the issues that people I spoke with were
25 concerned about. And, really, materially, the

1 concerns I heard were around people who were
2 concerned that they developed a business, they put
3 their lifesavings into, they didn't want to be
4 penalized when it changed hands, and I'm sensitive
5 to that, I understand that.

6 The only thing I took issue with was this
7 idea that somebody at this day and age is going to
8 graduate from Greenport High School and open a
9 business downtown, and that we're not going to be
10 able to allow them to do that if we charge for
11 parking. The price of entry to even open a retail
12 store in the Village of Greenport now is upwards
13 of a quarter of a million for fixturing, and
14 outfitting, and electric, and everything entitled.

15 MAYOR HUBBARD: Handicapped bathrooms, and
16 everything else.

17 TRUSTEE CLARKE: I'm just going to --

18 MAYOR HUBBARD: Then it's subdivided. We
19 did a building, putting, you know --

20 TRUSTEE CLARKE: It's a fortune.

21 MAYOR HUBBARD: -- what's four, not just
22 two. You got put in your own bathrooms and
23 everything else.

24 TRUSTEE CLARKE: You know, it took my life
25 savings at 50 years old to open a business in

1 Greenport, not when I was 18, getting out of high
2 school. So I don't think we're ever going to go
3 to that place that people want to remember from
4 maybe the '50s of what life was like, it's never
5 going to go back to that. And I'm not trying to
6 be naive about that, but to do nothing and not to
7 try and weigh protection of the small business
8 owner and support of the small business owner, as
9 well as recognizing that corporations are now in
10 the Village that are, you know, corporations
11 operating in multiple states, multiple locations.
12 We need to get our share of what they can afford
13 if they want to develop here to benefit our
14 community and our residents. And if you want to
15 call it pay-to-play, I don't know what else to
16 call it, but, you know, giving it to them is no
17 longer tenable.

18 TRUSTEE PHILLIPS: Well, I think that going
19 back to the original idea of the grandfathering
20 was to get the Downtown Business District back on
21 its feet. I don't think it's going to fall
22 anymore. I think that yes, there is a
23 possibility, but I don't think it's going to go
24 back to what it was. In the 1990s, it was pretty
25 bad around here.

1 TRUSTEE CLARKE: Well, who knows what it's
2 going to be in 30 years.

3 TRUSTEE PHILLIPS: Right.

4 TRUSTEE CLARKE: In 30 years, hopefully,
5 somebody smarter than me is going to be sitting in
6 this chair and they'll make the right decision
7 based on the circumstances at that time.

8 TRUSTEE PHILLIPS: Well, that's what I'm
9 saying, if I could finish, is that at that time,
10 it worked. Now we need to -- and that's why the
11 discussion needs to take place on this, because we
12 need to make the code a living document for what's
13 going on now, okay? That's -- that's -- and
14 that's what should happen with our code. Ten
15 years from now, it should probably be reviewed
16 again to see what's going on. But, at this point,
17 we had the desire and the need to get our Business
18 District up and running. We now have it where
19 it's a destination. They've worked very hard, but
20 that becoming a destination has put a stress on
21 the residents. And, in all honesty, yeah, maybe
22 it's pay to -- pay-to-play, but I don't think it's
23 fair for the residents to pay out for repaving the
24 parking lots, for signage for parking. I think
25 that that's -- that falls within the Business

1 District.

2 TRUSTEE CLARKE: I couldn't agree with you
3 more with that.

4 TRUSTEE PHILLIPS: And, believe me, you
5 know, I'm -- you and I are right there. I mean,
6 we decide to intensify our businesses, we're going
7 to be right there, okay? The only thing is, is
8 the \$5,000, you know, should we think about a
9 graduated one, depending upon the amount of
10 increase? I don't know. I -- at this point,
11 probably enforcement, it's better to have one fee
12 and leave it alone. I don't know.

13 TRUSTEE CLARKE: That's hard, because, also,
14 the review of this again prompted me to think
15 about allowing the Planning Board with a tool that
16 could allow at one stroke of the pen 50% given
17 away, and what's that criteria? I think that, you
18 know, obviously you can't make these things too
19 cumbersome or too complicated or they don't work.

20 TRUSTEE PHILLIPS: Right.

21 TRUSTEE CLARKE: But, at the same time,
22 there are some benefits to the community that, in
23 my opinion, deserve every possible waiver we could
24 provide, and there are others that I think deserve
25 none. So how do you structure that? Do you

1 structure hospital or medical services, or
2 not-for-profit services, or cultural services as
3 an exemption, and other things not? Is the
4 sliding scale one formula for one type of
5 business, but for another type of business, a
6 different scale?

7 I think there is some fine points in there,
8 and I can't help but know that right now, we're
9 sitting on a potential redevelopment of an
10 auditorium, which is perhaps one of the biggest,
11 other than the American Legion, which was
12 redeveloped with not one penny raised for parking,
13 and there's no parking for the Legion. It's the
14 largest area to congregate on the North Fork. I
15 had no problem with that, I thought it was the
16 right thing to do for the community. But now with
17 this, we have the auditorium, which, again, you
18 know, is, I believe, the right thing to do for the
19 community to preserve its history and to preserve
20 that function primarily for the residents, as well
21 as for visitors. But to have cultural activities
22 for residents here I think is worth some
23 accommodation to allow that to be developed
24 without asking for -- I mean, that would be a
25 quarter of a million dollars in parking fees, you

1 know.

2 So, if you complicate it too much, it's
3 going to get distorted somewhere, and somebody's
4 going to get a deal and somebody's going to get
5 messed up. But if you leave it too broad, I think
6 it leaves too much interpretation for special
7 interests on the Planning Board, and particularly
8 things that, you know, I think we have to -- I
9 think Jack put it best, that there has to be a
10 strong right and left guiding rail to say, you
11 know, this is what we're after. We're after
12 enriching our overall community for residents and
13 businesses, and, you know, this type of business
14 is needed, and this type of business is in excess,
15 and you can figure it out from there.

16 ATTORNEY PROKOP: Can I get the
17 recommendation that we -- you -- at this meeting
18 coming up next week, you have a resolution
19 reopening the public hearing on this for the --
20 for the May meeting? So -- because there's been
21 a --

22 TRUSTEE PHILLIPS: That's a -- it's a major
23 change.

24 ATTORNEY PROKOP: Yeah, this paragraph
25 should probably be discussed with the public, and

1 then -- and I'll take into consideration a couple
2 of minor comments I got tonight.

3 MAYOR HUBBARD: Okay. If you can, I mean,
4 if you could do like a sliding scale. If you need
5 under 10 spots --

6 ATTORNEY PROKOP: Okay.

7 MAYOR HUBBARD: -- it's \$1,000 for a small
8 little store, \$1,000 per spot.

9 ATTORNEY PROKOP: Okay.

10 MAYOR HUBBARD: If you need from 10 to 30
11 spots, it's 2500. If you need more than 30 spots,
12 then it's \$5,000.

13 ATTORNEY PROKOP: Okay.

14 MAYOR HUBBARD: Because that's a big person
15 that's doing a big project --

16 TRUSTEE PHILLIPS: Right.

17 MAYOR HUBBARD: -- that has a lot more
18 money.

19 TRUSTEE PHILLIPS: Right.

20 MAYOR HUBBARD: But that would safeguard a
21 small person that wants to just do something, and
22 they pay a cheaper fee than somebody that's just
23 going to write out a check for 200,000, and say,
24 "All right, I got my spots, let's go."

25 TRUSTEE ROBINS: If you write those clear

1 guidelines in the law --

2 MAYOR HUBBARD: Right, well, that's --

3 TRUSTEE ROBINS: -- that makes sense to me.

4 MAYOR HUBBARD: All right. So then, you
5 know, small scale. If you're only doing a few --
6 you need a few spots.

7 TRUSTEE ROBINS: Right.

8 MAYOR HUBBARD: So we're not killing that
9 person that's doing a small project. All right?
10 So Joe and I will talk about that with Paul, going
11 over that, and just try to write in some kind of
12 sliding scale that way, so that the bigger the
13 project, the more money it's going to cost you,
14 because, obviously, if you're putting in 30 rooms,
15 and you got a tiny piece of property, you know you
16 need --

17 TRUSTEE PHILLIPS: But getting back to the
18 sliding scale, also gives the Planning Board a
19 clearer understanding --

20 MAYOR HUBBARD: Right.

21 TRUSTEE PHILLIPS: -- of the project that's
22 before them, okay? And they've been asking for
23 some guidance for a while.

24 MAYOR HUBBARD: Yes, they have. That's why
25 this all came up, so they know what can we

1 actually do, where do we go with what's written in
2 the code. So this will clarify that. So work on
3 that part, Joe.

4 ATTORNEY PROKOP: Okay.

5 TRUSTEE CLARKE: But we are also awaiting
6 their comments and suggestions for this as well --

7 TRUSTEE PHILLIPS: Right.

8 TRUSTEE CLARKE: -- which need to be taken
9 into consideration.

10 MAYOR HUBBARD: Uh-huh.

11 TRUSTEE CLARKE: I don't believe they've
12 arrived.

13 ADMINISTRATOR PALLAS: Yeah, I -- no, they
14 have not. In fact, I think they're going to be
15 discussing it or finalizing it on the May 5th
16 meeting. But it seems to me that there's been
17 some significant changes. And from a procedural
18 standpoint, I'm assuming that we should be sending
19 the new language to them --

20 TRUSTEE PHILLIPS: Yes.

21 ADMINISTRATOR PALLAS: -- now.

22 TRUSTEE CLARKE: I would say so. I would
23 say so.

24 ADMINISTRATOR PALLAS: Because, otherwise,
25 the comments you're going to get are going to be

1 based on the original language.

2 ATTORNEY PROKOP: Okay.

3 TRUSTEE PHILLIPS: No, they should be --
4 yeah. No, they should be getting it, yes.

5 ATTORNEY PROKOP: I'll do it right away.
6 Okay.

7 TRUSTEE CLARKE: Yeah. And the only other
8 thing in there that I'm trying to hint at, if you
9 will, in the guidelines, are that I understand the
10 nature of retail has changed, and that there's not
11 as much retail everywhere in the United States,
12 and that the retail climate has changed. I'm not
13 trying to live in the 1950s, or put my head in the
14 sand and pretend that that hasn't changed. But I
15 don't want to give up that the only business that
16 can be in our Business District is a place to get
17 something to eat or drink. There has to be
18 encouragement for services, for retail outlets for
19 people who don't want to leave the Village, for
20 things that people are interested in, that
21 people -- there has to be a happy medium.
22 Otherwise, it's going to be a place that we don't
23 want it to become, which we've seen happen to
24 other East End towns.

25 TRUSTEE ROBINS: And we're small, so it's --

1 you know, that flip-over to what you're afraid of
2 is very --

3 TRUSTEE CLARKE: It's very --

4 TRUSTEE ROBINS: -- very tenuous.

5 TRUSTEE CLARKE: It's very tenuous, Julia.

6 And, you know, I've said my piece.

7 TRUSTEE PHILLIPS: Absolutely.

8 MAYOR HUBBARD: Okay. Did you have anything
9 else in your report, Joe?

10 ATTORNEY PROKOP: No.

11 (Laughter)

12 MAYOR HUBBARD: Are you sure?

13 ATTORNEY PROKOP: Just a suggestion that we
14 go directly to public comment.

15 (Laughter)

16 MAYOR HUBBARD: Okay.

17 TRUSTEE MARTILOTTA: I like it.

18 MAYOR HUBBARD: All right. We have Board
19 Discussions. Our Board discussion on the parking
20 law. No, wait.

21 (Laughter)

22 MAYOR HUBBARD: I'll go down the list.

23 Board Discussions: A public hearing regarding the
24 Wetlands Permit Application submitted by Costello
25 Marine Contracting on behalf of Nathaniel and

1 Emily Ewing for the property located at 230 Fourth
2 Street, to remove and dispose of 62 feet of
3 bulkhead, and construct a new 62-foot bulkhead
4 return in-kind, in place. Any Board discussion on
5 that?

6 TRUSTEE PHILLIPS: Paul, could you remind
7 us, or refresh my memory, please, exactly what the
8 CAC recommended?

9 ADMINISTRATOR PALLAS: Yeah. It was just to
10 maintain the -- of the non-turf buffer. That was
11 the only recommendation.

12 TRUSTEE PHILLIPS: Is that all it was?

13 ADMINISTRATOR PALLAS: Yeah, that was it.

14 TRUSTEE PHILLIPS: Okay.

15 MAYOR HUBBARD: All right, yeah. Just the
16 return, coming back off the bulkhead that's
17 running out there.

18 TRUSTEE PHILLIPS: Yeah, yeah, yeah.

19 MAYOR HUBBARD: Take out the cement, put
20 something new in.

21 TRUSTEE PHILLIPS: Yeah.

22 MAYOR HUBBARD: And it's just --

23 ADMINISTRATOR PALLAS: It exists there now.
24 It exists there now. They said they would, and
25 it's on the plans, but I think it would be just --

1 you know, it makes it that much more enforceable
2 if it's in the --

3 TRUSTEE PHILLIPS: Well, that's why I'm
4 asking, is --

5 ADMINISTRATOR PALLAS: Yeah.

6 TRUSTEE PHILLIPS: -- I couldn't remember
7 what it was, to be honest with you, so.

8 TRUSTEE ROBINS: We're putting in a plastic
9 bulkhead, Paul? It's not a wood bulkhead, right?

10 ADMINISTRATOR PALLAS: Not wood, no, it's
11 vinyl.

12 TRUSTEE ROBINS: Vinyl.

13 TRUSTEE CLARKE: My only comment on that was
14 that on the plans that came from Costello, in that
15 non-turf barrier was written "grass", meaning not
16 turf grass, but larger grasses. And I wanted to
17 make sure that we required native grasses and not
18 invasive Asian species of grasses.

