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

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Third Street Firehouse

June 17, 2021  
7:00 P.M.

B E F O R E:

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

- 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: I'm going to call the  
3 meeting to order. Pledge to the flag.

4 (All Stood for the Pledge of Allegiance)

5 MAYOR HUBBARD: Thank you. Okay. We'll  
6 start with the Fire Department. I see we got the  
7 two Chiefs here. Come on up.

8 CHIEF MANWARING: Good evening. Hi. Just  
9 quick ones. Accept the bills and all our reports  
10 that we sent over this month. Hopefully, they all  
11 made it over there.

12 I have an application for membership for Joe  
13 Barszczewski, Jr. -- III. I can't say Junior,  
14 III.

15 The radio, we -- last month I discussed that  
16 it may be a very expensive project or it may not  
17 be. We had the guy come out this week. We did  
18 testing all through the Village and throughout the  
19 East-West District, and he went and got the key  
20 from Paul. We got into the tower, he checked the  
21 repeater. The repeater was supposed to put out  
22 54 watts, it was only putting out .1 watt. So he  
23 put a -- he had a loner repeater, he put that in,  
24 we retested it. Everything's working so far  
25 pretty good. So it looks more like we'll be going

1       towards just a new repeater for the box, and not  
2       the antenna work there --

3               MAYOR HUBBARD:   Okay, good.

4               CHIEF MANWARING:  -- as was mentioned last  
5       month.

6               Okay.  The last thing would be we went over  
7       the three bids for the Chiefs' car, and we, the  
8       three Chiefs, and laid all three bids out, went  
9       item, item, item all the way, and we only found  
10      two little discrepancies of a couple of hundred  
11      dollars.  So as we put in the Board of Wardens  
12      last night, we recommended that we accept the bid  
13      for 49,500 to Firematic for the new Chiefs'  
14      vehicle.

15              MAYOR HUBBARD:   Okay.

16              CHIEF MANWARING:  That's it.  All right.

17              MAYOR HUBBARD:  That's good.  We'll put that  
18      on the agenda to approve the bid for next  
19      Thursday.  Thank you.

20              TRUSTEE MARTILOTTA:  Thanks, guys.

21              MAYOR HUBBARD:  All right.  Thank you.

22      Okay.  The Village Administrator, Administrator  
23      report.

24              ADMINISTRATOR PALLAS:  Thank you, Mr. Mayor.  
25      I have a number of items that aren't on my -- on

1 my list. The first is the 123 Sterling project  
2 covenants and restrictions. I know the draft was  
3 sent out to you all. The -- I did -- there is  
4 going to be -- or we put them in already, I  
5 apologize. So, yeah. So the draft, the draft was  
6 sent out in my email. The only item that we  
7 didn't specifically address in the covenants and  
8 restrictions is there's a line that talks about  
9 occupancy limits and that is able to be set. The  
10 size of the units dictates that they can be no  
11 more than three anyway based on code, from what we  
12 can tell. So just it's for your discussion at  
13 this stage.

14 I think we captured all the things that  
15 either were in the stipulation agreement itself,  
16 or information from discussions with you all. So  
17 that's where we are on that. If you have any  
18 questions on that, I'll be more than happy to  
19 entertain them.

20 MAYOR HUBBARD: Any questions on --

21 TRUSTEE MARTILOTTA: Pretty straightforward.  
22 Pretty straightforward.

23 MAYOR HUBBARD: Okay.

24 TRUSTEE PHILLIPS: Okay. I haven't really  
25 completed reading it, because it only got to me

1 last night. So I'm assuming we're not taking any  
2 action on it, correct?

3 ADMINISTRATOR PALLAS: Not tonight,  
4 certainly, but it would be probably on the agenda  
5 for next week. But we could certainly, you know,  
6 have -- if you have any response to it between now  
7 and then, we can amend it.

8 TRUSTEE PHILLIPS: Well, in all fairness, we  
9 have one Trustee who's not here tonight, so -- and  
10 I did have some questions further within the  
11 stipulation dealing with the actual purchase  
12 prices that were stated in the document. And I  
13 just, at this point, would like to digest it and I  
14 haven't, and I'm hoping that it doesn't come on  
15 the agenda for next week. I think it needs to  
16 wait until we all have an opportunity to read it  
17 and discuss it, that's all.

18 ADMINISTRATOR PALLAS: Okay. No, I do  
19 apologize for it coming out late. It was -- we  
20 had a number of back and forth internally on that.  
21 And there were a couple of items that I actually  
22 just left off until -- and I had forgotten about  
23 it, I apologize for that. But, again, I think  
24 it's fairly straightforward, but I -- that's --  
25 again, that's not my call, certainly.

1 TRUSTEE CLARKE: I was wondering, with the  
2 modification or the application that was made and  
3 approved at the Planning Board, do -- did any of  
4 the mediation concerning the affordable units that  
5 had been proposed, did any of those take effect in  
6 the approval and vote of the Planning Board, or  
7 was that not at all in the package that they  
8 approved?

9 ADMINISTRATOR PALLAS: Yeah, that was not  
10 included in any -- the stipulation was pretty  
11 air-tight in terms of those units, so that wasn't  
12 part of any of the discussions at the Planning  
13 Board.

14 TRUSTEE CLARKE: Okay. So --

15 ADMINISTRATOR PALLAS: If that's your  
16 question on it.

17 TRUSTEE CLARKE: So any of the suggestions  
18 that had come through the mediation with the SBNA  
19 and the Developer are for us to consider, not for  
20 anyone else?

21 ADMINISTRATOR PALLAS: That's correct.

22 TRUSTEE CLARKE: Thank you.

23 ADMINISTRATOR PALLAS: As I -- yeah. As I  
24 understand it, yes, that's correct.

25 TRUSTEE PHILLIPS: Paul, my understanding

1 is, is that part of this is tied to the project  
2 getting the CO. Are they that close to getting a  
3 CO, or do they still have a fair amount of work  
4 to do?

5 ADMINISTRATOR PALLAS: There's still a  
6 considerable amount of work to do. My  
7 understanding is that -- and, again, this is just  
8 my understanding, not -- I don't have anything  
9 that documents it, that these -- this has to be  
10 part of his filing, his condo filing with the --  
11 with the State. This has to be part of that  
12 package, and I think he was looking to do that  
13 early next month.

14 TRUSTEE PHILLIPS: Well, he may be looking,  
15 but I think it still needs to have some vetting  
16 from us. So, you know, as I said, if he's not  
17 anywhere close to the CO. I also understand it's  
18 supposed to be tied to the deeds. If I'm reading  
19 the thing, it has to be a covenant on the deeds,  
20 not just to New York State, my understanding is;  
21 is that not correct?

22 ADMINISTRATOR PALLAS: I would think that  
23 that's -- I think that's what this document  
24 ultimately is, that it's a covenant that would go  
25 with each property.

1 TRUSTEE PHILLIPS: Right.

2 ADMINISTRATOR PALLAS: So, yeah, this would  
3 be part of the package when they're sold, that's  
4 my understanding.

5 TRUSTEE PHILLIPS: Well, if he's not close  
6 to a CO, I think we have a little time to think  
7 about it and digest it. That's --

8 ADMINISTRATOR PALLAS: That's fine. Again,  
9 I'm just telling you what I was told. That  
10 information I got from him several months ago, so  
11 I'm not -- I don't know if that's still true. I  
12 don't even know if I understood it correctly. I  
13 don't have any expertise in that area whatsoever.

14 TRUSTEE PHILLIPS: Okay.

15 MAYOR HUBBARD: Okay. I mean, I had asked  
16 our Board to give comments on this a couple of  
17 months ago and we've got zero comments on it. So  
18 this is something that Paul has been working on  
19 with Joe to take what Southold Town, other people  
20 are doing to try to put something together, but  
21 it's been something we've been asking for input  
22 from the whole Board for a couple of months. So  
23 it's --

24 TRUSTEE PHILLIPS: Well, we did, we did give  
25 input and through the minutes, because there was

1 discussion. But I'll be honest with you, there's  
2 been some suggestions that were within the  
3 discussions between the SBNA and Mr. Pawlowski  
4 himself. And, at this point, he seemed to be  
5 intending on pushing forward to making those  
6 suggestions, and now we really haven't -- what  
7 discussion have we had with him on this? None,  
8 right?