19 MAYOR HUBBARD: Okay.

20 TRUSTEE PHILLIPS: No, that's -- that's
21 wise. That's why I was asking, because I couldn't
22 remember exactly what the CAC said. But I believe
23 the DEC -- is the DEC --

24 MAYOR HUBBARD: That's fine. Just write
25 that into the resolution to approve their permit

1 and put that part on there. And just make sure
2 you look at the agenda before it goes out to make
3 sure the wording is what you're talking about.

4 Okay? All right. The second discussion
5 item, public hearing regarding a proposed Local
6 Law creating Section 150-30.2 regarding curb cuts
7 within the Village of Greenport and amending
8 Section 115-13 of the Greenport Village Code. Any
9 discussion on that?

10 TRUSTEE PHILLIPS: I'm -- I'll be honest
11 with you, I feel strongly that the Village Board
12 is responsible for roadways, and the Planning --
13 allowing the Planning Board to make the final
14 decision on curb cuts is -- is a little scary
15 to me.

16 Just we've had -- we've had property owners
17 who have completely taken their driveways out and
18 put -- intensified the parking into the -- into
19 the streets. I just -- I think there needs to be
20 checks and balances for that, especially since we
21 are the ones that are responsible for the
22 roadways, and openings, and traffic, and flowing
23 of traffic, and parking. And I just -- I would
24 rather see some checks and balances on it, so that
25 the Planning Board can get into -- I just -- I

1 just -- curb cuts scare me, especially after
2 seeing some on North Street that completely did
3 away with their driveways, and now we have a
4 sidewalk that's got a driveway entrance and it
5 dips down. And it's just -- it's a little scary.

6 MAYOR HUBBARD: Okay. Well, right now,
7 Paul, the code says Planning Board looks at it and
8 the Village Board is supposed to review it, we're
9 supposed to weigh in on it.

10 ADMINISTRATOR PALLAS: That's the current
11 code. I think the proposed code --

12 MAYOR HUBBARD: Right.

13 ADMINISTRATOR PALLAS: -- eliminate -- it's
14 just Planning Board, if I remember.

15 MAYOR HUBBARD: It will be just the Planning
16 Board, and not the Village Board at all?

17 ADMINISTRATOR PALLAS: Correct.

18 MAYOR HUBBARD: Okay. So what are you
19 saying, you'd rather see the Village Board do curb
20 cuts and not the Planning Board?

21 TRUSTEE PHILLIPS: I would rather we have
22 the final say on it. I think in the code already,
23 we're supposed to be reviewing it, correct?

24 MAYOR HUBBARD: That's -- the current code
25 says it's supposed to go back.

1 ADMINISTRATOR PALLAS: The current code says
2 that, yes.

3 MAYOR HUBBARD: But it hasn't been done
4 there. I can't remember. Very few curb cuts that
5 we've talked about were discussed over -- over the
6 past 10 years.

7 TRUSTEE PHILLIPS: I can remember -- I can
8 remember your father's Board discussing curb cuts,
9 and they got into some lengthy discussions at
10 times. So I'm just -- I just -- I'm just -- you
11 know, I mean I'm going to vote against it if we
12 put it on for a resolution, so that's okay.

13 MAYOR HUBBARD: Okay. Well, I mean, because
14 Planning Board does the site plan review. That's
15 why it was in Planning Board, as they're going
16 over the site plan looking at it, saying where --
17 this is where a curb cut will fit in, that that's
18 why it's been with them. That's why it's going
19 completely to them, the Village Board is not part
20 of it.

21 TRUSTEE MARTILOTTA: I mean --

22 MAYOR HUBBARD: Well, that's what -- the
23 Planning Board is looking at the site plan. If
24 somebody's going to build a new house, boom,
25 here's the houses that were missed. Some of the

1 other ones, well, they're changing or subdividing
2 a piece of property, other things like that, and
3 there's other curb cuts, not everything has been
4 looked at per the site plan of adjacent houses or
5 across the street, or something like that. That's
6 why we're trying to clarify that part of it,
7 right?

8 ADMINISTRATOR PALLAS: And in -- yes. In
9 addition to the procedural question, but yes. The
10 Village Attorney put in a fairly extensive
11 criteria list that the Planning Board is supposed
12 to review, and, again, that's one of them.

13 MAYOR HUBBARD: Okay.

14 TRUSTEE CLARKE: My only comment on it was
15 that I thought, and I don't remember whether this
16 was added back in, but I thought that eliminating
17 a curb cut, as well as creating one, both were an
18 activity that should require review by a Board,
19 whichever one is decided upon.

20 TRUSTEE PHILLIPS: I had requested that, but
21 I don't remember seeing it in the --

22 TRUSTEE CLARKE: I remember you bringing it
23 up and I thought it was a very smart addition, and
24 I don't know whether it's in the code.

25 ADMINISTRATOR PALLAS: I thought -- I

1 thought it was put back -- put in. I don't have
2 it with me.

3 TRUSTEE PHILLIPS: I don't have it with me
4 right now.

5 TRUSTEE CLARKE: I don't have it with me
6 either, I'm sorry. But that's just something I
7 want to make sure of.

8 MAYOR HUBBARD: All right. Well, if you
9 could check on that before we put something on the
10 agenda. I mean, for somebody to remove a curb
11 cut, they would have to go and open the road up to
12 put in a regular curb, instead of having a curb
13 cut there. And that should require a road opening
14 permit from us to be able to have a contractor go
15 and do that.

16 TRUSTEE CLARKE: Yes.

17 MAYOR HUBBARD: If the person follows the
18 code. Some people don't always do that. But, I
19 mean, that should be the checks and balances. If
20 you're going to take one out and just put a curb
21 and a sidewalk across there, they're supposed to
22 ask us. But there's been other ones where people
23 have put in the granite blocks and other stuff on
24 their walkway, and everything else, on Village
25 right-of-way in their driveway. It beautifies the

1 area and the person's property, so we have not
2 said no, but I'm not sure that all those people
3 got --

4 TRUSTEE PHILLIPS: Permits.

5 MAYOR HUBBARD: -- road opening permits to
6 go in to do that part of the project.

7 TRUSTEE MARTILOTTA: Yeah.

8 MAYOR HUBBARD: Which, again, you know, to
9 be around the amount of construction going on, we
10 can't be everywhere looking at every project.

11 TRUSTEE PHILLIPS: No, no.

12 MAYOR HUBBARD: You know, that's
13 something -- they come at 7 in the morning, they
14 dig it up, they put it done, they're gone in a
15 day, and it's very hard to be everywhere to see
16 all that. But I'm --

17 TRUSTEE PHILLIPS: Well, the reason is when
18 they -- when they eliminate the driveway, it
19 puts -- it -- their site plan now puts parking
20 into the street instead of into their driveway.

21 MAYOR HUBBARD: Without a doubt, yes.

22 TRUSTEE PHILLIPS: And I think that's
23 something that we have to get some checks and
24 balances on somewhere, okay, because it's happened
25 too often. And the intensification on Fifth

1 Avenue, we have it going on on North Street. Some
2 of these houses that have been improved, they've
3 eliminated the driveway all together so they had a
4 backyard, but that wasn't their original site
5 plan. So I -- that's -- that's a concern.

6 TRUSTEE CLARKE: I agree with you, Mary Bess.

7 MAYOR HUBBARD: Okay. Well, Paul, go ahead.

8 ADMINISTRATOR PALLAS: If I may. We just --
9 we just took a look at it. It does -- I mean, it
10 doesn't specifically say remove, but it says
11 any -- any modification, which would be all
12 encompassing.

13 TRUSTEE CLARKE: Yeah.

14 ADMINISTRATOR PALLAS: So would -- that to
15 me would include that.

16 CLERK PIRILLO: It reads construct or
17 reconstruct, locate or relocate, relay or repair.

18 ADMINISTRATOR PALLAS: I think -- I think --
19 I think that eventuality is covered. I do -- you
20 know, I believe.

21 MAYOR HUBBARD: Okay.

22 TRUSTEE PHILLIPS: Okay.

23 ADMINISTRATOR PALLAS: Just if I may, one
24 other -- again, on a -- on a procedural comment.
25 I think the Planning Board is sending comments on

1 this as well, and I think they're scheduled to do
2 that on -- probably on May 5th.

3 MAYOR HUBBARD: Right. They have 45 days if
4 they had to give comments on that, or whatever.

5 ADMINISTRATOR PALLAS: Right, right. So I
6 don't --

7 MAYOR HUBBARD: All right. So this is not
8 something that we'd be able to vote on --

9 ADMINISTRATOR PALLAS: Until -- until --

10 MAYOR HUBBARD: -- next week, until we get
11 their stuff, so it would be something for May. So
12 having the discussion clarifies stuff for
13 everybody and see what it is. And some of it, I
14 could tell you, I know places where they're
15 redoing a road and the driveway was removed, and
16 people did it, and the Village redid the road and
17 took the curb cut out when they redid the
18 sidewalks and the curb, and our -- our Village
19 guys did that, not recently, but --

20 TRUSTEE PHILLIPS: No, it's happened.

21 MAYOR HUBBARD: But it's happened. So, you
22 know, there's no -- you now, there's a fence put
23 up here, there's no longer a driveway there, and
24 they're fixing up the road, and they just went and
25 took care of it. You know, so we need to be more

1 diligent on that.

2 Curb cuts were never really a major thing,
3 but I've seen it now. I mean, I know somebody
4 right across from my mother where there's one
5 curb cut and a three-bay parking area. So they
6 have to go through one curb cut and drive across
7 the lawn to get over to them. Well, somebody
8 bought it. It didn't have to go before the
9 Planning Board or anything else, but they wanted
10 more parking off the street. Most people take it
11 away. They put more in, and did a nice brick
12 driveway and everything else, but now the two cars
13 go in there, but you have to drive over the curb
14 and the lawn to get into the parking areas.

15 So okay. Well, we'll discuss this, and that
16 will be for a vote in the May meeting, okay?

17 CLERK PIRILLO: Mr. Mayor, we may need to
18 renotice that, also, for -- to reopen the public
19 hearing in May.

20 MAYOR HUBBARD: Yeah.

21 ATTORNEY PROKOP: It's a time -- it's not
22 because of a change in the law, it's because of
23 the timing factor. You can't -- you can't -- you
24 can't go beyond a certain time period, you have to
25 reopen, reopen the hearing.

1 MAYOR HUBBARD: So for us to do next week,
2 or something we should do this evening?

3 ATTORNEY PROKOP: No. We should make a
4 motion.

5 TRUSTEE PHILLIPS: Whoa, whoa, whoa. Wait a
6 minute. Wait, wait, wait a minute. You're
7 talking about reopening the hearing on parking, or
8 setting the new --

9 TRUSTEE MARTILOTTA: Curb cuts.

10 ATTORNEY PROKOP: On curb cuts.

11 TRUSTEE ROBINS: Curb cuts.

12 TRUSTEE PHILLIPS: Oh, okay.

13 CLERK PIRILLO: Curb cuts.

14 TRUSTEE PHILLIPS: Curb cuts, okay.

15 ATTORNEY PROKOP: Because if you don't adopt
16 the law within a certain amount of time, you have
17 to reopen the public hearing. So we just --

18 MAYOR HUBBARD: Right, 60 days, and then it
19 becomes --

20 ATTORNEY PROKOP: Right. We should just do
21 that as a formality, please.

22 MAYOR HUBBARD: Okay.

23 ATTORNEY PROKOP: So we should vote, we
24 should vote at our meeting to -- to reopen the
25 public hearing on -- at the May meeting on curb

1 cuts, so we could vote on it at the same night.
2 In May, we could have the public hearing and vote
3 on it the same night, if there's no significant
4 comments.

5 MAYOR HUBBARD: Right.

6 TRUSTEE PHILLIPS: Well, we'll have the
7 comments from the Planning Board.

8 ATTORNEY PROKOP: Well, we'll -- yeah.

9 MAYOR HUBBARD: Well, we're waiting for
10 those on May 5th on that, so --

11 TRUSTEE ROBINS: The May meeting?

12 MAYOR HUBBARD: All right. So put that on
13 the agenda. Reopen both public hearings for the
14 meeting next week. Okay.

15 ATTORNEY PROKOP: Okay.

16 MAYOR HUBBARD: All right. The next --
17 Board discussion was on the parking, so we've
18 already passed that over enough, we're not going
19 to do that.

20 All right. Update Historic Preservation
21 Commission Guidelines. All right. We've all read
22 that. That was all more procedural stuff on the
23 guidelines of what they're doing, explaining to
24 applicants where they are earlier in the process,
25 letting them know what they have to do and all.

1 That was the guidelines that they had brought back
2 to us. Was everybody comfortable with those
3 guidelines?

4 TRUSTEE PHILLIPS: Yeah, the guidelines I'm
5 comfortable with.

6 TRUSTEE CLARKE: The guidelines.

7 MAYOR HUBBARD: All right with the
8 guidelines. So --

9 TRUSTEE CLARKE: Yeah. The guidelines were,
10 I think, in -- very well done. I have a great
11 deal of respect for the work they put into it.

12 MAYOR HUBBARD: Okay. So we'll put that on
13 for a vote on the guidelines?

14 TRUSTEE CLARKE: The --

15 MAYOR HUBBARD: Do we need to vote on those,
16 or that's just become procedural?

17 ATTORNEY PROKOP: No, I would. I would vote
18 on that, yes.

19 MAYOR HUBBARD: We do, we vote on that.

20 TRUSTEE CLARKE: But the review and action
21 on Historic Preservation recommendations, is that
22 something that needs to be discussed and
23 formalized to either be adopted, or put on hold,
24 or rejected?

25 MAYOR HUBBARD: That's the recommendations

1 from the Historic?

2 TRUSTEE CLARKE: (Nodded yes)

3 MAYOR HUBBARD: Right. Yeah, well, the
4 first one, we're going to vote on the guidelines,
5 which is just the format and procedure where we're
6 going with it. So we'll vote on that one. The
7 next question is the recommendations from Historic
8 Preservation Commission, which is more making the
9 whole Village part of the Historic District, and
10 that's open for discussion.

11 TRUSTEE PHILLIPS: Well, I think they --
12 what they did is they set three priorities here,
13 which ideally, I'm sure, they would like the whole
14 Village put into it. But I think they went
15 through the different -- Priority 1, Priority 2,
16 and Priority 3. And I think perhaps Front Street
17 to Main Street, to Third, on both sides of the
18 street, that's a big discussion, that's a really
19 big discussion. Priority 2 is even bigger
20 discussion. But I think the third priority is
21 dealing with Green Hill Cemetery, and I think
22 that's something that we could discuss, and
23 perhaps try to move that forward, because I think
24 it is historic. I mean, it's got a lot of history
25 to it.

1 MAYOR HUBBARD: Uh-huh.

2 TRUSTEE PHILLIPS: I think it would give the
3 Board our opportunity for maybe some funding for
4 it, or projects to go in there to take care of
5 some of the tombstones and some of the area. And
6 if we were going to talk about any of it, that's
7 the one I would like to talk about first, is Green
8 Hill Cemetery.

9 MAYOR HUBBARD: Okay. I mean, that's fine.
10 I mean, making the whole Village part of the
11 Historic District I am not in favor of. I think
12 it would put a burden and change the character and
13 stuff of what's going on outside of that district.
14 The original district was done, meaning mostly
15 just the downtown area. To expand that over at
16 the end of Sixth Street and Sixth Avenue, and
17 everything else, I think that's a stretch and
18 it's -- I don't think that's recommended at this
19 time for the project.

20 Green Hill Cemetery, definitely. I mean, a
21 lot of work has been done down there since the
22 Village took it over 16 years ago now, I believe
23 it was, from the Clark Family. A lot of the
24 stones have been uprighted and fixed, we had a
25 grant for that. But to make that an historic

1 area, I would be totally in favor of that, you
2 know.

3 TRUSTEE PHILLIPS: I think that the Downtown
4 Business District, when the original concept
5 started, was to try and keep what we're still
6 trying to keep now, okay? But they didn't do the
7 stores on Front Street for some reason. I believe
8 it's tied up with the Waterfront Commercial
9 designation for those properties.

10 So I agree with you, putting the whole
11 Village into historic, making residential areas
12 do, through so many hoops for -- not hoops, but
13 the cost for some of those houses that are outside
14 the current district now would be putting a burden
15 on a lot of people.

16 TRUSTEE CLARKE: Well, I agree with the
17 commentary I've heard so far. Priority 3 seems
18 like a good and noble task that's not hard to do.
19 In just looking at the three priorities that they
20 made, you know, I have a lot of respect for their
21 work and their determination on asking for these
22 three priorities.

23 Priority 2 does not bother me greatly,
24 because there are a great deal of historic
25 structures that are in that distance just on Front

1 Street that I think do warrant protection.

2 Priority 1 was the only priority that I --
3 you know, it's a tough one. You've got about -- a
4 building that Kessie's in that's historic, and
5 you'd love to see preserved, and then you have a
6 building such as --

7 TRUSTEE PHILLIPS: Colonial.

8 TRUSTEE CLARKE: -- Colonial Drug that has
9 no specific historic significance to the Village
10 in any vernacular to speak of.

11 And I understand they're trying to address
12 the Business District streetscape, but I am having
13 a hard time with Priority 1 in reconciling the
14 idea of progressive development of the Business
15 District with historic designation. And how would
16 that work to combine historic designation on what
17 I view as non-historic buildings that would then
18 require additional requirements if they were be --
19 to be redeveloped?

20 That said, there are individual properties
21 within that area. The real estate company next to
22 Greenport Wines and Spirits is a beautiful --
23 Linda Kessler's building, it's a beautiful
24 historic building. I would hate to see someone
25 tear it down and build something else. Aldo's is

1 a historic quaint structure. So those properties
2 are vulnerable if they're not protected, but there
3 are so many other properties on that stretch that
4 don't necessarily warrant protection, that I get
5 caught up in myself with Priority 1.

6 Priority 2 being mostly outside of the
7 primary district, even though the distance from
8 Third to Fourth Street is still part of the
9 Business Improvement District. Kapell Real Estate
10 is -- could be considered an historic building.
11 The Greenporter, probably as it existed, would
12 have been considered historic from the viewpoint
13 of the Commission now, because it is in a
14 Mid-Century vernacular, which 30 years ago nobody
15 cared about, but in the past 30 years has gone
16 from something that no one cared about to
17 something that is extremely important in
18 preserving, but most of that has already been
19 lost, and, of course, with any plans to alter it
20 further.

21 So I could see -- I could see certainly
22 letting go of Priority 1, but I do have some heart
23 for Priority 2.

24 MAYOR HUBBARD: Okay.

25 TRUSTEE CLARKE: And I don't know what my

1 opinion means in this conversation, other than,
2 you know, if it's something we need to vote on or
3 give feedback to, that is --

4 MAYOR HUBBARD: Well, they're just asking,
5 really, for guidance, are we doing anything with
6 the stuff that they had put together, they want to
7 know where we stood with it.

8 TRUSTEE CLARKE: Okay.

9 MAYOR HUBBARD: That's pretty much what
10 they -- Paul had discussions with, you know, the
11 Chair and all what they wanted. So they said,
12 "Well, we did all this work, we gave you
13 recommendations, where do we stand?"

14 TRUSTEE PHILLIPS: Well, I think that -- and
15 not to interrupt you. In taking in what Peter
16 said, and I think Priority 1 and Priority 2 is a
17 much broader discussion.

18 TRUSTEE ROBINS: Yeah.

19 TRUSTEE PHILLIPS: And that's why I'm
20 focusing in on Priority 3, because it is something
21 that I think we all agreed to. I think it's to
22 their -- it's to their advant -- it's something
23 that they would dig their teeth into as well, and
24 I think it would show that we're -- we're hearing
25 them. And we still need to discuss 1 and 2, but 3

1 gives them the idea that we are hearing you. You
2 know, they did a lot of work and we appreciate it.
3 And, you know, I would just love to see Green Hill
4 Cemetery become a site that is true to the memory
5 and the respect to those families that are in that
6 cemetery.

7 ATTORNEY PROKOP: So you might consider --
8 you might consider adopt -- voting to move ahead
9 with the discussion regarding Green Hill Cemetery,
10 and respond that you're taking their first two
11 recommendations under advisement, you know,
12 something like that.

13 MAYOR HUBBARD: Yeah, that would be fine.
14 Paul could put that together and advise them of --

15 ADMINISTRATOR PALLAS: Yeah.

16 MAYOR HUBBARD: -- what would go into all to
17 do that.

18 ADMINISTRATOR PALLAS: Did you also want to
19 keep those items for discussion, the other two, on
20 your agenda for another month, maybe? I don't
21 know.

22 MAYOR HUBBARD: No. I think, at this point,
23 let's say take care of the one. We don't need to
24 discuss it over and over again. It's something
25 that at a later date, they can be brought up

1 again.

2 ADMINISTRATOR PALLAS: Okay. All right.

3 MAYOR HUBBARD: All right. Is everybody
4 comfortable with that? Right now, I don't think
5 we're going to move forward with them in the near
6 future, there's so much else going on, that the
7 Green Hill Cemetery, yes, we could move that one
8 forward. The other two we'll take up at a future
9 date. So it doesn't have to be on the agenda for
10 continued discussion at this point.

11 ADMINISTRATOR PALLAS: Yeah, I will, I will
12 advise of them of that, and we will start -- you
13 know, Management will start looking into the
14 process of getting that designation for the
15 cemetery.

16 MAYOR HUBBARD: Okay. All right. That's
17 the last Board Discussion. I don't --

18 TRUSTEE CLARKE: Mr. Mayor.

19 MAYOR HUBBARD: Yes.

20 TRUSTEE CLARKE: The Clerk brought up the
21 letter to the DEC on the Widow's Hole
22 conversation.

23 MAYOR HUBBARD: Yes.

24 TRUSTEE CLARKE: Is that something that
25 you'd like to discuss at a future date?

1 MAYOR HUBBARD: Actually, I think they want
2 that letter soon, the Peconic Land Trust, the DEC
3 letter. When do they want that?

4 CLERK PIRILLO: I don't believe it's
5 required immediately.

6 MAYOR HUBBARD: Okay.

7 CLERK PIRILLO: If we want to -- if we want
8 to postpone it a little bit, we could, and not
9 vote on it next week. I think that would be okay.

10 MAYOR HUBBARD: No. I mean, if somebody has
11 comments on it, we could do it right now. I mean,
12 I did receive a text from a neighbor of the
13 property down there who felt the wording of the
14 letter states plural "aquaculture operations", and
15 that family feels it would be a hindrance to their
16 operation by doing the dredging. So he wanted
17 that part of it removed, and he -- also, he asked
18 that if he has to shut down his operations, he'd
19 like to be reimbursed from -- for the closure of
20 it, in his operations, from the applicant.

21 TRUSTEE PHILLIPS: I want to -- in all
22 honesty, I'd like to have the time to, and have --
23 haven't had the time to go back and review. The
24 word "modifying the permit" has caught my
25 curiosity, so I -- and modifying a DEC permit,

1 sometimes there are catches that we don't catch,
2 and I just would like to have time to review it
3 again, that's all.

4 TRUSTEE CLARKE: Sounds good to me.

5 TRUSTEE PHILLIPS: We could take it up next
6 month.

7 MAYOR HUBBARD: Yeah. The letter that was
8 in the Clerk's report was just a form letter sent
9 by them that they send out, and we'll sign the
10 bottom and send it in. We're not going to do
11 that.

12 TRUSTEE PHILLIPS: The word "modify" became
13 a red flag in my mind, so I just wanted to --

14 MAYOR HUBBARD: That's fine. So we'll
15 just -- we can discuss that over the next couple
16 of weeks, and we could do the letter for -- in
17 May.

18 TRUSTEE CLARKE: That sounds good to me.

19 MAYOR HUBBARD: Okay.

20 ADMINISTRATOR PALLAS: And if I may.
21 Mr. Mayor, I apologize. Just to be clear, this
22 is -- this is for the DEC permit. Once they get
23 that, they would still have to come back to this
24 Board to get a wet -- Village wetlands permit.

25 TRUSTEE CLARKE: Yes.

1 MAYOR HUBBARD: Yes.

2 TRUSTEE PHILLIPS: Yes.

3 TRUSTEE CLARKE: An additional control, so
4 that's good.

5 TRUSTEE PHILLIPS: Paul, in all honesty, for
6 my part, I know everyone that's along there. I
7 know what's going on. There's been local
8 discussion about the project in some positive and
9 negative ways. And for me, as I said, the word
10 "modification" is raising a red flag, okay, so
11 that's the only reason.

12 ADMINISTRATOR PALLAS: Understood. The
13 modifications from the DEC, we don't have that
14 potential in our --

15 TRUSTEE PHILLIPS: I know. I know, but it
16 could come into our permit, so I just -- I just
17 wanted to cross the T's and dot the I's.

18 MAYOR HUBBARD: Okay. We'll go on to
19 Trustee reports. Start with Trustee Clarke.

20 TRUSTEE CLARKE: Okay, great. I just want
21 to remind the Board that on April 28th, we will be
22 having a presentation from the Dark Skies
23 Coalition, who will be bringing some materials to
24 do a presentation, and speaking about code changes
25 and LWRP implications, and examples of other East

1 End communities.

2 It was interesting timing tonight with Paul
3 mentioning street lamps. That also would fall
4 under requests that they're making for the
5 adoption of standard Dark Skies code development
6 within the Village and within our LWRP,
7 particularly with respect to maritime navigation,
8 not having landward lights that shine out that
9 could confuse mariners, as well as for wildlife,
10 having all of the lighting be downwardly focused,
11 no up lighting, and no holiday lighting year-round
12 within the Village. Just so that everyone knows
13 what they're looking for, they'll be here next
14 week.

15 The Village Clerk has in her report a
16 resolution for us to vote on next week of the
17 Story Walk in Mitchell Park, which is a project of
18 Friends of Mitchell Park. And I want to make sure
19 that everyone's aware of that, that they've read
20 it, that they've looked at it. And if there's any
21 questions I can answer or concerns, I'd love to
22 have that conversation tonight, so that we don't
23 have any obstacles to having a good vote on that
24 resolution next week. Anybody?

25 MAYOR HUBBARD: No. It looked good to me, so.

1 TRUSTEE CLARKE: Very good, thank you. I
2 don't have anything else at this time.

3 MAYOR HUBBARD: Okay, thank you. Trustee
4 Martilotta.

5 TRUSTEE MARTILOTTA: I don't really have
6 much. I've been out of town the last few weeks in
7 Texas. Just trying to get caught back up.

8 MAYOR HUBBARD: Okay. Trustee Phillips.

9 TRUSTEE PHILLIPS: A couple of things. I
10 was asked to participate on this, on April 7th, in
11 the League -- of the Hampton, Shelter Island and
12 the North Fork program for the League of Women
13 Voters for Running and Winning that --

14 ADMINISTRATOR PALLAS: Hold on, Trustee
15 Phillips. With the trucks, there's a lot of
16 noise.

17 TRUSTEE PHILLIPS: Yeah, I'm waiting.

18 ADMINISTRATOR PALLAS: The Transcriptionist
19 can't --

20 TRUSTEE PHILLIPS: I'm sorry, what?

21 ADMINISTRATOR PALLAS: The Transcriptionist
22 couldn't hear.

23 TRUSTEE PHILLIPS: Oh, the trucks.

24 MAYOR HUBBARD: She couldn't hear you.

25 TRUSTEE PHILLIPS: All right, yeah.

1 April 7th I was asked to participate with
2 the League of Women Voters program called Running
3 and Winning that was to 11th and 12th Grade girls.
4 Greenport School sent some students, and I would
5 like at some point to invite them to come, come to
6 a Village work session and maybe ask all of us
7 questions about what it's like to be a Trustee or
8 even Mayor.