9 ADMINISTRATOR PALLAS: Well, I don't -- I  
10 don't know what discussions --

11 MAYOR HUBBARD: No. I mean, just the SBNA  
12 and Mr. Pawlowski having private discussions --

13 TRUSTEE PHILLIPS: No, no, no.

14 MAYOR HUBBARD: -- doesn't entail us.

15 TRUSTEE PHILLIPS: No.

16 MAYOR HUBBARD: It just --

17 TRUSTEE PHILLIPS: I'm not -- I'm just --  
18 I'm just -- has he -- has Mr. Pawlowski seen a  
19 draft of what we're proposing?

20 ADMINISTRATOR PALLAS: No. I wouldn't -- I  
21 wouldn't share it with him until you all had at  
22 least a chance to review it. My intent or my  
23 impression was that after tonight, I would share  
24 it with him, so he knows where the direction is  
25 going. That's what the discussions were, rather.

1 TRUSTEE PHILLIPS: Well, then --

2 ADMINISTRATOR PALLAS: I didn't -- I  
3 certainly didn't send to him at this stage  
4 without -- you know, without asking you all first.

5 TRUSTEE PHILLIPS: As I said, I still would  
6 like to digest it. I understand, Mayor, where  
7 you're coming from. I've had thoughts, but I'll  
8 be honest with you, I expressed them at the Board  
9 meeting. So, you know, I just --

10 MAYOR HUBBARD: Okay. Well, the agenda  
11 doesn't go out until Tuesday, so review it, read  
12 it. If you have comments, or whatever, we can  
13 discuss that before it goes on the agenda. Is  
14 everybody comfortable with that?

15 TRUSTEE MARTILOTTA: Absolutely. I think we  
16 need to discuss it. If you're going to look into  
17 it and prepare that, I think it's a fair process  
18 and I think the numbers seem fair.

19 MAYOR HUBBARD: Okay. I mean, the biggest  
20 thing that Paul and I discussed with Joe was about  
21 the income levels.

22 TRUSTEE MARTILOTTA: Yeah.

23 MAYOR HUBBARD: If you use the Suffolk  
24 County numbers and everything else, those income  
25 levels, that people would not be able to afford a

1       \$175,000 mortgage. So it's defeating the whole  
2       purpose of it, because it would not -- if you're  
3       making 40,000 a year, you can't afford that size  
4       mortgage, that's why we raised them up. And  
5       that's really the discussion that we were going to  
6       have to see if everybody was comfortable with the  
7       numbers that were plugged in there to try to make  
8       it workable.

9               Okay. Well, everybody review it and --

10              TRUSTEE MARTILOTTA: Sure.

11              ADMINISTRATOR PALLAS: Okay.

12              MAYOR HUBBARD: Okay, we can move on.

13              ADMINISTRATOR PALLAS: Next item, just as  
14       information -- excuse me -- Safe Harbor Marinas  
15       got in touch with me a couple of weeks ago to  
16       discuss -- to, I guess, start the discussion again  
17       about a sewer main extension to take in their  
18       properties. I did have a conference call with  
19       folks from the County, Safe Harbor Marinas, and  
20       someone from the Sandy Beach area to discuss where  
21       we are with the process.

22              I went through all my files. The last  
23       interaction I had with the State was back in  
24       December. We still have yet to receive, as far as  
25       I know, the contract for the award from Empire

1 State Development. And as I explained to them,  
2 the folks on the call, I said my understanding is  
3 that contract will require this project to be  
4 completed, meaning physically completed, not just  
5 the design. And the amount of money in that grant  
6 isn't enough to do all that, so I don't know.

7 I said I wouldn't -- I wouldn't think that  
8 the Village Board would be comfortable agreeing to  
9 this grant when we don't know if we're going to  
10 ever complete the project, at which point, we  
11 would have to return the money. So they -- I  
12 explained that to them in -- a couple of times  
13 before this, they understand it.

14 We are still going to go forward with  
15 reviewing other options, other grant options, as  
16 well as pursuing the ESD to see if they're ever  
17 going to send us a contract. It's possible that  
18 that money is already gone. And that's not  
19 through us because we didn't act. I've asked  
20 multiple times from ESD for the contract and it  
21 just never came. You know, at a certain point I  
22 just stopped asking. I just felt a little silly  
23 to keep asking the same question. So I just  
24 wanted to update you on that as to where we are  
25 with that.

1           Next thing, just -- again, just so you're --  
2           more for information. I'm going to be over the  
3           course of the next couple of weeks doing a vehicle  
4           assessment. I don't think it's going to result in  
5           any major purchase of multiple vehicles. There  
6           are a few that could be replacement of smaller  
7           work vehicles, pickups and the like. We're going  
8           to see if we can maybe shift some around and  
9           minimize what we need to purchase. Next month,  
10          there likely will be some request for funding for  
11          purchase of some vehicles.

12           TRUSTEE PHILLIPS: Paul, what departments  
13          are you concentrating on?

14           ADMINISTRATOR PALLAS: Several, actually.  
15          There's the Electric Department one, the Marina  
16          Office truck, and meter reader truck have all seen  
17          better days. And, you know, that's why I thought  
18          it was prudent to kind of do a more global look at  
19          all the departments to see where we are. I think  
20          those are the only ones that are going to result  
21          from this, because we have over the last two or  
22          three years bought a significant number of new  
23          pickups. So I don't believe there's any other  
24          need other than those three. And, again, we may  
25          be able to shift one or two around, so that we

1 don't have to buy three. But I won't -- again, I  
2 haven't started that process, I just wanted to  
3 alert you to it.

4 TRUSTEE PHILLIPS: But those are the three  
5 that you're really concentrating on?

6 ADMINISTRATOR PALLAS: Correct, as of now, yes.

7 TRUSTEE PHILLIPS: Okay.

8 ADMINISTRATOR PALLAS: Next, we had received  
9 from New York State DOT a report, what they're  
10 calling their draft, draft design report. It's  
11 very similar to the process we're going through  
12 with the North Ferry project for the -- the ferry  
13 queues. I apologize. This is for the traffic  
14 circle on 48 and Main. They published this report  
15 and they're seeking comments.

16 The report is 1395 pages long, so I thought  
17 perhaps you didn't want to see the whole thing.  
18 So I copied the only three pages that matter out  
19 of that 1395, which is the design itself. I have  
20 copies for all of you, I'll hand them out at the  
21 end of the meeting so you have them. Whenever you  
22 have an opportunity to review them to provide  
23 comments, I don't -- I don't recall what the due  
24 date of the comments was, but I'll double-check  
25 that tomorrow and I'll send a note out to all of

1 you when the comments are due to DOT.

2 The -- in terms of the schedule of the  
3 project -- and, by the way, just so you're aware,  
4 this, this project is not a stand-alone project.  
5 It's a single PIN number, and a PIN number is -- I  
6 believe, stands for Project Identification Number  
7 from the DOT. There's actually four locations and  
8 they go from Route 25 at Edwards Avenue in  
9 Calverton, Route 1 -- and two locations on Route  
10 114 in East Hampton, and then the traffic circle.  
11 Those are all lumped into a single project. How  
12 they're connected is beyond me, but that's the way  
13 they're doing it, so, yeah.

14 The schedule for the project itself, they  
15 expect design approval in August of this year.  
16 Construction is scheduled to last nine to ten  
17 months, and not start until February, March of  
18 2023. That's their schedule as part of the  
19 report. So I'll hand that out to you before --  
20 before the end of the meeting

21 TRUSTEE PHILLIPS: Paul, that's also -- part  
22 of that is the -- was the work that was done with  
23 the Southold Town Transportation Commission.  
24 That's -- so the Edwards Avenue one was added on,  
25 but the ones that were in the Town of Southold

1       were projects that Mr. Richter, before he retired,  
2       pushed through with the Southold Town  
3       Transportation Commission and Suffolk County and  
4       the State, so that's where it originated from. So  
5       I'm assuming Edwards Avenue got added in when they  
6       started seeing the additions. I don't know.