9 I know that there used to be the Mayor's
10 program that was for the children that was in
11 school, but they haven't had -- in the grade
12 school, but they haven't done that for a while, I
13 don't think. NYCOM used to do that.

14 So I would like to encourage these young
15 ladies, who were very -- it was very interesting
16 and very invigorating to see how much they knew
17 about politics that you wouldn't think 11th and
18 12th Graders would know about. It was -- so if I
19 could work with the Village Clerk on that, and
20 the -- and the Village Administrator, I would like
21 to reach out to the school.

22 MAYOR HUBBARD: That's fine.

23 TRUSTEE PHILLIPS: Okay.

24 MAYOR HUBBARD: Always good to get the young
25 kids involved.

1 TRUSTEE PHILLIPS: Okay, all right.

2 TRUSTEE MARTILOTTA: Awesome.

3 TRUSTEE PHILLIPS: The other thing is, as
4 part of the Transportation Commission for Southold
5 Town, as the appoint -- Liaison, they've had some
6 great discussions about speed signs that they've
7 been dealing with on Peconic, on Peconic Lane,
8 where they actually had solar powered signs. But
9 Dan Goodwin was kind enough to send me this
10 information about these signs that actually can be
11 hooked into an electric -- electric on our poles.
12 And I don't know if any of you have noticed it,
13 but us going down to 25 miles per hour didn't
14 really do much good for the speeding on Front and
15 Main Street, to be honest with you.

16 TRUSTEE CLARKE: Or First Street.

17 TRUSTEE PHILLIPS: Or First Street, yes. So
18 I was hoping that we could -- perhaps the Village
19 Administrator and the Treasurer could work with me
20 to see what these would cost, or if we could reach
21 out to the New York State DOT and see if they
22 could get some of these signs to go under our
23 25-mile-per-hour sign, so that when people are
24 coming down Main Street, it starts to flash the
25 speed that they're going, and do some type of

1 reminder that you're supposed to slow down,
2 because, I'll be honest with you, it's been pretty
3 bad as of late. Trying to get out of Manor Place
4 has been interesting during the daytime.

5 And that brings up the other subject of I
6 would really appreciate if we could write a letter
7 to the Stony Brook Eastern Long Island Hospital
8 management to ask their employees to remember that
9 they are driving in a residential district, that
10 there are children that are in. I know, Mayor,
11 you are not home during the day, but I have seen
12 some extremely scary, almost on two wheels,
13 because we're late for work, or we're on a shift
14 and getting into the parking lot, or even leaving
15 work. I think they need to be reminded that they
16 are in a residential district. You know, just a
17 gentle reminder, you know, we -- you know.

18 TRUSTEE CLARKE: I would -- I would -- I
19 would second Trustee Phillips' request, as well as
20 trying to prioritize the crosswalk there, just
21 because --

22 TRUSTEE PHILLIPS: Yeah.

23 TRUSTEE CLARKE: -- it could be dicey.

24 TRUSTEE ROBINS: Are you talking about Manor
25 Place on Main Street.

1 TRUSTEE CLARKE: (Nodded yes)

2 TRUSTEE PHILLIPS: Oh, yeah.

3 TRUSTEE ROBINS: Yeah.

4 MAYOR HUBBARD: Okay. I can -- I don't know
5 if Paul remembers the price. We did price those
6 signs while we were changing the speed limit. It
7 was around --

8 ADMINISTRATOR PALLAS: I don't remember.

9 MAYOR HUBBARD: It was around \$8,000 per
10 sign.

11 ADMINISTRATOR PALLAS: Yeah.

12 TRUSTEE PHILLIPS: Well, again, as I said,
13 this was a new company that came out of --

14 MAYOR HUBBARD: It was around \$8,000 per
15 sign.

16 TRUSTEE PHILLIPS: Yeah.

17 MAYOR HUBBARD: We were looking at two of
18 them, one by Saint Agnes Church, and one up by --

19 TRUSTEE PHILLIPS: Right.

20 MAYOR HUBBARD: -- Third Street. Then at
21 the time, our Treasurer said, "I don't have
22 \$20,000 for signs to be put up there."

23 (Laughter)

24 TRUSTEE CLARKE: It's always your problem.

25 TRUSTEE PHILLIPS: Well, actually --

1 actually, I think if we could actually get the DOT
2 to help us --

3 MAYOR HUBBARD: But if we can get it from
4 the State to do it, that's fine. They have a lot
5 a lot on Shelter Island. They -- they have one
6 that they move it around in different areas, so
7 you see what you're going, and it does -- it
8 alerts you. So they put -- this temporary sign
9 was up there for a while when we first talked
10 about changing the speed limit from 30 to 25, they
11 had the sign up there. And you go past Spano's
12 and you see the sign, well, you're going 42 in a
13 25, it wakes you up and you realize it.

14 TRUSTEE PHILLIPS: Right.

15 MAYOR HUBBARD: You know.

16 TRUSTEE PHILLIPS: Well, that was my other
17 request, is to Southold Town.

18 MAYOR HUBBARD: So we may be able to rent
19 one for the summer season to get people used to
20 it, or buy one and just move it around. Those are
21 solar powered, so they don't have to be hard-wired
22 in, so they move it and put a pole in and they
23 move it.

24 TRUSTEE MARTILOTTA: The one on the trailer,
25 you're talking?

1 MAYOR HUBBARD: No.

2 TRUSTEE PHILLIPS: Southold P.D. has one.

3 MAYOR HUBBARD: These are -- these right on
4 a pole.

5 TRUSTEE MARTILOTTA: Oh, these are on a
6 pole.

7 TRUSTEE PHILLIPS: These are on a pole.

8 MAYOR HUBBARD: Yeah. They could put in a
9 street sign post --

10 TRUSTEE PHILLIPS: Right.

11 MAYOR HUBBARD: -- and put it right on
12 there, and it has the solar panel on the top.

13 TRUSTEE MARTILOTTA: And move it around?

14 MAYOR HUBBARD: Yeah.

15 TRUSTEE PHILLIPS: Like the ones that
16 Southold Town bought for Peconic Bay Boulevard are
17 solar powered and they were extremely expensive.

18 MR. BRANDT: There's a wire, actually.

19 TRUSTEE PHILLIPS: The wire goes right
20 into -- as Dan explained to me, that these get
21 wired right into our electrical system on a pole.
22 So, as I said, he sent me this information today,
23 so I will --

24 MAYOR HUBBARD: That's fine.

25 TRUSTEE PHILLIPS: It's the first time.

1 The other thing is I -- Paul, I have to ask
2 this question. The staged model that you
3 described at 123 Sterling, does that really fit
4 within the Waterfront Commercial descriptions that
5 is in that agreement that we have? Have you and
6 Joe discussed that?

7 ADMINISTRATOR PALLAS: I haven't. I'm
8 not -- I'm not quite sure -- I'm not quite sure I
9 understand the question. So all the -- as far as
10 I understand, all they did was put some stuff in
11 there. There was something in a room when they
12 showed it -- show it, that's what they did.

13 TRUSTEE PHILLIPS: Show it for -- for all of
14 the items that are listed in the agreement under
15 Waterfront Commercial, or to show it as a staged
16 model for the rooms up -- for the --

17 ADMINISTRATOR PALLAS: No, no, no. It was
18 for the use -- for the use of the space, not --
19 they put furniture in one of the units, in the
20 residential units, and they put some items -- I
21 don't recall the list off the top of my head, but
22 it was not for residential use.

23 TRUSTEE PHILLIPS: Okay, because it wasn't
24 very clear in the email. That's why I -- you
25 said -- you said staged model, so -- and that's

1 why I'm asking. I understood the staged model to
2 be residential, so that's why I'm asking.

3 ADMINISTRATOR PALLAS: No, the model for
4 that use. That's --

5 TRUSTEE PHILLIPS: Oh, okay.

6 ADMINISTRATOR PALLAS: Yeah, each for the
7 different use, one residential, one not.

8 TRUSTEE PHILLIPS: Okay.

9 ATTORNEY PROKOP: Is it the upstairs
10 residential, or is the first floor yacht -- so the
11 yacht club spaces that they did?

12 ADMINISTRATOR PALLAS: They did both. They
13 put -- they put some furniture in a residential
14 unit, and some -- again, I don't recall what they
15 are, but they were not residential, for
16 residential use on the first floor.

17 ATTORNEY PROKOP: I'm sorry.

18 ADMINISTRATOR PALLAS: It was not for
19 residential use on the first floor.

20 ATTORNEY PROKOP: It was for the yacht --
21 so --

22 ADMINISTRATOR PALLAS: Yeah, whatever --

23 TRUSTEE PHILLIPS: For Waterfront
24 Commercial?

25 ADMINISTRATOR PALLAS: Correct.

1 TRUSTEE PHILLIPS: For Waterfront
2 Commercial.

3 ADMINISTRATOR PALLAS: Yes, for something,
4 you know, like that.

5 TRUSTEE PHILLIPS: Okay. Thank you. I
6 think that just needed to get clarified a little
7 bit.

8 The other thing is how are we coming -- the
9 LWRP consultant, I'm sure you're putting out a new
10 RFP; is that what you're doing with that?

11 TRUSTEE ROBINS: It's almost done.

12 TRUSTEE PHILLIPS: Are we -- are we -- we
13 did the LW -- you did the -- did you decide on
14 anything?

15 ADMINISTRATOR PALLAS: We'll verify. We did
16 -- we believe we sent the second one. It appears
17 we may not have gotten any response, but we'll
18 verify that.

19 TRUSTEE PHILLIPS: Okay. But before we get
20 to that, I'm going to put on the table, and I
21 think that Trustee Robins and I have talked about
22 it, and Trustee Clarke and I have talked about it,
23 is the Waterfront Commercial Code Chapter 150. I
24 would really like to review the Sections B through G.
25 And I don't know if that's something that we would

1 have to put a moratorium on for a certain time or
2 period. I would -- I would ask the Village
3 Attorney what we need to do with that.

4 Our LWRP suggests that we have two separate
5 codes within the Waterfront Commercial for
6 different -- for different descriptions, and I
7 really want -- I want our Waterfront Commercial to
8 say Waterfront Commercial. And I just feel that B
9 through G gives too many loopholes, that we
10 eventually will lose what people come out to see,
11 and that's the waterfront, and waterfront, working
12 waterfront.

13 So I'm putting it up that I really would
14 like to go out to public hearing to -- either we
15 put a moratorium on for a couple of months to
16 review this and come up with something. I'm not
17 sure what the best structure would be for that.
18 And I'm going to kindly ask the Village Attorney
19 what he thinks.

20 ATTORNEY PROKOP: Well, a moratorium is done
21 by Local Law, and what you -- whatever the
22 moratorium is that you'd like to have, you
23 normally do a resolution until the Local Law can
24 have a hearing. But an enforceable moratorium
25 could only be done by a Local Law, and you need --

1 in order to have it justified, you need to have
2 some reason to have the moratorium, like plan --
3 you know, study -- a study, planning, things like
4 that. You can't -- you shouldn't adopt a
5 moratorium just for the sake of having a
6 moratorium. You need to have some kind of --
7 something you're going to do during the moratorium
8 period.

9 TRUSTEE PHILLIPS: So --

10 TRUSTEE ROBINS: That's what Mary Bess is
11 suggesting.

12 TRUSTEE PHILLIPS: Is to review, to
13 review --

14 TRUSTEE ROBINS: Upgrade the LWRP. I mean,
15 it's very clear.

16 TRUSTEE CLARKE: It sounds clear to me.

17 ATTORNEY PROKOP: If that's the purpose,
18 then, yeah, that's --

19 TRUSTEE ROBINS: Is that okay for a reason?

20 ATTORNEY PROKOP: If it's something that --
21 that's going to be worked on in the meantime, then
22 I think it's a legitimate -- it's a supportable
23 reason, yes.

24 TRUSTEE PHILLIPS: Well, our current LWRP is
25 the one that suggests that, at some point, we're

1 supposed to go back and review the code to create
2 two separate waterfront commercial in the
3 current -- in the current LWRP that's we're under.
4 The other one has still not been approved, and
5 that still says the same thing. So just the sheer
6 fact that we should be reviewing it and getting
7 public comment on it, I just -- and it's -- it's
8 something where our LWRP just didn't continue on
9 dealing with that portion of the code. So is that
10 a reason enough?

11 ATTORNEY PROKOP: Yes, as long as you had
12 something going. As long as you set, you know, a
13 date to take public comments, or something like
14 that.

15 TRUSTEE ROBINS: Joe, isn't the LWRP our
16 comprehensive planning document? I mean, every --

17 ATTORNEY PROKOP: Yes.

18 TRUSTEE ROBINS: -- municipality I heard at
19 this conference has to have a comprehensive plan.

20 ATTORNEY PROKOP: You're not required to
21 have a comprehensive plan. We did opt to have an
22 LWRP, so we have an LWRP. You're not required to
23 have a comprehensive plan. When you opt to have
24 an LWRP, the LWRP becomes your comprehensive plan
25 for the area that it covers. In this case, it

1 covers the entire Village, so most or all of the
2 Village. So if you're -- you know, as long as you
3 have an active plan that -- to make a
4 consideration or a study, or, you know, possible
5 changes, things like that, that would justify a
6 moratorium.