7       It's --

8               ADMINISTRATOR PALLAS: Without reading the  
9       entire 1395 pages, I don't -- maybe somewhere in  
10      there they connect the dots, but I can't imagine  
11      how. None of those have -- except the two on  
12      Route 114, which are maybe a quarter mile away  
13      from each other, that is obvious, but the -- to  
14      connect that one to the other two just --

15             TRUSTEE PHILLIPS: I think it's -- just it  
16      got pushed ahead at once.

17             ADMINISTRATOR PALLAS: I guess, maybe. And  
18      some of that documentation is buried in the report  
19      somewhere about, you know, the history of the  
20      projects and all that. But, again, you know,  
21      there's just no way to pore through all that. The  
22      best course is just to take a look at the design  
23      and see what we think. I think that's the right  
24      way to do that. Anything else on it?

25                               (No Response)

1           ADMINISTRATOR PALLAS: Okay. Just again,  
2 just for your information, over the last couple of  
3 weeks, the Village Clerk and I at one point, and  
4 myself with staff at another point, went through  
5 Moore's Woods trails just to see the condition of  
6 them. As I see it, the trails are not in dire  
7 shape by any stretch of the imagination. There  
8 are a few spots that need to be dealt with.  
9 There's a couple of -- two or three very large  
10 trees that need to be cut and moved off the trail.  
11 There's one area that trail kind of vanishes. You  
12 have to actually go beyond that spot and look  
13 backwards to see where the trail went. And so  
14 we're going to be over the course of this summer,  
15 as time permits, we're going to be doing some  
16 maintenance on the trails.

17           We've actually been working with Eastern  
18 Long Island Campground, who had volunteered to  
19 assist us with that, so it would help us complete  
20 it. Some of it is just literally cut the grass on  
21 the trail. The trail is still very good, it's  
22 just high grass that just needs to be cut. So  
23 over the -- again, over the course of the summer,  
24 we plan on doing that. We're still working on  
25 formulating a formal plan of attack of where we

1       should start and stop, but I just wanted to make  
2       you all -- make the Board aware of that.

3               Next item, I had sent out, and, again, with  
4       apologies, the extension request from Haugland  
5       Energy Group for extension of the two option  
6       agreements that we currently have with them. They  
7       are -- I know in the email I characterized them as  
8       minor. In essence, they're minor, but it does  
9       extend the term, would extend the term of the  
10      lease rather long, and the -- and just -- I'm  
11      sorry, let me back up a little bit. The reason,  
12      the basic reason for their request, there's an RFP  
13      out from PSEG Long Island for a battery storage --  
14      a battery storage site that can feed into Southold  
15      substation. So they believe that they have a  
16      fairly good project and a fairly good location in  
17      these two spots to be able to get to Southold  
18      substation. They have an existing agreement with  
19      us for these two sites anyway. They just needed  
20      the -- that agreement with us to conform to the  
21      requirements of the -- of the LIPA or PSEG Long  
22      Island RFP. That is the basic reason for their  
23      request.

24              And, again, some of this, we were still in  
25      discussion with them as late as 8 o'clock last

1 night. So that's, you know, the reason why it got  
2 out late, is we were trying to make sure we had  
3 all the bases covered for us. The Village Attorney  
4 and I were having these discussions over the last  
5 several days. And, again, with apologies for the  
6 last minute, but that's the reason why it came out  
7 when it did. So I just wanted you to be aware of  
8 a little bit of the background on this.

9 Are there any -- again, I realize you only  
10 just got it, but are there any questions at this  
11 stage?

12 TRUSTEE PHILLIPS: I'll email you my  
13 questions.

14 ADMINISTRATOR PALLAS: Sure.

15 TRUSTEE PHILLIPS: Okay? Because I caught a  
16 couple of things in here that concern me as far as  
17 the right-of-way, I understand, over Moore's Lane.  
18 That's something that I'm sure is a negotiable  
19 item for us.

20 ADMINISTRATOR PALLAS: Yeah, as we put that  
21 language specifically. It was a little -- it was  
22 a little stronger in an earlier draft, but we  
23 toned it down and said that would be negotiated.  
24 And, in essence, there's an existing cable there  
25 now, so it's just -- it's ultimately going to be

1 just a second cable, is what it boils down to, but  
2 we still should, you know, memorialize that in  
3 some kind of an easement.

4 TRUSTEE PHILLIPS: I have some questions on  
5 that. I'll send them to you --

6 ADMINISTRATOR PALLAS: Sure --

7 TRUSTEE PHILLIPS: -- because I'll have time  
8 to digest it tomorrow.

9 ADMINISTRATOR PALLAS: Yeah, yep. And we  
10 have the -- we sent out the -- Joe was -- I'm  
11 sorry, Joe has it in -- Village Attorney has it in  
12 his report the accessory apartment potential  
13 legislation. There are going to be a couple of  
14 additional, additional things added to that, and  
15 I'm not quite sure why it didn't end up in there.  
16 But, similarly, as with the 123 Sterling, we think  
17 that there should be some rent amounts, specific  
18 rent amounts in there for one bed -- studios, one  
19 bedrooms and two bedrooms. We have -- the  
20 suggested amounts are 1000 for a studio, 1250 for  
21 a one bedroom, and 1500 for a two bedroom. That  
22 will -- we'll incorporate that into the language  
23 and resend it. I just -- I wasn't sure where it  
24 belonged in the agreement, and Joe and I just  
25 haven't connected on that, along with everything

1 else that we were doing.

2 The only other potential edit is just the --  
3 just to note that the income data is based on HUD  
4 published data that is updated annually, just so  
5 that it's clear where that's coming from. And  
6 it's not the County that develops it, it's a  
7 Federal, a Federal guideline for income. Again, I  
8 just wanted to let you know we were going to be  
9 doing that. I think there was one additional edit  
10 in there that I was going to ask for.

11 In the draft it talks about designating -- a  
12 designated official. I thought it would be good  
13 to define who that official is. And, you know,  
14 it's really an administrative type of an effort --  
15 an action, rather, so I thought it would be best  
16 if the -- if I was designated as that official,  
17 just so that if someone -- if we don't have  
18 somebody to do that piece of this, that it doesn't  
19 wait for a Board meeting for a whole month. So  
20 just to edit this. You know, whoever is  
21 designated still has to have the qualifications,  
22 so it's not a big deal in my mind. So those are  
23 the -- those are the edits that will coming,  
24 coming your way for that.

25 I think that was it on my additional items.

1       On my regular updates, the ferry redesign, I  
2       haven't gotten a response, we haven't gotten a  
3       response from DOT yet, so there's really nothing  
4       to say, other than to tell you that we're still  
5       waiting for some kind of response from the DOT.

6             The microgrid project, I've been working  
7       with the Village Attorney to finalize the  
8       contract. There were some minor changes that the  
9       contractor wanted. I had to send that to the  
10      Governor's Office of Storm Recovery for their  
11      review. They've signed off on it and we have to  
12      sign off on it. That -- once that's -- those  
13      things are done, then we'll sign the contract and  
14      we'll set a starting -- a formal starting date.  
15      Once I have a more defined project schedule, I  
16      certainly will let you all know.

17            The effluent reuse status project, we're  
18      still in the data-gathering stage. I do have a  
19      meeting scheduled with the consultant and some --  
20      two volunteers that have been working on this  
21      project for -- it's either next week or the week  
22      after. I have to double-check my schedule just to  
23      see where we are on the project, and it's moving  
24      along. Again, a very small project to begin with,  
25      so really more of a feasibility than -- it is just

1 a feasibility rather than any kind of design.

2 Last item for discussion or information, the  
3 energy efficiency proposal that we had sent the  
4 RFP out, we did get one response and we're still  
5 reviewing it, so that won't be on for this month  
6 for approval. I'm hopeful that we'll be able to  
7 vet it all out and have it on for next month.