7 TRUSTEE ROBINS: And the reason for the
8 consultant is because we really don't have staff
9 that's, you know, available to do this review
10 right now, so we're hiring a consultant. And we
11 just did not receive, I guess, bids from anybody
12 at this point; is that correct?

13 ADMINISTRATOR PALLAS: I apologize. What
14 was your question?

15 TRUSTEE ROBINS: A consultant to do the
16 review of the LWRP, we have not received any
17 additional names, people responding to it?

18 TRUSTEE PHILLIPS: No. We're going to --
19 we're going to verify, but it just -- for from own
20 clarification, what I thought Trustee Phillips was
21 asking for was not a -- not the moratorium for the
22 LWRP, a moratorium for the code itself, correct,
23 to review those sections of code?

24 TRUSTEE PHILLIPS: Right, to review the
25 sections of the code.

1 ADMINISTRATOR PALLAS: Not the LWRP. That's
2 a separate matter, yes?

3 TRUSTEE PHILLIPS: No. What she's talking
4 about is in our -- in our current LWRP, the
5 current one that we're under, because we still
6 have to -- the other one's not finished yet, okay?
7 I think what Trustee Roberts is -- Robins is
8 saying is that that is one of the reasons to
9 review the code.

10 ADMINISTRATOR PALLAS: Okay.

11 TRUSTEE PHILLIPS: Okay.

12 TRUSTEE ROBINS: That's what I meant.

13 TRUSTEE PHILLIPS: Does that make that
14 clear?

15 ATTORNEY PROKOP: Yeah. I mean, I just want
16 to point out there, so everybody knows what we're
17 talking about, the -- I've been through the LWRP
18 several times, you know, this new -- the new draft
19 of the LWRP. The reason why -- the update that's
20 required is to -- there's many portions of that
21 document that are outdated, because there's
22 changes that have taken place that need to be
23 reflected in that document. So there's -- if we
24 hire -- I know we made a decision to hire an
25 outside consultant, because we're all involved in

1 everything else that is going on in the Village,
2 but what -- there's going to be an uphill learning
3 curve for that, whoever that person is that comes,
4 or a company, if we end up hiring somebody. And a
5 lot of what -- the work that needs to be done is
6 to just sit with the LWRP and update it, like I
7 said, not to -- I'm sorry, I'm repeating myself,
8 for the changes that have taken place. So if one
9 of -- when somebody comes in, if one of us could
10 work with that person, or that we would get past
11 that initial curve. But if you have a plan in
12 place for that to happen, then that could justify
13 a moratorium, if the moratorium is approved.

14 TRUSTEE ROBINS: When you're talking about
15 one of us, you mean a member of the Board, or are
16 you talking about, you know, Management?

17 ATTORNEY PROKOP: Well, myself, myself and
18 management, basically.

19 TRUSTEE ROBINS: Okay.

20 ATTORNEY PROKOP: I mean, to the point where
21 Paul and I can just read through it and circle
22 things that we know, know have to be changed. I
23 mean, we've probably done half of it already.
24 It's just that when we got to half, then
25 there's -- so many other things came up and we

1 couldn't finish.

2 TRUSTEE ROBINS: Understood, that's why we
3 think you should have some help.

4 MAYOR HUBBARD: Okay. So you're talking --
5 what do you want the moratorium on, what --

6 TRUSTEE MARTILOTTA: Yeah, I don't
7 understand.

8 TRUSTEE PHILLIPS: I want -- okay. I
9 believe that we need to, as a Board, take a look
10 at the code, and take a look at our LWRP, take a
11 look at some of our buildings that really
12 aren't -- now I'm getting out of -- hold on a
13 second, let me get back to this, okay? I had this
14 in my mind before and now I'm confused.

15 Okay. Somehow, somehow, whether it's a
16 moratorium, or we start the discussion on
17 Chapter 15, the Waterfront Commercial, I -- I want
18 us to set a goal of protecting, or to make sure
19 the code will protect what we have left as the
20 true working waterfront. And, also, at the same
21 time, we have properties that are in the
22 Waterfront Commercial District that, really,
23 they're waterview, they're not waterfront.

24 I just think it's time that we discussed
25 truly protecting what is left of our working

1 waterfront. I don't want -- I don't want -- I
2 don't want to see a conditional use of a motel on
3 a large piece of waterfront property, because
4 that's not what our Village is. So whether it's a
5 moratorium, or we start working on the code
6 ourselves, somehow I want something so we start
7 discussing it. So -- and I -- I'm asking the
8 Village Attorney, and maybe the Village
9 Administrator, what is the best method to do that?

10 ADMINISTRATOR PALLAS: Yeah. I mean, I --
11 if I may, I mean, I -- it sounds like what you're
12 asking for is for us to review the Waterfront
13 Commercial code. I don't -- I don't know what you
14 would put a moratorium on.

15 TRUSTEE PHILLIPS: Well, I'm asking, okay?
16 It's been discussed and -- but I just would like
17 to get it going. We've talked about for a while
18 and --

19 TRUSTEE CLARKE: You're concerned about the
20 conditional uses.

21 TRUSTEE PHILLIPS: The conditional uses.

22 TRUSTEE CLARKE: And that they're too loose
23 at this point in our development to allow it to
24 continue, as well as separating the properties
25 that already have conditional uses in place, but

1 are still zoned WC.

2 TRUSTEE PHILLIPS: Correct.

3 TRUSTEE CLARKE: For example, just to use
4 your own street as an example, you have a very
5 clear WC business with Alice's Fish Market, but
6 you have three nonconforming properties with
7 residences on them that are in WC. So, if I
8 remember correctly from my reading of the LWRP,
9 the recommendation was made to create two zones
10 that legitimize the conditional uses of the
11 properties that were built in the WC section that
12 were conditional uses already, but strengthens the
13 protection of those that have not yet gone into a
14 conditional use path, and trying to eliminate
15 conditional uses in the short term, for fear of
16 the developmental pressures that are on the
17 Village right now. I hope I'm speaking --

18 TRUSTEE PHILLIPS: You got it. Yeah, that's
19 exactly it, Peter. I'm sorry, I'm getting
20 tongue-tied, I've been up for quite a while.

21 TRUSTEE CLARKE: I understand, I understand.

22 TRUSTEE PHILLIPS: But --

23 TRUSTEE CLARKE: But, you know --

24 TRUSTEE PHILLIPS: And, also, you know,
25 it's -- it's a topic. I mean, as I had explained

1 to somebody once, I said, you know, I could take
2 what I own and knock everything down and build a
3 restaurant and a hotel, if I wanted to. I don't
4 want to. And I think that that's something we
5 need to take a look at and make sure that we
6 protect our working waterfront, what's left of it,
7 okay? So I'm looking for guidance, what's the
8 best way to do it.

9 ADMINISTRATOR PALLAS: Well, I think, I
10 think if it -- if it's the Board's, you know,
11 consensus that -- to do that, I think I can --
12 certainly, Village Attorney and I can take a look
13 at specifics of the LWRP and how it -- what the
14 implication is with the code and make a
15 recommendation on the change, if that's what you
16 all want.

17 MAYOR HUBBARD: Well, I thought that's why
18 we went and hired a consultant to try to review
19 the LWRP. I thought that's what we did when we
20 went out to do that.

21 ADMINISTRATOR PALLAS: Maybe I'm -- maybe
22 I'm -- maybe I'm misunderstanding.

23 TRUSTEE PHILLIPS: That's only -- that's
24 only a portion of it. The LWRP has to be -- there
25 are some things in there, Mayor, that need to be

1 updated from when that LWRP was done, and that's
2 why the consultant was being hired, from my
3 understanding. The waterfront, this is -- this
4 is -- this is just specific, this is just on one
5 section of the LWRP.

6 TRUSTEE CLARKE: One section of the code.

7 TRUSTEE PHILLIPS: Excuse me, the code, yes.

8 TRUSTEE CLARKE: I mean, I'm not trying to
9 paraphrase here for Trustee Phillips, but she's
10 spoken to me about this. It's been something on
11 our Trustee reminders that a moratorium was
12 requested. I believe that the moratorium is being
13 requested in order to restrict the temptation for
14 conditional uses being brought forward to the
15 Planning Board until we can strengthen the code,
16 because the code has conditional and nonconforming
17 uses written very clearly. But, technically, as
18 we've seen, a developer or an owner could come
19 forward to the Zoning and Planning Boards tomorrow
20 with commercial ideas that would include the very
21 things that Trustee Phillips is mentioning, hotels
22 and restaurants, on the last portions of the
23 working waterfront. Of course, they would have to
24 go through those Boards. They may not get
25 approved, but I believe -- I'm paraphrasing

1 again -- you're looking to strengthen it so that
2 those conditional uses are never an option for a
3 Board to even consider.

4 TRUSTEE PHILLIPS: That's right.

5 MAYOR HUBBARD: Okay. So what do you want a
6 moratorium on? A moratorium saying no building,
7 no nothing in the W -- that's why I'm asking.

8 TRUSTEE PHILLIPS: No, no, no, no.

9 MAYOR HUBBARD: What do you want the
10 moratorium on?

11 TRUSTEE PHILLIPS: The moratorium would only
12 be a time frame, a -- can only be a time frame to
13 do the work on reviewing, reviewing that section
14 of the chapter. That's why I'm saying, is do we
15 need to have a moratorium, or -- or can we just
16 start working on looking at that chapter and
17 getting it done?

18 MAYOR HUBBARD: All right. Because the
19 three of you have already said you all want the
20 moratorium. I'm saying what -- if we're going
21 vote on a moratorium, the moratorium has to say
22 something. We want a moratorium on no
23 construction in WC --

24 TRUSTEE CLARKE: Yes.

25 MAYOR HUBBARD: -- until you guys decide

1 what you want to do?

2 TRUSTEE ROBINS: Correct, yeah.

3 TRUSTEE CLARKE: Until the code --

4 MAYOR HUBBARD: Is that what you're asking
5 for?

6 TRUSTEE CLARKE: Until the code is --

7 MAYOR HUBBARD: You want to halt all
8 construction in WC for a year?

9 TRUSTEE PHILLIPS: For a time, for a time
10 period, right.

11 TRUSTEE ROBINS: "X" time period, yes. You
12 know, and nothing happens quick in government, we
13 know it takes some time.

14 TRUSTEE CLARKE: Until --

15 MAYOR HUBBARD: Well, we also -- we're going
16 to need input from what you guys want, if you're
17 going to try to do this, if we're going to put
18 this to the public and vote it.

19 ATTORNEY PROKOP: Isn't it the --

20 MAYOR HUBBARD: I mean, because you're going
21 to shut down a whole bunch of places that won't be
22 able to do anything for a year. You're going to
23 stop anything going on in WC, then, that's what
24 you three want?

25 TRUSTEE PHILLIPS: Well, Mayor, that's

1 why -- okay. That's why I'm asking. And I'm
2 asking the Village Attorney and the Village
3 Administrator, is this something that Chapter 15,
4 in the Waterfront Commercial -- can we get through
5 this in a time frame of a month or two, so that we
6 could get it out to the public?

7 ATTORNEY PROKOP: Get through what? I'm
8 sorry.

9 TRUSTEE PHILLIPS: Creating -- creating a
10 document to give to the public for a public
11 hearing.

12 ATTORNEY PROKOP: For -- for changes,
13 recommended changes --

14 TRUSTEE PHILLIPS: For the changes.

15 ATTORNEY PROKOP: -- or for a moratorium?

16 TRUSTEE PHILLIPS: No, for recommended
17 changes to the code.

18 TRUSTEE CLARKE: Changes to the code.

19 ATTORNEY PROKOP: We could do that. That's
20 some --

21 ADMINISTRATOR PALLAS: Yeah, yes.

22 ATTORNEY PROKOP: Something.

23 TRUSTEE ROBINS: Or make some conditional
24 uses and make them prohibitive uses, correct?

25 TRUSTEE CLARKE: Yes, that's exactly --

1 MAYOR HUBBARD: I think it would be helpful
2 for the two of them. You got all these ideas, all
3 these discussions. Put in writing what you want.

4 ADMINISTRATOR PALLAS: Yeah.

5 MAYOR HUBBARD: So just saying we got to
6 discuss it is not discussing it, it's not giving
7 us any solution of what you have in your minds of
8 what you want.

9 TRUSTEE PHILLIPS: I --

10 MAYOR HUBBARD: So we need something of what
11 they're going to work with, instead of just saying
12 we need to discuss this, or we'll take two months
13 to discuss it.

14 TRUSTEE PHILLIPS: Well, we --

15 MAYOR HUBBARD: But we have a whole bunch of
16 discussion items and we don't get input on it.

17 TRUSTEE PHILLIPS: But then what we need --

18 MAYOR HUBBARD: So we need something more
19 than just saying we want to discuss it, please.

20 TRUSTEE PHILLIPS: Well, I just -- I said
21 before that we need to create two separate zones
22 in the Waterfront Commercial, and that means we
23 have to -- to create taking B through G and
24 creating a different zone, and what's the process
25 for changing the zone on those properties. That

1 has to be a public hearing as well.

2 ATTORNEY PROKOP: Okay.

3 TRUSTEE PHILLIPS: And that has to have the
4 information. That's why I'm saying, is my goal
5 has been from the beginning, and moratorium was a
6 word that's been thrown around, because I'm not
7 sure what the process is, but I want to see a zone
8 change that protects the true waterfront,
9 waterfront and those that are -- fall within those
10 conditional waterfronts have a Zoning Code that
11 fits for them, but doesn't create a loophole --
12 not a loophole. Doesn't create where hotels and
13 motels can get into our last waterfront pieces of
14 property in the Village of Greenport. That's --
15 that's, as Trustee Clarke said, strengthening our
16 waterfront, our WC to make sure that the
17 conditional uses that are in existence here stay
18 on the properties that are already zoned that way.