8 Again, we're contractually required to have  
9 a program. We're not under any big-time pressure,  
10 but I do want to get it up and running so that  
11 there's no question that we're committed to doing  
12 it. So, again, hopefully, we'll have that next  
13 month.

14 Along those same lines, again, I know I owe  
15 you information on net metering, I just don't  
16 have -- with all these other projects that are  
17 happening, I just haven't had an opportunity to  
18 revisit that. But hopefully, again, I will get  
19 that out before next month's meeting.

20 The only resolution that I have is I  
21 attended a meeting, New York Association of Public  
22 Power. It was really more of a staff meeting to  
23 deal with some personnel matters for the  
24 Association. It was an overnight in Albany. Just  
25 need that for -- to cover my expenses, really, for

1 that.

2 That's it for all that. If there's any  
3 questions on the balance of my report, I'm happy  
4 to entertain it.

5 MAYOR HUBBARD: Any questions?

6 TRUSTEE MARTILOTTA: (Shook head no)

7 MAYOR HUBBARD: Okay, thank you. Okay.

8 Treasure Brandt?

9 TREASURER BRANDT: Good evening, Board and  
10 Mayor. Just a couple of bullet points. The  
11 Electric Fund field work for the audit, the dates  
12 have been changed, so I just wanted to alert you  
13 to that, from July 20th. The new dates are August  
14 3rd through the 5th. Okay?

15 Second piece here, the AIM funding that we  
16 received, that's the incentives for  
17 municipalities, were supposed to be cut by 20%.  
18 However, due to the Federal Government helping the  
19 State close its gap and its budget, we did receive  
20 the full funding. And we are still expecting to  
21 be cut next year and we do have that budgeted for  
22 the 20% cut.

23 American Rescue Plan, the ARPA funds, we've  
24 got some information on that. Some actual numbers  
25 were available today and I did a quick

1 calculation. They are saying that the  
2 nonentitlement units, which is us, population  
3 under 50,000, our percentage is .0002826. So of  
4 the 774 million plus that's going to be available  
5 for the nonentitlement units, our percentage of  
6 that nets out to \$218,823. That said, there are  
7 some restrictions to what we can use it for. The  
8 uses are very simply supportive public health  
9 expenditures, addressing any negative economic  
10 impacts caused by this emergency, replace the lost  
11 public sector revenue, provide premium pay for  
12 essential workers that may have lost that. And  
13 lastly, and this caught my interest here, invest  
14 in water, sewer and broadband infrastructure. The  
15 procedure for how we're going to document any  
16 funds that we use are not etched in stone yet,  
17 this is still relatively new, but we should start  
18 discussing what we might want to do with these  
19 funds once we receive them.

20 Okay. That's essentially all I have new.  
21 Any questions on my report?

22 TRUSTEE MARTILOTTA: (Shook Head No)

23 MAYOR HUBBARD: No questions?

24 (No Response)

25 MAYOR HUBBARD: Okay, thank you.

1           TREASURER BRANDT: Thank you.

2           MAYOR HUBBARD: Okay. The Village Clerk  
3 report.

4           CLERK PIRILLO: Thank you. Good evening,  
5 everyone. For additions, the first one is what we  
6 call a housekeeping item. It's the acceptance of  
7 the annual MS4 report, so that will be on the  
8 agenda for Thursday.

9           We have two resolution, two proposed  
10 resolution items regarding current contracts. One  
11 is to go out to RFP for I.T. and Security  
12 Technology Systems. Our current provider is  
13 phasing out, quote-unquote, of the business, so we  
14 will have to start that process again.

15           The second is contractual. Our current  
16 cleaning company has asked for a modest increase  
17 of \$35 per week. They have not had an increase  
18 since they started with us in 2015, but that  
19 necessitates a change in the contract. So if the  
20 Board approves of that subtle increase, we'd like  
21 to ask that the contract be renewed at the new rate.

22           TRUSTEE PHILLIPS: Sylvia, when was the last  
23 time we did an RFP for that?

24           CLERK PIRILLO: 2017?

25           ADMINISTRATOR PALLAS: Yeah.

1           CLERK PIRILLO: Eighteen. We went  
2 through -- we went through various iterations  
3 because -- excuse me. We went through various  
4 iterations because we could not find anyone. So  
5 we went over the course of three years several  
6 times and did not have anyone respond to the RFP,  
7 with the exception of this company.

8           TRUSTEE PHILLIPS: I understand that, but it  
9 behooves us to be smart to try going out, similar  
10 to what we did in the audit. We went out with the  
11 auditors, even though we've been comfortable with  
12 them for years.

13          CLERK PIRILLO: Yeah, it's not a question --  
14 I agree, it's not a question of comfort. We're  
15 happy to go out to RFP again, not a problem. We  
16 also -- we also run a risk, because if this  
17 company is, again, the only one that responds,  
18 they may actually ask for even more of a rate than  
19 they're asking for now. So I just want to make it  
20 clear that we do, we do run that risk, but we have  
21 no problem going out to RFP again.

22          TRUSTEE PHILLIPS: Well, I think that times  
23 have changed a little bit with people with  
24 self-employment. It will be interesting to see,  
25 but that's my opinion, so.

1           MAYOR HUBBARD: Okay.

2           CLERK PIRILLO: How do the rest of the Board  
3 Members feel about that? Would you like to go out  
4 to RFP again, or just give the current provider an  
5 increase of \$35?

6           MAYOR HUBBARD: I think we could put it on  
7 the agenda to do the increase, and, you know, if  
8 the Board Members feel differently about that. We  
9 could do the increase for the one year, do, you  
10 know, a one-year contract and then prepare an RFP.  
11 This is on the table right now to keep the  
12 services going, so.

13          CLERK PIRILLO: It's important. They were  
14 very -- one thing I do want to mention is that  
15 they were exceedingly responsive during COVID as  
16 well, because in the beginning of COVID, we needed  
17 deep cleaning at various Village facilities. So I  
18 just want to bring up that that was indeed the  
19 case.

20          MAYOR HUBBARD: Right. We normally go out  
21 to bid in March. When we do that, we could do an  
22 RFP in March when we go out for the fuel oil, all  
23 the other stuff, the backhoe and that thing. Just  
24 add an RFP for cleaning services at that time with  
25 the yearly bids that we put out.

1 CLERK PIRILLO: Okay, thank you.

2 ADMINISTRATOR PALLAS: That would, just  
3 as -- that would also give us the opportunity to  
4 investigate other companies to find out. You  
5 know, we would know then, by then, if there -- how  
6 many there were out there.

7 MAYOR HUBBARD: That's fine.

8 ADMINISTRATOR PALLAS: I think -- I think  
9 that's fair.

10 TRUSTEE PHILLIPS: Well, I think it's fair.  
11 And I understand that, the total picture of the  
12 current company, but we're still paying -- we're  
13 still dealing with taxpayers' dollars and we still  
14 need to do our due diligence on this.

15 ADMINISTRATOR PALLAS: Of course. No, I was  
16 going to say -- it's fair, your comment about  
17 possibly other people doing this now when they  
18 weren't in the past, because we -- you know,  
19 normally, commercial cleaning companies usually  
20 don't deal with something as small as us. That's  
21 why we end up with --

22 (Siren Sounded)

23 ADMINISTRATOR PALLAS: So I think the path,  
24 Mr. Mayor, as described, I think that's a  
25 reasonable path forward. And, you know, we

1 will -- we will do -- we will do that.

2 CLERK PIRILLO: Thank you. We have  
3 resolutions hiring part-time seasonal dockhands,  
4 pumpout boat operator. With any luck, a lifeguard  
5 or two will be added on as well by Thursday.  
6 Thank you to Margo DeVito, who's working very  
7 diligently on that.

8 We also received an application from Vicky  
9 Kotula on behalf of the Library for the annual  
10 Brady Rymer concert, and there was a fee waiver  
11 request with that as well, so I want to make the  
12 Board aware of that.