19 ATTORNEY PROKOP: So if I could make a
20 suggestion, why don't you give Paul and I until
21 the next work session, until a week before the
22 next work session with our reports to come up with
23 some language, suggested language. And then if
24 you feel that you need additional time, or you
25 want to put a hold on everything, then consider

1 the moratorium after that. But let's at least get
2 to that first step and give you some -- give you
3 some --

4 TRUSTEE PHILLIPS: And I'll be more than
5 happy to write -- I just want to get to the first
6 step. I'll be more than happy to send you --

7 ATTORNEY PROKOP: Well, if you could give
8 us --

9 TRUSTEE PHILLIPS: -- some of my thoughts.

10 ATTORNEY PROKOP: If you could give us
11 bullet points in an email, or something, that
12 would be -- that would be helpful. But in the
13 meantime, we'll get -- we'll start with this.

14 ADMINISTRATOR PALLAS: Yes.

15 TRUSTEE PHILLIPS: Okay. And then the other
16 thing that -- I know this, we've had the
17 discussion of chickens before, but the avian flu
18 has kind of become a topic in the newspapers
19 lately. And I happened to notice that there's a
20 few chicken coops that are around. And I'm not
21 sure how to deal with them in the code, but it
22 would be great if we could get them registered
23 with the Town -- with Village Hall, so that we
24 have an idea, if the Department of Ag Markets
25 comes in and wants to know where the chicken coops

1 are, that they have access to the information.

2 And I don't know how to go about that, so.

3 ATTORNEY PROKOP: Well, we have a policy,
4 it's -- which we're enforcing against somebody
5 right now, so you're not allowed to have an animal
6 that's not -- you're not allowed to harbor or
7 possess an animal that's not a regular domestic
8 animal, and we've had -- we've had questions about
9 that with regard to chickens in the past. If you
10 want to -- if you want to license them, you could
11 adopt a policy without a Local Law, or you
12 could -- a registration.

13 TRUSTEE PHILLIPS: Registration.

14 ATTORNEY PROKOP: You could adopt a policy
15 without a Local Law, or you could adopt a Local
16 Law. So, I mean, because this is an immediate
17 temporary, hopefully, a temporary thing, but it
18 has immediacy to it, you probably could
19 consider -- should consider a policy.

20 TRUSTEE ROBINS: Yeah, I'm okay with that.
21 The only thing is, I mean, it's not just chickens.
22 I think it's all water fowl, you know, the ducks
23 around, and geese, and everything else that could
24 all be carrying this. So, you know, you might
25 control it by, you know, the flocks that people

1 that are keeping chickens in the Village, but it
2 doesn't necessarily mean that you're going to keep
3 the bird flu out of the Village because of all the
4 wildlife around here as well, so.

5 TRUSTEE PHILLIPS: I don't think it's more
6 keeping, I think it's just having the information
7 available for if there does become a problem,
8 where the Department of Ag and Markets comes in
9 and proceeds to go through the Village, and just
10 wants to know where the chicken coops are, or
11 where the chickens are.

12 I think it's -- we've had complaints from
13 some residents that have had issues with their
14 neighbors, and I just -- I understand it's also
15 everybody believes we're rural. The Village isn't
16 really a rural farm area, but I just -- I just
17 think we need to make sure we know what we have.

18 ATTORNEY PROKOP: Well, I think Alex has --
19 excuse me, I think the Code -- the Code
20 Enforcement has a pretty good idea.

21 MAYOR HUBBARD: Okay. I mean, per our code
22 right now, are chickens allowed in the Village?
23 We've had a discussion when everybody wanted them.
24 They wanted to do it. They brought us deviled
25 eggs at a meeting here 10 years ago and all.

1 (Laughter)

2 MAYOR HUBBARD: So are chickens --

3 TRUSTEE CLARKE: I didn't get any eggs.

4 MAYOR HUBBARD: Are chicken coops legal in
5 the Village?

6 ADMINISTRATOR PALLAS: I don't think so,
7 right?

8 ATTORNEY PROKOP: The only -- what's -- no,
9 I don't think they're normal, what's called a
10 normal domestic animal, so I don't think.

11 MAYOR HUBBARD: Correct. That's -- I think
12 that's what we went through then. So we can't
13 make a list of something that's against our code
14 to give to somebody else, because, technically,
15 they're not legal in the Village.

16 TRUSTEE PHILLIPS: Okay.

17 MAYOR HUBBARD: So we can't register them or
18 anything else, so -- no, I'm just going --

19 TRUSTEE PHILLIPS: No, I know. I --

20 MAYOR HUBBARD: Because when everybody
21 wanted to, people wanted to do it, were
22 complaining about neighbors that had them, and
23 everything else. Per our code, I don't believe
24 that they're legal to be in the Village. But
25 everybody said that you got eggs in your backyard,

1 the kids loved them and everything, go ahead, we
2 kind of looked the other way. But we can't
3 register and say, "We know you got them here,"
4 because then we could never do anything about it,
5 because we're justifying them breaking our code.

6 TRUSTEE PHILLIPS: No, I'm just -- I'm
7 bringing up the topic, because I --

8 MAYOR HUBBARD: No, I understand what you're
9 saying about the bird flu and everything else.
10 The guy in Hampton Bays, or whatever, that killed
11 his whole flock. Been in business for 60 years,
12 killed every bird on his property and closed up,
13 they said like you can't do it anymore. You know,
14 so, I mean, that was his whole life and that's
15 very disappointing that that happened, but we -- I
16 just don't see how we could justify something
17 that's illegal.

18 TRUSTEE PHILLIPS: I'm just --

19 MAYOR HUBBARD: Okay? No.

20 TRUSTEE PHILLIPS: I'm saying I'm just --

21 MAYOR HUBBARD: They can verify that and
22 check the code and look at it, but I believe
23 that's where that was.

24 TRUSTEE PHILLIPS: So the complaint that we
25 got about the chicken coop the other day, or the

1 chickens the other day, what enforcement action
2 did we do?

3 ATTORNEY PROKOP: We have -- we have a pile
4 of tickets against somebody. We've had
5 enforcement action pending for a while.

6 TRUSTEE PHILLIPS: Okay.

7 MAYOR HUBBARD: They just got four or five
8 tickets against them, but -- but we've also gone
9 up there and never heard the rooster making a
10 sound. At least a dozen times they've been up
11 there and have never found it. It could be
12 running around the Cablevision property, which is
13 right behind all that, and it could just be loose
14 up there. I don't know.

15 TRUSTEE CLARKE: I have never heard a
16 rooster.

17 MAYOR HUBBARD: You never heard it? You
18 live across the street from --

19 TRUSTEE CLARKE: I hear the street-cleaner.

20 MAYOR HUBBARD: Yeah, okay.

21 (Laughter)

22 TRUSTEE CLARKE: I don't hear the rooster.

23 MAYOR HUBBARD: Okay.

24 TRUSTEE PHILLIPS: Well, there used to be
25 one down our end of the world.

1 MAYOR HUBBARD: It's a late-rising rooster
2 or at work already.

3 TRUSTEE CLARKE: Maybe, maybe.

4 (Laughter)

5 TRUSTEE PHILLIPS: Anyway, that's it for me.
6 Thank you.

7 MAYOR HUBBARD: Okay, thank you. Trustee
8 Robins.

9 TRUSTEE ROBINS: Okay. Just again, I'll
10 give a little report next month on that meeting I
11 attended up in Saratoga Springs with Paul. It was
12 really fascinating, interesting, and stuff that's
13 very relevant to our Village.

14 I had a nice opportunity to talk with Mayor
15 Fran -- Francis -- I'm losing his name all of a
16 sudden. Fran Murray from Rockville Centre. We
17 talked a lot, and he's getting -- you know,
18 he's -- they're the -- one of the two
19 municipalities on Long Island, along with
20 Freeport, that's a member of, you know, I guess
21 the hydropower.

22 MAYOR HUBBARD: Uh-huh.

23 TRUSTEE ROBINS: So we had some interesting
24 conversations, and I'd like to share that
25 information with everybody as well.

1 So I'm just -- I've given my -- given my BID
2 report. The BID is starting to get pretty active.
3 They did a nice Egg Roll. I don't know if anybody
4 was able to go down to Mitchell Park last weekend.
5 They had a magician that the children absolutely
6 loved. I mean, that guy was really funny and --

7 TRUSTEE PHILLIPS: Yes, he is.

8 TRUSTEE ROBINS: You know, there was two
9 mixups in terms of his arrival, and he was late,
10 and stuff like that. But all in all -- and I saw
11 Sylvia down there, kind of, you know, punted a
12 little bit with the free Carousel rides and
13 everything. And I think that a lot of -- a lot of
14 kids had a really good time, so -- and I knew the
15 Easter Bunny, too. I won't tell who it was.

16 But, anyhow, they also are going to be doing
17 this -- on the 30th, they're going to be doing the
18 5K race, okay? It's a fund-raiser. They're
19 coordinating it with the Cherry Blossom Festival.
20 Deborah from the Greenporter has T-shirts printed,
21 and a lot of activities going on for people coming
22 to the Village. They'll walk around the Village.
23 Restaurants are going to be featuring drinks with
24 cherry blossom themes and stuff like that. So,
25 you know, some nice things going on.

1 So that race is going to be Saturday
2 morning. It's going to start, I believe, at
3 9 o'clock here, at the firehouse, not inside the
4 firehouse, but just out in the driveway. The
5 route has been established, you know, and they're
6 going to get some help from volunteers from ROTC
7 to assist with, you know, oversight and stuff like
8 that. They've been working with Chief Flatley,
9 and so everything has been set up for that.

10 They -- also, David Abatelli, I think, was
11 working with the Tree Committee. They're giving
12 the Village the spruce trees that they've taken
13 out of the planters, and year-round spruces. And
14 they -- I think they have 50 of them.

15 MAYOR HUBBARD: Fifty-seven of them.

16 TRUSTEE ROBINS: Fifty-seven, yeah. So I
17 think they said they were willing to help deliver
18 them, and then if the Village would plant them,
19 what they -- I think he coordinated with them to
20 see where you want to locate them now, some of
21 them by --

22 MAYOR HUBBARD: Yeah, Carol Edwards is
23 working on it from the Tree Committee, along with
24 John Quinlan. And we're coordinating with Paul
25 Pallas, because he's back now, for the Electric

1 Department to take the -- the digger truck and dig
2 down --

3 TRUSTEE ROBINS: Okay.

4 MAYOR HUBBARD: -- 18 inches to make it
5 easier, so they don't have to dig it all by hand.

6 TRUSTEE ROBINS: Uh-huh.

7 MAYOR HUBBARD: And then they'll expand out
8 what they need to do and they'll put them in. And
9 Jack Weiskott has them all stored at his
10 property --

11 TRUSTEE ROBINS: Right.

12 MAYOR HUBBARD: -- and they'll be bringing
13 them down there when they need them.

14 TRUSTEE ROBINS: So, and, you know -- you
15 know, coming off of, you know, maybe some
16 contentious stuff with the parklets and stuff like
17 that, I think it's nice for the BID and the
18 Village to be working together on some things like
19 that again. So, hopefully, you know, they will
20 continue to foster a working relationship.

21 They have a -- they're trying to do some
22 work on their website right now to increase
23 membership, and encourage members to use the
24 website, you know, to promote their businesses.
25 People still don't really do it on a level that it

1 should be done.

2 Gail Barlow, who's one of our newer Board
3 Members, talked about having one big tent pole
4 event every season. You know, so, featuring one
5 big thing, like, you know -- I mean, spring and
6 summer are easy, you know, with things like the
7 kickoff with the Egg Roll, and then they go into
8 Mother's Day, and then all the activities that are
9 going to happen, but there are other big events,
10 you know, which are very, very popular in the
11 Village now.

12 Mayor, you mentioned this the other day, you
13 know, the Christmas Parade, which is fantastic
14 now. It's one of the best things, I think, that
15 this Village does. And Halloween, I -- also, is a
16 really, really nice event now, too, with the kids,
17 and everybody coming down in costumes. You know,
18 those are two events that I think have really been
19 improved a lot. So that's what they're trying
20 to do.

21 They are getting ready. There will be an
22 annual meeting, I think it's going to be
23 June 10th. I'll have to correct and update on
24 that before. But, no, it would be good to see
25 some of the members of the Board maybe to attend

1 that annual meeting to hear what they're proposing
2 to do, and get to know a few more Board -- the BID
3 members face to face. I think it wouldn't be the
4 worst thing in the world. You know, it's an hour,
5 two-hour meeting, and they'll tell you about their
6 budget, and what they're planning on doing. And
7 there'll be some refreshments, and I believe
8 they're having it at Claudio's this year.

9 TRUSTEE CLARKE: Do you know the date?

10 TRUSTEE ROBINS: I thought it was June 6th,
11 but talking to Linda, I think it's in the -- I
12 think it's probably the next week. I will get
13 that information to you before.

14 TRUSTEE CLARKE: I think that's an excellent
15 suggestion.

16 TRUSTEE ROBINS: I'm sorry?

17 TRUSTEE CLARKE: I think that's an excellent
18 suggestion.

19 TRUSTEE ROBINS: Oh. We had a Gate meeting.
20 That's where we meet with Paul Pallas. We have
21 Dave Abatelli, Deborah Rivera, Rich Vandenburg,
22 Brendan Spiro. So, you know, and we talked about
23 parking needs, obviously, and they -- we talked
24 about their noise study that they did. We haven't
25 really kind of circled back on noise, but I think

1 we probably will some time in the next couple of
2 months. You know, if not -- if we don't, the
3 residents will ask for it, obviously, because the
4 music is going to start again.

5 So they did do a noise study, so I asked if
6 they have the information from that study, and
7 present it to the Board, hopefully next month, you
8 know. So if they have recommendations and things
9 that they want to be considered, that they should
10 bring that to us.

11 They approved a couple of funding things.
12 They're going to -- I think they're going to give
13 \$500 to Dances in the Park. And they tabled the
14 discussion on what to contribute to the Maritime
15 Festival at the moment.

16 5K race, okay. So -- and they wanted to
17 have some information about the ferry project. We
18 talked about that a little bit. Not in terms of
19 wanting to give any particular input on it, but
20 simply the fact that they are looking to do some
21 kind of a sculpture that celebrates the maritime
22 history of the Village, and where it would be
23 located, not necessarily in the area of the ferry
24 project itself. It could also be somewhere over
25 in Mitchell Park, the entrance to Mitchell Park.

1 So they just would like to be part of the dialogue
2 and -- you know, with the Village about that at
3 some point, okay?

4 MAYOR HUBBARD: Okay. What kind of monument
5 are they talking about?

6 TRUSTEE ROBINS: Well, they don't know yet.
7 I mean, they're -- I think they're talking about
8 maybe going out to local artists and stuff like
9 that, and getting some suggestions. But it would
10 be probably a sculpture, a sculpture of some sort.

11 MAYOR HUBBARD: Okay. It will be four feet,
12 20 feet?

13 TRUSTEE ROBINS: It's only a concept right
14 now, and --

15 MAYOR HUBBARD: Okay. Well, that makes a
16 difference, the size --

17 TRUSTEE ROBINS: Yeah, yeah.

18 MAYOR HUBBARD: -- of what they're planning
19 and what they're talking about.

20 TRUSTEE ROBINS: Yeah. No. I think -- like
21 I said, I'll -- hopefully, they'll have a little
22 bit more definition. But I wanted to bring that
23 up, because they've been talking about it a little
24 bit. And when they asked about the ferry project,
25 Paul said, "Look, you know, right now, the ferry

1 project" -- you know, he keeps sending it back to
2 us every time, so we just didn't want to mess with
3 the process at all, and introduce anything new
4 about the possibility of a sculpture down there
5 that would slow the process down again, he didn't
6 want it to get pulled back. So that's -- that's
7 all the conversation. It really wasn't about --

8 MAYOR HUBBARD: Okay, that's fine. But when
9 you have more information, you can bring it back
10 up and we'll --

11 TRUSTEE ROBINS: Right, right.

12 MAYOR HUBBARD: -- discuss it.

13 TRUSTEE ROBINS: Just a couple of things.
14 We did have a Carousel meeting. We had a few more
15 people attending now, which was nice.

16 And Dave Abatelli shared some information.
17 A Carousel renovation company apparently reached
18 out to him, and they specialize in all things
19 Carousel. A couple of members talked about things
20 that, you know, needed to be refurbished, like
21 maybe the sleigh seats on the Carousel. All the
22 stuffing is sort of -- you know, it's kind of worn
23 looking, and it would probably be nice to repaint
24 them.

25 We talked about maybe local artisans getting

1 involved in some of the work on the wooden horses,
2 and I suggested maybe -- I don't know if they're
3 still doing it or not, but we had people that do
4 duck decoy work, wood carvers and stuff like that.
5 So, you know, it's kind of like an idea, maybe to
6 reach out to local artists and stuff to help with
7 stuff on the Carousel.

8 I actually suggested something -- mentioned
9 to Paul about the fact that I thought maybe we
10 should hire a company to do a comprehensive survey
11 on the Carousel at some point. It's a valuable
12 asset to this Village. It's irreplaceable, to be
13 honest with you. And, you know, to do a thorough
14 top-to-bottom survey of the condition of it, and
15 then prioritize what needs immediate attention,
16 what needs just general maintenance and stuff like
17 that, but to hire a professional to do that might
18 be something we might want to consider doing. So,
19 you know, that's for Board discussion, maybe, at
20 some point, something for consideration.

21 That's my report. Thank you very much.

22 MAYOR HUBBARD: Okay. Thank you. Okay.

23 The only thing I had to bring up is, I don't know
24 if everybody knows, I've received several phone
25 calls this week asking for comments. The Suffolk

1 County Legislature approved the ferry agreement
2 for Hampton Jitney going from Mitchell Park to
3 Long Wharf in Sag Harbor. We have not agreed to
4 that or anything, but they voted on it and they
5 gave a five-year license to operate a ferry. And
6 I was kind of shocked when they called me and
7 asked me that, but that's -- it happened, and it's
8 done and it's approved by them. They said it can
9 be modified or changed if we have objections to
10 it, but we didn't approve anything, so we really
11 don't have an objection, because right now, the
12 Board consensus was it wasn't coming in Mitchell
13 Park, so --

14 TRUSTEE PHILLIPS: Well, my understanding,
15 when I talked to Legislator Krupski about it,
16 because I was a little shocked when I got a phone
17 call, was that he said, "Well, we can't tell the
18 Village what to do." I said, "No, you can't tell
19 the Village what to do." And he says it's
20 really -- you know, they were looking towards the
21 timing. And I said, well -- you know, I explained
22 to him a few things that, you know, we all kind of
23 agreed to the concept it is great, it's an idea,
24 but that where they wanted to go just wasn't --
25 wasn't going to be a decision the Board was going

1 to approve. And he said, "Well, Suffolk County
2 Legislator can't tell" -- "Legislature can't tell
3 you where they could go within your Village." And
4 I said, "Well, that's great to hear."

5 MAYOR HUBBARD: Okay.

6 TRUSTEE ROBINS: I was reading in the news
7 today, actually, that apparently Sag Harbor is
8 softening on their willingness to use the Long
9 Wharf right now.

10 TRUSTEE PHILLIPS: Well, they had to go to
11 a -- they had a public hearing, I think they had
12 one April 12th.

13 TRUSTEE ROBINS: April 12th?

14 TRUSTEE PHILLIPS: I think it was the 12th
15 of -- April 12th, because they have to change
16 their code, Village of Sag Harbor has to change
17 their code in reference to Long Wharf. But --

18 ATTORNEY PROKOP: I mean, the Leg --

19 TRUSTEE PHILLIPS: Okay.

20 ATTORNEY PROKOP: The Legislature does this
21 all the time, and, you know, they --

22 MAYOR HUBBARD: Yes.

23 ATTORNEY PROKOP: They go ahead and create
24 chaos in villages, because they have no regard for
25 local government --

1 MAYOR HUBBARD: Right.

2 ATTORNEY PROKOP: -- home rule, home rule.

3 TRUSTEE MARTILOTTA: Creating any chaos.

4 MAYOR HUBBARD: Seems to me.

5 (Laughter)

6 MAYOR HUBBARD: I mean, the main question I
7 have, really, is just are we still opposed to them
8 going in the cutout at Mitchell Park --

9 TRUSTEE ROBINS: Yes.

10 MAYOR HUBBARD: -- as a Board.

11 TRUSTEE PHILLIPS: I am against it, yes.

12 TRUSTEE MARTILOTTA: I don't see how it's
13 going to work.

14 TRUSTEE PHILLIPS: As I said, we -- we have
15 created -- we've moved on. We created the large
16 vessels coming in here. We -- the Marina is much
17 busier than it's ever been. We've tried to work
18 with them on other sites. It's not that we --
19 it's not that suggestions haven't been flying back
20 and forth. And they pretty much -- it was pretty
21 clear in the beginning that Mitchell Park just
22 wasn't an option for them.

23 TRUSTEE CLARKE: I missed the work session
24 where this was discussed. The alternate locations
25 that were put forward didn't seem to be nothing --

1 MAYOR HUBBARD: Nothing viable from the
2 alternate locations.

3 TRUSTEE CLARKE: Not in my mind. I was less
4 opposed to the Mitchell Park idea than any other
5 Trustee. I continue to be very favorable to this
6 idea, as I know you all are. I have great respect
7 for, you know, the Marina and operating of the
8 Marina. The only phrase that caught my ear in
9 their presentation was that they are accustomed to
10 operating in New York Harbor. And so I was more
11 amenable to the location. I don't know any other
12 location to offer to encourage this service.

13 MAYOR HUBBARD: Right.

14 TRUSTEE CLARKE: We've exhausted everything
15 else, it seems like.

16 MAYOR HUBBARD: Okay.

17 TRUSTEE CLARKE: But, you know, my opinion
18 does not make a majority.

19 MAYOR HUBBARD: No, I know. It's just
20 they're going to be calling up and asking, I'm
21 sure, are we going to be voting on something on
22 next Thursday. And if it's their original plan
23 that they had come with, we're not going to be
24 voting on that. So I'm sure after our meeting
25 tonight, they'll be calling. I just want to make

1 sure -- I don't want to give the answer for my --
2 just myself. I want it to be the Board saying
3 Mitchell Park is not an option at this point.
4 They can work on plans to update the Visitors Dock
5 for next season, or whatever. They wanted this
6 all to run in three weeks, and they don't have an
7 agreement with Greenport or Sag Harbor yet, but
8 they have permission from the County to run a
9 ferry service.

10 TRUSTEE PHILLIPS: I'm sorry, Mr. Mayor,
11 in --

12 TRUSTEE MARTILOTTA: I'm sure you feel the
13 same way, that Mitchell Park is --

14 MAYOR HUBBARD: Mitchell Park, no, it's not
15 an option down there. It could --

16 TRUSTEE MARTILOTTA: Okay. I just want to
17 make -- all right.

18 MAYOR HUBBARD: People that are paying money
19 to stay at our marina and everything else, with
20 this taxi running through -- yes, they say they
21 can operate in there, you can. I mean, I operated
22 a barge going into Coecles Harbor Marina with
23 pictures on it and doing other stuff. And I can
24 go in, and I worked on the barge for ten years,
25 operating it myself, you know. And I could get in

1 there, I could turn it around and get back out
2 without damaging anything. But there's a very
3 protected area there. With the wind blowing and
4 everything else, or you're coming in with a
5 crosswind with the big boats up there, it only
6 takes hitting one \$40 million boat and gouging it,
7 and we'll have nobody left here.

8 TRUSTEE PHILLIPS: That's right.

9 MAYOR HUBBARD: And you could lose the
10 whole -- the whole operation by one little
11 accident, and, you know --

12 TRUSTEE PHILLIPS: Mr. Mayor.

13 MAYOR HUBBARD: Yes.

14 TRUSTEE PHILLIPS: To be honest with you, I
15 took the effort to reread, or to take a look at
16 the minutes through the committee where they made
17 the presentation that proceeded to push through
18 this Legislative piece, 12-18, I think was the
19 number. And nowhere was it described the fact
20 that they didn't have an agreement with us, it was
21 still that we're in discussions, and that's
22 exactly how they let it. And that upsets me also,
23 that, you know, we've asked them, "Okay, this
24 doesn't work for this year. Are you willing to
25 continue with" -- you know, "to keep working

1 towards next year to create this concept?" And it
2 just -- that just doesn't seem to be applying in
3 any of their discussions.

4 MAYOR HUBBARD: Uh-huh.

5 TRUSTEE PHILLIPS: I'm sorry, I just --

6 TRUSTEE MARTILOTTA: To your point, I mean,
7 it's a concept.

8 TRUSTEE PHILLIPS: It's a concept.

9 TRUSTEE MARTILOTTA: The guy came here one
10 time and said he wanted to run a ferry out of
11 Mitchell Park. "How are you going to do it?" "We
12 do it in New York City." Well, okay.

13 (Laughter)

14 TRUSTEE PHILLIPS: Plus, I don't understand
15 how Suffolk County Legislature, who has to have a
16 report from the business -- their BRO to do a
17 financial statement on something that they put and
18 jumped through the hoops in North Ferry, South
19 Ferry, for Fire Island Ferries. How they could do
20 it for this one without any actual backing, other
21 than information from financial stuff from 2012?
22 Okay. So I just -- I just feel that we had been
23 strong-armed with politics within Suffolk County
24 Legislature.

25 ATTORNEY PROKOP: Yeah, that's right.

1 TRUSTEE PHILLIPS: And may that be blunt,
2 but that's how I am, so --

3 TRUSTEE MARTILOTTA: I mean, it's a concept.

4 TRUSTEE PHILLIPS: It was a concept.

5 TRUSTEE MARTILOTTA: Where are you going to
6 put the queue, you know what I mean? Like I --

7 TRUSTEE CLARKE: Was there still recourse to
8 go to a private location still?

9 MAYOR HUBBARD: They said -- they have a
10 written agreement to dock at night when it's not
11 being used over at Claudio's.

12 TRUSTEE CLARKE: But they could go back to
13 their original idea of loading and unloading at
14 Claudio's as well.

15 MAYOR HUBBARD: That would something for
16 them to decide, yes.

17 ATTORNEY PROKOP: They would need Planning
18 Board.

19 TRUSTEE CLARKE: And that would not be
20 against our code for them to do that, if they had
21 the approval from the Legislature?

22 TRUSTEE PHILLIPS: Claudio's has to go the
23 Planning Board.

24 ATTORNEY PROKOP: Yeah, they have to go to
25 Planning.

1 MAYOR HUBBARD: I believe that's something
2 that Joe would have to answer. I don't --

3 TRUSTEE CLARKE: Got it.

4 ATTORNEY PROKOP: They'd have to go to the
5 Planning Board.

6 TRUSTEE CLARKE: Got it.

7 ATTORNEY PROKOP: So, you know, I just want
8 to say -- you know, I'm sorry, I won't -- I have
9 to put on the table, we can't -- under the --
10 under the Suffolk County Charter, we -- there's
11 many things here that we can't do. Anything
12 that's of any significance we can't do without the
13 approval of Suffolk County Planning, notifying
14 them and getting their approval. But the County
15 has no regard for the local home rule of villages.
16 They'll never consult a village about any action
17 that they want to do inside a village, which is
18 very disheartening, and --

19 MAYOR HUBBARD: No, I agree.

20 ATTORNEY PROKOP: Thank you for letting me
21 say that.

22 MAYOR HUBBARD: Yeah.

23 TRUSTEE ROBINS: Mayor, I got a text message
24 before 7 o'clock on Monday morning from a reporter
25 who was questioning me about this, what did -- "I

1 was reading the Village's minutes. What happened
2 with the Jitney? Because I just found out that
3 the Legislature passed this unanimously. Don't
4 they talk to the Village?" I said, "I don't think
5 so," you know.