13 We were approached by Captain Don Heckman,  
14 who runs Harbor Tours, Incorporated out of  
15 Sag Harbor, and that is a 44-foot boat, which the  
16 Captain uses to basically shuttle people. So he  
17 is wondering if there's any interest on behalf of  
18 the Village to have what, for lack of better  
19 wording, can be a water Uber to shuttle people  
20 from Sag Harbor to the Village on request. So  
21 it's different than a water taxi in that there  
22 aren't scheduled hours, okay? So that frees us up  
23 a little bit at whichever location we would decide  
24 to let them stay temporarily. The downside is  
25 that there is no set schedule. So we would have

1 to work a little bit administratively to figure  
2 out an easy way that's not burdensome to staff for  
3 when these people are coming in and out, if it's  
4 something agreed upon. There are also private  
5 charters, so a private group could actually  
6 charter this boat out, but, again, to come to  
7 Greenport, okay?

8 So I can send around additional information  
9 about that tomorrow, okay? It's all very much --  
10 the gentleman just came into the office briefly  
11 and it's all very much in inception stage as  
12 an idea.

13 TRUSTEE CLARKE: Where's the vessel  
14 harbored, here?

15 CLERK PIRILLO: No, it's in Sag Harbor.

16 TRUSTEE CLARKE: Okay.

17 CLERK PIRILLO: It's in Sag Harbor, and  
18 would only come here as a dropoff point, okay?  
19 We're thinking probably not at the Marina, because  
20 it's a little bit difficult with scheduling with  
21 the fact that we're already full at the Marina.  
22 Possibly at the visitors dock, if it's only a  
23 dropoff, we're not sure yet. Depends on the size.  
24 The size is 44, though, so we probably can't do  
25 that. We're having a little bit -- little bit of

1 an issue.

2 ADMINISTRATOR PALLAS: Yeah, we're  
3 looking -- I mean, not -- not the Marina, not at a  
4 regular slip at the Marina. There may be a spot  
5 or two at the Marina where this could be  
6 facilitated. But, you know, we didn't want to --  
7 we didn't want to take this any further until we  
8 let you all know about it and see if there's an  
9 interest in us pursuing it. It's going to take  
10 some work on our part to work through this.

11 CLERK PIRILLO: And that -- and that spot  
12 could change as well.

13 ADMINISTRATOR PALLAS: Correct, correct.

14 CLERK PIRILLO: It could change daily.

15 ADMINISTRATOR PALLAS: We don't -- I mean,  
16 the Captain may say no, that doesn't work for him.  
17 We even had -- basically, it was just a one-way  
18 discussion. You know, we had a request. We said,  
19 "Would you be interested in something a little  
20 different than your request?" He said, "Yes." We  
21 said, "Okay, we'll let you know." That was the --  
22 basically the whole conversation. So if you all  
23 think that's a good idea to continue to pursue, we  
24 will do that.

25 TRUSTEE CLARKE: I think it's an excellent

1       idea. One of my thoughts from several years ago,  
2       just thinking about the waterfront and trying to  
3       bring people to Greenport without cars, and to  
4       facilitate transportation, and to encourage  
5       waterfront use and boating, would be to have some  
6       sort of a floating dock with a ladder, for lack of  
7       a better word, or some sort of place in the harbor  
8       where we could allow charter groups that are in  
9       the bay or in the area to drop off passengers  
10      without having to formally dock or spend the  
11      night. They could drop off for shopping, drop off  
12      for dining and pickup. But, at this time, we  
13      don't really have that -- from my understanding,  
14      an ability to do that.

15             This was brought up by several constituents  
16      in the Village that are in the boating and  
17      marina -- marine, you know, businesses. So if we  
18      could entertain this and also make it available to  
19      other people that are cruising throughout the  
20      area, to make it easy to drop off guests without  
21      mooring, without docking, so that we could  
22      facilitate visitors without additional traffic or  
23      congestion, I think that would be great.

24             ADMINISTRATOR PALLAS: That was our  
25      thinking, that, you know, if we can -- we can move

1       this one along and kind of do a proof-of-concept  
2       approach and, hopefully, get this done, at least  
3       for some part of this season, just to see if it's  
4       a workable -- a workable program.

5               TRUSTEE PHILLIPS: From an observation point  
6       of view, as for 52 days, I took a walk with my  
7       husband down in Mitchell Park, you already have  
8       that activity. It may not be as big a boat as  
9       you're talking about, but I've observed quite a  
10      few times boats coming into the Marina, into  
11      the -- to the --

12             ADMINISTRATOR PALLAS: The cutout, yeah.

13             TRUSTEE PHILLIPS: The cutout and dropping  
14      people in and off, and picking people in and up.  
15      So it's already going on with smaller vessels.  
16      The water taxi, when we originally were thinking,  
17      or when that originally -- would that spot work  
18      for that size boat to --

19             ADMINISTRATOR PALLAS: For this summer?

20             TRUSTEE PHILLIPS: Yeah.

21             ADMINISTRATOR PALLAS: We don't know.  
22      Again, we haven't -- we haven't gone -- we didn't  
23      want to even inquire with them too deeply until --  
24      you know, again, that's going to take a little bit  
25      of -- a little bit of effort, so we just --

1 TRUSTEE PHILLIPS: Okay.

2 ADMINISTRATOR PALLAS: We wanted to wait and  
3 see if there was interest.

4 TRUSTEE PHILLIPS: I do think, though, that  
5 in giving -- if it's the Uber type that you're  
6 talking about, they're really going to want to be  
7 as close to downtown as possible, which leads more  
8 to Mitchell Park than the --

9 ADMINISTRATOR PALLAS: Right, yeah --

10 TRUSTEE PHILLIPS: -- than the other spots.

11 ADMINISTRATOR PALLAS: Yeah.

12 TRUSTEE PHILLIPS: Interesting concept.

13 ATTORNEY PROKOP: Are you talking about have  
14 people call the Village if they want to get  
15 picked up --

16 ADMINISTRATOR PALLAS: No.

17 CLERK PIRILLO: No.

18 ATTORNEY PROKOP: -- or call the boat? They  
19 call the boat?

20 CLERK PIRILLO: Call the boat.

21 ADMINISTRATOR PALLAS: Yeah, we -- yeah.

22 ATTORNEY PROKOP: That's the way it works in  
23 other villages that have water taxi service, it's  
24 all separate from the --

25 CLERK PIRILLO: Yeah.

1 ADMINISTRATOR PALLAS: We just want to  
2 collect the money.

3 (Laughter)

4 MAYOR HUBBARD: Okay. We'll continue on.  
5 Get some more information and everything else and  
6 report back to us.

7 CLERK PIRILLO: Thank you, will do.

8 Lastly, I would just like to thank the  
9 Friends of Mitchell Park for their substantial  
10 donation of \$1,500 this past week to our Dances in  
11 the Park program. And I'd also like to thank Andy  
12 Harbin of Andy's for his substantial donation of  
13 \$750 to our Dances in the Park program for this  
14 season. So thank you to both of those.

15 Are there any questions on my written  
16 report?

17 MAYOR HUBBARD: No.

18 CLERK PIRILLO: Okay, thank you.

19 MAYOR HUBBARD: Okay, thank you. Okay. The  
20 Village Attorney report.

21 ATTORNEY PROKOP: Hi, good evening. So I --  
22 in the last month, I continued to work on the  
23 accessory apartment law with comments that I  
24 received from the Village. I also worked on the  
25 loading zone law, which will be -- I guess we'll

1 be having a public hearing on.

2 And I wanted to compliment Greg Morris and  
3 Paul Pallas on the amount of work that they did in  
4 coming -- you know, designing the changes in the  
5 loading zone and figuring out where things have to  
6 be covered, or not be.

7 There's a -- we -- I did a significant  
8 amount of research and provided some language to  
9 be supportive of the Village in the effort to  
10 obtain Community Preservation Fund money for  
11 the -- for work to be done in the Village to help  
12 Paul Pallas and the Mayor with that effort.

13 And, also, we had -- I want to report that  
14 the -- we have another date now which is set for  
15 the Genesys mediation, which will be July 20th.  
16 As I've said before, Mayor Hubbard will attend,  
17 which is one of the things that Genesys insisted  
18 on moving forward.