6 MAYOR HUBBARD: Right, okay. Well, that's
7 it. So when they ask tomorrow, whatever, they
8 want to be on the agenda for next meeting, this is
9 not happening. It's just -- it's a nonissue, and
10 get to try to make some plans and apply to
11 strengthen the Visitors Dock, or whatever, and
12 make it so it's usable for a ferry to go in there.
13 That's --

14 TRUSTEE CLARKE: Right.

15 MAYOR HUBBARD: That's pretty much the only
16 option that we have with property that we own.

17 Okay. All right. That's all I had. We'll
18 open up to the public to address the Board on any
19 topic. Would anybody from the public like to
20 speak?

21 CLERK PIRILLO: Mr. Mayor.

22 MAYOR HUBBARD: Yeah, come on up and --

23 CLERK PIRILLO: Mr. Mayor.

24 MAYOR HUBBARD: Yes.

25 MAYOR HUBBARD: May we please have a recess

1 for our Transcriptionist?

2 MAYOR HUBBARD: Yeah, five-minute break?

3 Sure. Okay.

4 CLERK PIRILLO: Thank you.

5 MAYOR HUBBARD: Oh, yeah, it's going on
6 10 o'clock. I didn't realize it was getting that
7 late.

8 TRUSTEE PHILLIPS: I didn't either.

9 (Laughter)

10 MAYOR HUBBARD: All right. Five-minute
11 break.

12 (Recess: 9:39 p.m. - 9:46 p.m.)

13 MAYOR HUBBARD: Okay. We'll get back to our
14 agenda. All right. Public to address the Board.
15 If you wanted to -- your name and address for the
16 Transcriptionist, so we have it for the record.

17 BARBARA KUJAWSKI: My name is Barbara
18 Kujawski, and I spell it K-U-J-A-W-S-K-I, and I
19 live in Mattituck, Sound Avenue.

20 Two days ago, I was before the ZBA. I own a
21 house on 316 Front Street that CAST was in.

22 TRUSTEE CLARKE: Yeah.

23 BARBARA KUJAWSKI: And they moved to south
24 of the property. I bought the house maybe 10
25 years ago, it was a three fam -- three apartments,

1 three one-bedroom apartments, three separate
2 meters, and I had it rented as that. And then
3 CAST came to me, because they had no place to go
4 to, they were across the street. They had lost
5 their lease. They had no parking, they had no
6 place.

7 The Village came to me, the Town came to me,
8 and I had worked for North Fork Housing in the
9 '80s, and what could I say? Of course. It just
10 meant opening one hallway and having the whole
11 downstairs, and they had parking, they had
12 everything they needed. That was six years ago.

13 Now I went before the ZBA to try and get my
14 three apartments back, and they said no. It's now
15 zoned commercial, you can have commercial
16 downstairs and one apartment upstairs. I don't
17 need commercial, I need workforce housing.

18 I have -- I had 50 people come to try and
19 rent those apartments. I'll be frank, I have them
20 rented. If you get -- make me get rid of the
21 people, you're going to lose the chef at Peconic
22 Landing, you're going to lose the manager of
23 Lucharitos, you're going to lose a local insurance
24 agent, you're going to lose a nails worker at the
25 salon across the street, and a carpenter.

1 There is no place in Greenport for the local
2 workers to live, and you've got to make it easier
3 for all the apartments that I -- the houses that
4 had apartments. When I worked here in the '80s,
5 and they used to have to go and inspect for
6 Section 8, most of them are gone. I mean, they're
7 beautiful houses now, they've all been renovated.
8 They're probably second homes, I'll admit. The
9 people moved out during COVID to work. I don't
10 know what you have to do, but you have to do
11 something.

12 And the other thing I wanted to suggest was
13 about the parking. That's the two things in the
14 Village that really need addressing, parking and
15 workforce housing.

16 I -- my daughter went to Skidmore. She was
17 in Saratoga Springs 20 years ago, more than 20.
18 It was in the '80s, and it was just like Greenport
19 was in the '80s. It expanded just like Greenport
20 expanded. They now have a parking garage. And I
21 don't know who paid for it, or if it's the town's
22 parking garage or if it's private. This is where
23 the parking garage should be, right where we're
24 sitting here, and the Fire Department should be on
25 Moores Lane. You can walk anyplace in the Village

1 from here. You can't walk from Moores Lane. You
2 can put the parking there, nobody's going to walk
3 from Moores Lane. Think about it. Something for
4 the future.

5 MAYOR HUBBARD: Okay.

6 BARBARA KUJAWSKI: That's all I have to say.
7 Please address the workforce housing, because, as
8 I said, that is a big problem here. Okay.

9 MAYOR HUBBARD: Thank you.

10 TRUSTEE CLARKE: Thank you very much.

11 MAYOR HUBBARD: Anybody else wish to address
12 the Board?

13 RANDY WADE: Randy Wade, Sixth Street. I am
14 so glad to have witnessed what I've seen tonight,
15 really smart ideas. The evolution of the talk of
16 the preexisting grandfathering in the parking is
17 sounding so good. Paul Pallas was unbelievable
18 with the grants on the electric and the batteries.

19 I -- before I get into details, I'm just
20 curious if you could explain how to help the woman
21 who just spoke. Would that be -- would you have
22 to pass a resolution? Would you have to have a
23 public hearing? Can you -- I'm just curious,
24 because I bet she's curious also and was too
25 polite to ask.

1 TRUSTEE PHILLIPS: What is the property
2 zoned?

3 RANDY WADE: She -- the ZBA told her it was
4 zoned commercial. It is -- there is residential
5 on one side of her, and then the dentist office on
6 the other.

7 ATTORNEY PROKOP: Are you her representative?
8 I think if she contacts the Village, we might be
9 able to discuss it with her. Thank you for
10 asking.

11 RANDY WADE: So who should she ask for at
12 the Village? You're not there all the time. Paul
13 Pallas, should she ask for Paul?

14 MAYOR HUBBARD: Yeah, she can -- she can sit
15 and meet with Paul and talk to Paul.

16 BARBARA KUJAWSKI: It has cost me already a
17 fortune. I had to have the plans redone.

18 MAYOR HUBBARD: Okay.

19 BARBARA KUJAWSKI: That was an architect. I
20 had to pay \$800 just to go before the ZBA, and now
21 they want me to hire a lawyer.

22 MAYOR HUBBARD: Okay. There -- I mean,
23 there is a procedure to challenge the ZBA ruling
24 to go to the Village Board, but you have to go
25 through the procedure, and that would be something

1 that you would speak to the Village Administrator
2 about, and he would confer with the Village
3 Attorney.

4 BARBARA KUJAWSKI: It seems to me you should
5 make it a lot easier.

6 MAYOR HUBBARD: Okay. That's --

7 BARBARA KUJAWSKI: I'm sorry.

8 RANDY WADE: Thank you. I hope she gets to
9 do it without hiring an attorney.

10 The parking, when you were talking about
11 costs, I read once that money doubles every
12 10 years, so it really should be 20,000 a spot. I
13 really messed it up here, I'm so sorry. And that
14 would bring you back to what it was in -- when it
15 was '91, right? So --

16 TRUSTEE PHILLIPS: What are you suggesting,
17 Randy?

18 MAYOR HUBBARD: Twenty thousand dollars a
19 spot she wants for parking.

20 RANDY WADE: No. I'm saying that with the
21 increase in money and the value of money doubling
22 every 10 years, that the same -- that they
23 instituted in '91 would be 20,000 today. So when
24 anybody says that's too much, too much, you just
25 have to think, well, really, right now, it should

1 be 20,000, if every year we were increasing it as
2 it should have been.

3 You were talking about making it 10 to 30,
4 you know, like if you only need 10 spots, or
5 whatever. I would say it -- just address what the
6 issue is, and if it's resort, hotel, restaurant or
7 bar, it should be the full fee. And if it's any
8 of the other things in a commercial, then you
9 could have another rate for it, but -- remember I
10 got so confused at the public hearing, because I
11 wasn't really sure what the goal was? And now
12 that I understand, that you don't want to like
13 have like this transformation of the Village all
14 of a sudden into way more intense uses, and I love
15 that the code has been, you know, addressing that.

16 I think resort, hotel, restaurant, bar
17 should be its own category, and then -- and then,
18 if you want to have it by the number of spots, it
19 could be addressing the other types of businesses
20 that we really are losing, every other type that
21 might be in the Commercial District.

22 And one of the other things is hotels are
23 not -- like if we're going to have a walkable
24 community, there are certain things that are kind
25 of dead on the street, and a hotel is one of them.

1 You know, you want retail. Outdoor cafes can be
2 charming, but hotels, you know, it's really an
3 office that you walk into, except for maybe the
4 way they did American Beech with the -- it's more
5 exciting, or whatever, to walk by.

6 And I love that you're looking at the
7 Waterfront Commercial Zone. And I, again, also
8 think that it -- these could be simple changes.
9 And I don't see why you wouldn't do a moratorium.
10 With -- within two months, three months, we're
11 going to have code changes to address our
12 Waterfront Commercial. And change the map, so
13 that the landlocked properties that have residents
14 above on Front Street could be out of the
15 Waterfront Commercial and in regular, you know,
16 Commercial, where it's legal, and they protect our
17 remaining waterfront properties that there are so
18 few of.

19 Oh. So it's great that the Planning Board
20 would charge 20, 20 spots or 50%. I agree with
21 you, that 20% sounds -- to get away with an extra
22 20% sounds too much, that either break even, or
23 sometimes they do 10% change. You know, you're
24 allowed to do a 10% change in zones, and that's
25 considered a minor change, or just the flat rate.

1 But I'm wondering if the ZBA, if it would be legal
2 to have the ZBA have the authority also to charge,
3 because isn't that kind of what happened with the
4 Menhaden? And then they went and got -- you know,
5 anybody can go to the ZBA, and just if the ZBA
6 excused them, then they don't have to pay
7 anything. So it would be nice if the ZBA also had
8 code that they could -- maybe it could be
9 identical, so that applicants -- it was clear, you
10 really can't get more than 50% or 20 spots. Is
11 this something you could ask the Lawyer? Maybe he
12 has to look into it or something.

13 MAYOR HUBBARD: We can talk to him about it.

14 RANDY WADE: Okay.

15 TRUSTEE PHILLIPS: I'll be honest with you,
16 the ZBA is a quasi judicial board.

17 RANDY WADE: Uh-huh.

18 TRUSTEE PHILLIPS: So I don't think the
19 State Legislature Law would allow that, but I
20 would defer to the Attorney, but that's not the
21 role of the ZBA.

22 RANDY WADE: Well, waiving all needed
23 parking.

24 TRUSTEE PHILLIPS: Planning Board did that
25 for the Menhaden, not the ZBA.

1 with anything you discussed.

2 I happened to be at the Zoning Board meeting
3 on Tuesday, and I want to let you guys know what
4 happened. We had an application for a use
5 variance, almost blank application for a use
6 variance to turn commercial space into --
7 Commercial Retail District into residential space.
8 We explained to the applicant that it was a use
9 variance, it was a tough road to hoe, you needed
10 more than was presented. No application was
11 rejected. We put a pin in the application. We
12 told the applicant to go to the Village, they
13 would explain to them what they would need. And
14 one of the members of the Zoning Board suggested
15 they hire an attorney.

16 It came out during the discussion that they
17 want to put in two apartments, and then the Zoning
18 Board explained to them that there's a rule in the
19 Commercial, that the -- that it would qualify as a
20 multi-family dwelling, and they would need a
21 second use variance for that.

22 So that's what transpired. There was no --
23 you know, nobody said no, we -- the Zoning Board
24 just explained what was going on, what the code
25 was, and how to comply with the code. That's --

1 that's -- am I getting that --

2 BARBARA KUJAWSKI: That's exactly what
3 happened.

4 MR. SALADINO: Am I getting that right?
5 Randy, am I getting that right?

6 RANDY WADE: (Indicating Two Thumbs Up)

7 JOHN SALADINO: Okay. So the reason, the
8 reason the applicant is here tonight was she asked
9 the Zoning Board who would she see to have the
10 code changed, and we, as a Board, told her to come
11 to the -- to the Board of Trustees, and she did.
12 So --

13 (Laughter)

14 BARBARA KUJAWSKI: Make it easier for
15 apartments.

16 MR. SALADINO: And as far -- and to suggest
17 that the Zoning Board -- you know, that you guys
18 pass a resolution forcing the Zoning Board to do
19 that, I personally would be opposed to that,
20 but --

21 MAYOR HUBBARD: I hear you, okay.

22 MR. SALADINO: Thank you. Thanks for
23 listening.

24 MAYOR HUBBARD: Thank you. Okay. I'll
25 offer a motion to adjourn the meeting at 10:01.

1 So moved.

2 TRUSTEE MARTILOTTA: Second.

3 MAYOR HUBBARD: All in favor?

4 TRUSTEE CLARKE: Aye.

5 TRUSTEE MARTILOTTA: Aye.

6 TRUSTEE PHILLIPS: Aye.

7 TRUSTEE ROBINS: Aye.

8 MAYOR HUBBARD: Aye.

9 Opposed?

10 (No Response)

11 MAYOR HUBBARD: Motion carried. Thank you
12 all for coming and staying with us.

13 (The Meeting was Adjourned at 10:01 p.m.)

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