19 And I think that's -- all I wanted to report  
20 on, unless anybody has questions for me. I'll be  
21 happy to answer any questions that you have.  
22 There's another -- many other things that I've  
23 been working on that are covered in my report that  
24 you're welcome to ask me questions about, if you'd  
25 like.

1           MAYOR HUBBARD: Any questions for the  
2 Attorney?

3           TRUSTEE MARTILOTTA: No, sir.

4           ATTORNEY PROKOP: Thank you.

5           MAYOR HUBBARD: All right. Thank you.

6           Okay. Board Discussion: We have the  
7 application here for the STIDD Systems, the  
8 bulkhead repairs and everything else down there.  
9 The project we had talked about earlier got put on  
10 hold, in fact, ready to do it. I think looking by  
11 it and everything else in the comments, it's just  
12 fortifying the property and protecting, you know,  
13 land and sea and all, so I don't see any problem  
14 with it. Did anybody have any discussions or  
15 anything about it?

16           TRUSTEE PHILLIPS: It's basically the same,  
17 it's just a renewal of the application.

18           TRUSTEE MARTILOTTA: Yeah.

19           MAYOR HUBBARD: Yeah. I'm not going to go  
20 through the amount of feet, but it explains the  
21 whole thing, though.

22           TRUSTEE PHILLIPS: Yeah, it's just the  
23 renewal of their application.

24           MAYOR HUBBARD: Yes.

25           TRUSTEE PHILLIPS: Yeah.

1           MAYOR HUBBARD: All right. So we'll put  
2 that on to vote on that at next week's meeting.

3           TRUSTEE CLARKE: There's not any requirement  
4 from the DEC to offset the yardage of open water  
5 as there was at Sixth Street, is there?

6           MAYOR HUBBARD: No. They're building  
7 directly in front of it 18 inches out, and some  
8 places didn't have anything, they're just  
9 reconstructing, but whatever DEC has issued to  
10 them that they have to follow.

11          TRUSTEE CLARKE: Okay. I just -- that stuck  
12 in my head. And one of my first wetland permits  
13 was the fact that a swale or a wetland area was  
14 created at the Sixth Street condominiums as a  
15 requirement of the DEC to replace the cubic  
16 yardage of new bulkhead that was enveloping the  
17 old bulkhead, because it was moving out into the  
18 water.

19          ADMINISTRATOR PALLAS: I don't -- I don't  
20 specifically recall on this one whether there was  
21 any of that.

22          TRUSTEE PHILLIPS: No.

23          ADMINISTRATOR PALLAS: I don't believe there  
24 was, but the D -- whatever the DEC permit was when  
25 we first approved it hasn't changed --

1 TRUSTEE CLARKE: Okay.

2 ADMINISTRATOR PALLAS: -- because they  
3 don't -- they don't -- that permit lasts longer  
4 than ours. I think it's a 10-year permit, so it's  
5 still in -- whatever they had to do is still in  
6 force.

7 TRUSTEE CLARKE: Okay, thank you.

8 MAYOR HUBBARD: Okay. That will have a  
9 two-year expiration date on it, as what we've  
10 actually been doing. Just to make sure you word  
11 the resolution that way so that we stay consistent  
12 now.

13 Okay. Mayor and Trustees. Trustee Clarke?

14 TRUSTEE CLARKE: I don't have any specific  
15 discussion to report this month, Mr. Mayor.

16 MAYOR HUBBARD: Okay, thank you. Trustee  
17 Martilotta?

18 TRUSTEE MARTILOTTA: To be brief, the union  
19 negotiations have started. We did our initial  
20 exchange. We scheduled meetings to go forward.  
21 And I guess I can't really say too much about it,  
22 other than it is going forward and we're positive.

23 MAYOR HUBBARD: Okay, that's fine. We are  
24 going to do a brief executive session afterwards  
25 so you can update the Board Members on initial

1 requests, or whatever, from them. So we will be  
2 doing that as contract negotiations in executive  
3 session later.

4 TRUSTEE MARTILOTTA: Awesome.

5 MAYOR HUBBARD: Okay. Trustee Phillips?

6 TRUSTEE PHILLIPS: Since we brought up the  
7 Sixth Street bulkhead, I've had a couple of people  
8 inquire. I guess we have a small piece of  
9 bulkhead that's down at the end of Sixth Street  
10 that we own.

11 MAYOR HUBBARD: Yes.

12 TRUSTEE PHILLIPS: Are we at some point  
13 putting that into our capital improvements, or  
14 have we even thought about that yet? I guess it's  
15 in a pretty distressive state.

16 MAYOR HUBBARD: Yeah. When they were doing  
17 the bulkhead at the condos, we tried to make a  
18 deal with them to take care of that section of  
19 bulkhead in consideration of putting ties back  
20 into our property and all that. That didn't work  
21 out well.

22 TRUSTEE PHILLIPS: Oh, yes.

23 MAYOR HUBBARD: All right? So Paul is going  
24 to have to start the process of getting a permit  
25 for it and all, which takes a while to get the

1 permit to go ahead and do it, so we're going to  
2 start that process. We were trying to get them to  
3 do the extra 75 feet when they were down there  
4 working.

5 TRUSTEE PHILLIPS: Yeah, it was brought --

6 MAYOR HUBBARD: We didn't -- we didn't  
7 fail -- I mean, we failed.

8 TRUSTEE PHILLIPS: No, that's okay. It's  
9 just that it's been brought up a couple of times  
10 to me and it's getting pretty distressive and --

11 MAYOR HUBBARD: Yeah.

12 TRUSTEE PHILLIPS: -- unsafe. And I don't  
13 know if maybe there is some shoring up that can be  
14 taking place. I haven't been down there lately to  
15 see it, I'm just going by what I've been told.

16 ADMINISTRATOR PALLAS: Well, we did, we did  
17 take a look, I had a couple of people take a look  
18 at it. I don't -- my memory, and it's been a  
19 little bit of -- a little while, but my memory is  
20 that there really wasn't anything short of  
21 replacement. There's nothing to do of yet.

22 TRUSTEE PHILLIPS: There's nothing left.

23 MAYOR HUBBARD: Yeah.

24 ADMINISTRATOR PALLAS: There's nothing left  
25 of it, yeah.

1           MAYOR HUBBARD: It's in very poor shape, and  
2 the only thing you could do with it is not just  
3 put a piece of plywood or try to seal or  
4 whatever --

5           TRUSTEE PHILLIPS: Yeah, it's not.

6           MAYOR HUBBARD: -- efficiently, as done at  
7 Mitchell Park. This -- it just needs to be taken  
8 out and replaced.

9           TRUSTEE PHILLIPS: Well, as I said, it's  
10 been brought up a couple of times.

11           The bathroom rehabilitation, are we near a  
12 deadline date for completion?

13           ADMINISTRATOR PALLAS: In fact, we were just  
14 notified today that they've scheduled a final  
15 walk-through for Thursday.

16           CLERK PIRILLO: Thursday.

17           ADMINISTRATOR PALLAS: A week from today, to  
18 go through it, which -- to close out the project,  
19 essentially. You know, and again, I know I've  
20 said this before, but they're doing a great job.  
21 You know, they're very good to work with, they're  
22 responsive to requests, very accommodating. You  
23 know, the project is so far turning out really,  
24 really well.

25           TRUSTEE PHILLIPS: The Mabi-Mats, are they

1 going down. Is it --

2 (Noise Interference)

3 TRUSTEE PHILLIPS: I know, I'm sorry.

4 ADMINISTRATOR PALLAS: It's okay.

5 TRUSTEE PHILLIPS: The Mobi-Mats, are they  
6 down, or are they going down or --

7 ADMINISTRATOR PALLAS: Yeah, they would  
8 normally go down when we formally open.

9 TRUSTEE PHILLIPS: Right.

10 ADMINISTRATOR PALLAS: So once we know the  
11 bathrooms are completed, and once we know we have  
12 lifeguards, then all of those things will happen,  
13 you know, all at once, the swim ropes, the  
14 Mobi-Mats, you know, get all the equipment back  
15 into the storage area, get the chair down. All of  
16 those things will take place. I had a  
17 conversation today with Mr. Albanese to that  
18 effect. Once I have this date from them and  
19 information that we might have lifeguards. All of  
20 these things kind of happened today, so we are  
21 aware of all that.

22 TRUSTEE PHILLIPS: And going along --

23 TRUSTEE CLARKE: What's the tentative  
24 opening date?

25 ADMINISTRATOR PALLAS: The beach permit

1 right now is -- not right now. The beach permit  
2 is set for Monday, the 28th.

3 TRUSTEE CLARKE: Thank you.

4 TRUSTEE PHILLIPS: It's traditionally the  
5 last week of June that the beach opens.

6 ADMINISTRATOR PALLAS: The date,  
7 historically, the date was the Saturday after  
8 school, whatever -- well, not even Saturday.  
9 Whatever day was the last day of school, the next  
10 day we -- the schedule is kind of -- because of  
11 COVID, we kind of lost track of schedules, and  
12 everything else started on a Monday. So when we  
13 put the application in -- Monday, of course. You  
14 know, and then we got the permit, like why is it  
15 Monday? It's just never been Monday. You know,  
16 so, again, it's just a couple of days. And at  
17 that point, I didn't -- I was not overly concerned  
18 about the date, because we didn't have --

19 TRUSTEE PHILLIPS: Lifeguards.

20 ADMINISTRATOR PALLAS: -- lifeguards, and it  
21 didn't appear that we were going to get them. So  
22 now that we do, you know, we'll, hopefully, have  
23 them in place at least -- at least for the weekend  
24 following, which would be the first weekend, the  
25 July 4th weekend. So that would, hopefully, be

1 the first weekend you can say that we have  
2 lifeguards and we can formally open and all that.

3 TRUSTEE PHILLIPS: Okay. The other, the  
4 other thing that was a discussion down at Fifth  
5 Street Beach was the surf casting that's been  
6 going on with the fishermen. I'm not sure. I  
7 didn't really go back to look at our code, but,  
8 apparently, there's been some unsafe conditions  
9 with, you know, the surf casting, is where you  
10 have the hook and swing out, and we had people on  
11 the beach. Some people have been concerned about  
12 whether we allow that or not. And I didn't really  
13 do any research on it, but it's something I think  
14 we need to look into before somebody gets hooked.

15 ADMINISTRATOR PALLAS: My memory, again, my  
16 memory of the code language on that, if it's a  
17 designated swimming area, then I think it's  
18 prohibited. But we don't have the swim ropes out,  
19 so it's not a designated swim area. So I think  
20 until the swim ropes go out, I don't know that  
21 there's a whole lot that -- you know, no pun  
22 intended, we don't have a hook for that, so yeah.

23 (Laughter)

24 TRUSTEE PHILLIPS: But there is a  
25 possibility that we could actually restrict it,

1 correct?

2 ADMINISTRATOR PALLAS: Yeah.

3 TRUSTEE PHILLIPS: I mean, I'm betting that,  
4 but I just --

5 ADMINISTRATOR PALLAS: It's up to you, of  
6 course. But, yeah, I mean, there is a prohibition  
7 now, and swimming, -- again, it's going from  
8 memory -- in swimming, designated swimming areas.  
9 So, I mean, you could extend it to -- extend that.  
10 I mean, that's up to you all.

11 TRUSTEE PHILLIPS: Okay. The only other  
12 thing is, as I sent an email around, through the  
13 generosity or through the connection with  
14 Assemblywoman Giglio's Office, July 11th there  
15 will be the opportunity for safe boats -- safe  
16 boaters course will be taught here at the  
17 Firehouse on July 11th. I believe there will be  
18 registration notices going up for people to sign  
19 it. I believe it's a discounted rate.

20 So I'd like to thank the Mayor for allowing  
21 for the Village Board's logo and the Fire  
22 Department's logo to be on it, because it's  
23 helpful that we have something within our  
24 community to start thinking about boater safety,  
25 and I think that's important.

1           ADMINISTRATOR PALLAS: If we have any  
2 information we can post to the website, if you  
3 could forward it out to us.

4           TRUSTEE PHILLIPS: It's going to be coming  
5 out tomorrow, probably, so.

6           ADMINISTRATOR PALLAS: Okay, great, and  
7 we'll put it up as soon as we can.

8           TRUSTEE PHILLIPS: And that's it.

9           MAYOR HUBBARD: Okay, thank you. All right.  
10 The only thing I just wanted to report on the --  
11 we had gotten the grant, we were waiting on it for  
12 two years from the State, a DASNY grant for  
13 covering the repairs at Moore's Lane.

14           Just so everybody knows, the Village knows  
15 that Moore's Lane is a Village road. A lot of  
16 people keep talking, saying nobody knows whose it  
17 is, nobody wants to do anything. It's a Village  
18 road and we've known that.

19           The reason we haven't paved it is until I  
20 have a signed contract, we could pave it, we could  
21 have paved it last year. If we pave it before we  
22 have a signed contract and the documentation, we  
23 lose the grant funding to pay for it. And Senator  
24 LaValle worked very hard to get us this grant  
25 money, and I don't want to just go and pave the

1 end of the road and lose the \$60,000 that we're  
2 getting from the State.

3 So I know Sunday, I accosted at 7-Eleven on  
4 Sunday morning, "When the hell are you going to  
5 pave that damn road?" I'm like, "I got it."

6 (Laughter)

7 MAYOR HUBBARD: I said -- and I explained  
8 that to her there at the same time. So the only  
9 reason we've delayed it -- Corazzini has already  
10 mapped it out, we know what's going on with it.  
11 We're all ready to go, they know we're ready  
12 to go.

13 The paperwork came to me, I signed it, went  
14 back to DASNY. They signed it, sent it back. And  
15 then we just asked them, "So, can we do the work  
16 now?" They said, "Not quite yet." Once they  
17 actually approve appropriating the funds from  
18 which account it goes to. So, hopefully, we'll  
19 hear that any day, and Corazzini can get it done  
20 before the summer season.

21 That is the plan, but the only reason it's  
22 been delayed, we're not ignoring it, we're not  
23 forgetting about the problem, it is I don't want  
24 to lose the grant money, that it's ours. We just  
25 have to be patient, and once we get approval, we

1 will pave it right away. Just so it's clear, so  
2 everybody knows what's going on with that and  
3 where we're going with that.

4 TRUSTEE PHILLIPS: Well, Mayor, since you  
5 brought up the subject of roads, before COVID, we  
6 were going to start doing some roadwork, because I  
7 think we bonded for it. Are we getting it to move  
8 it forward with that for this year? I think we  
9 were going to do Sixth Avenue at one point and we  
10 were going to do --

11 MAYOR HUBBARD: Well, Sixth Avenue, there's  
12 Wiggins Street, there was Fourth Street. Those  
13 tied in with the work we had done up there. We  
14 approved to do the bond and we had not taken any  
15 of the money out. The approval is still there, we  
16 need to decide where we're going to go with it.

17 We're starting a new budget year. We're  
18 trying to see -- there's actually \$218,000 that  
19 Robert just talked about, and everything else,  
20 where we stand with it.

21 TRUSTEE PHILLIPS: Like I said --

22 MAYOR HUBBARD: But we are going to be going  
23 back on those projects.

24 TRUSTEE PHILLIPS: Okay, because I'm sure  
25 you've been hit with it as well as I have, "When

1 are you going to start doing something with the  
2 roads within the Village?" So with Moore's Lane,  
3 what I understand, I've been approached on that  
4 one quite a few times, too, but --

5 MAYOR HUBBARD: Right.

6 TRUSTEE PHILLIPS: -- other people are  
7 starting to ask. You know, they've asked, you  
8 know, "When are you going to get back to doing  
9 roadwork?" So --

10 MAYOR HUBBARD: Yeah. I mean, we had the  
11 luxury of that, you know, five years ago. We did  
12 a whole bunch of roads every year, and so  
13 everybody saw it, and they said, "When's my turn,  
14 when's my turn?" And not doing some for a couple  
15 of years, the other roads get worse. You know,  
16 they kind of forgot we did Third Street and  
17 Central Avenue, Bay Avenue, and Main Street, First  
18 Street, Fourth Avenue, South Street. I mean, a  
19 lot of roads were done over the past five years,  
20 and now it's just a short hiatus and we're going  
21 to get back on it, so.

22 ADMINISTRATOR PALLAS: Mr. Mayor, if I may  
23 as well, we're also looking at other grant  
24 funding --

25 MAYOR HUBBARD: Yes.

1           ADMINISTRATOR PALLAS: -- as well. In  
2 addition to that, there is a State grant and  
3 Federal grant. The State grant is much more  
4 likely, in addition to the DASNY money, additional  
5 grant money from the State. It's actually not a  
6 grant, it's a reimburse -- it's a reimbursable,  
7 correct?

8           TREASURER BRANDT: Yes.

9           ADMINISTRATOR PALLAS: It's a reimbursable  
10 as part of -- it's similar to CHIPs, it's actually  
11 part of the CHIPs program, but there's another pot  
12 of money that's available. What we're trying to  
13 get is affirmative confirmation that we can --  
14 what we can use it for. The other one is a --  
15 through the Federal Government, but it's a much  
16 more complicated grant, and it's almost impossible  
17 to tell if we're even eligible. But I just wanted  
18 to report that we're working on that in addition  
19 to this.

20           MAYOR HUBBARD: Okay. And that's all I had.  
21 So we'll move on to public to address the Board.  
22 Anybody from the public wish to address us?

23           ATTORNEY PROKOP: Can I mention one thing  
24 before we --

25           MAYOR HUBBARD: Oh, sure, go ahead.

1           ATTORNEY PROKOP: I'm sorry, I apologize. I  
2 realize there was something that's not included in  
3 my report. But anyway, there's a timing, timing  
4 issue with the SLA notices that we get that I'd  
5 like to discuss with you as far as a procedure  
6 with Management.

7           So what happens is that we get notices from  
8 the SLA that an application has been made for  
9 either a new license or a change in a license.  
10 And often, it's probably 50% of the time, it's for  
11 a use that is not permitted, you know, either not  
12 approved or not permitted, or both, and -- but the  
13 timing of our meetings is that we get -- we get  
14 these notices and then we don't have another  
15 meeting within the 30-day time period that we have  
16 to get a response out.

17           So I'm wondering if this, when -- we have  
18 two that are pending now, I don't want to mention  
19 the names. But I wonder if I could do a  
20 notification to the SLA under the direction of the  
21 Administrator and then copy the Board, just so you  
22 know that this is happening in case you have a  
23 question. You know, not at the meeting, because  
24 we're not going to have -- if we have the time, I  
25 will bring it up in a meeting, but typically we

1 don't.

2 MAYOR HUBBARD: Uh-huh.

3 ATTORNEY PROKOP: So I'm wondering if I  
4 could do this outside the meeting under the  
5 direction of the Village Administrator, and then  
6 I'll circulate the note -- the response to the  
7 Board to make sure that, you know, you're aware of  
8 it and see if you have any comments.

9 MAYOR HUBBARD: Yeah, I don't have a problem  
10 with that. Anybody else?

11 TRUSTEE MARTILOTTA: No.

12 TRUSTEE CLARKE: (Shook Head No)

13 TRUSTEE PHILLIPS: I don't have a problem.  
14 I just -- procedure-wise, I think that if -- and  
15 maybe I'm missing it, missing -- but I thought  
16 that we need to do the notification, which is  
17 fine. But if they're actually doing something  
18 that's not approved, I would think it would have  
19 been an automatic letter before --

20 (Siren Sounded)

21 ATTORNEY PROKOP: Once I confirm with Paul  
22 Pallas and the Building Department that it's a  
23 violation, or they -- excuse me, that it's not  
24 permitted, where they advise me of that, I can do  
25 the letter automatically, if that's what you'd like.

1 TRUSTEE PHILLIPS: Well, that's what I'm  
2 thinking is, is if -- really, with the timing  
3 issue, if they don't really have -- they're not  
4 permitted for that use, I think it would be an  
5 automatic -- an automatic response from the  
6 Village Attorney. That's --

7 ATTORNEY PROKOP: Okay.

8 TRUSTEE PHILLIPS: That's, you know --

9 ATTORNEY PROKOP: So I just want to let you  
10 know that that's happening.

11 TRUSTEE PHILLIPS: Paul would still be  
12 seeing it, because you'd have to verify that it's  
13 not part of their use. But I've noticed a couple,  
14 and we've discussed it, where, you know, they're  
15 not permitted to do that, while -- you know, while  
16 we need a response.

17 ATTORNEY PROKOP: Okay, we'll do that.

18 ADMINISTRATOR PALLAS: I think -- I think  
19 your last -- you're saying the same thing, just a  
20 little different take on it, but, yeah, we will do  
21 that.

22 MAYOR HUBBARD: Okay. Anything else for us?

23 (No Response)

24 MAYOR HUBBARD: All right. Public wish to  
25 address the Board?

1 MS. HALL: Hello. My name is Candace Hall.

2 I'm President of --

3 MAYOR HUBBARD: Come on up front, yeah.

4 MS. HALL: I'm sorry.

5 MAYOR HUBBARD: Just say your name and  
6 address for the record again.

7 MS. HALL: Okay. My name is Candace Hall,  
8 170 Maple Street, and I'm just here -- and forgive  
9 me if I missed it, the first five minutes. My  
10 friend, Destiny Saltzer (phonetic), and I are  
11 trying to organize a youth basketball tournament.  
12 My Aunt, Jo Jo Jackson, used to do it years ago,  
13 and we're just trying to bring it back to the  
14 community. So we just wanted to come here, show a  
15 face, and, you know, hopefully, we are on your  
16 radar for approval for this. We would love to  
17 bring this back to our community.

18 TRUSTEE CLARKE: Yes, we received it.

19 CLERK PIRILLO: Yes, it's already been  
20 included --

21 MS. HALL: Okay.

22 CLERK PIRILLO: -- for Thursday's meeting.

23 MS. HALL: Sorry. Thank you.

24 CLERK PIRILLO: That's okay. You're  
25 welcome.

1           MAYOR HUBBARD: That's good. Thank you for  
2 coming.

3           MS. WADE: Hi. Thank you so much. I'm,  
4 again, really impressed with all that you do. My  
5 first question might not relate to Greenport  
6 Village.

7           The KOA Camp, is it entirely in Southold  
8 Town, as opposed to Greenport Village? And was  
9 Greenport asked or aware of the expansion of the  
10 KOA Camp? They've built a new road into the woods  
11 behind it and have what looks like the beginning  
12 of a whole lot of new campsites.

13          MAYOR HUBBARD: That's before the Town, it's  
14 not in the Village, so we have no control over  
15 that.

16          MS. WADE: Okay. And then, actually, what I  
17 was wondering also is does -- is sewer provided  
18 for each of those spots? They have trailers that  
19 last all summer. I'm just curious what happens to  
20 the waste from the toilets.

21          MAYOR HUBBARD: I'm sure they're meeting  
22 Suffolk County guidelines on what they're doing  
23 with it. I mean, they have sewers there, so I'm  
24 assuming that they have their own sewers.

25          MS. WADE: Do you think they're hooked up to

1 the sewers? Do you think you could ask the  
2 Administrator or somebody if they can look into  
3 that?

4 MAYOR HUBBARD: They're required --

5 ADMINISTRATOR PALLAS: Yeah, they --

6 MAYOR HUBBARD: Go ahead. Paul wanted to  
7 say something. Go ahead.

8 ADMINISTRATOR PALLAS: Mr. Mayor, they  
9 are -- just for information, they are connected to  
10 our sewers, and the plan was to connect them.

11 MS. WADE: So you are -- oh, wait. Could  
12 you ask him if he was aware of the expansion?

13 MAYOR HUBBARD: No, I did not know -- did  
14 not know there was an expansion there. It's not  
15 in the Village, so it's not --

16 MS. WADE: Well, the Village Administrator  
17 is working closely with them and he knows, he just  
18 said he knew. That's why I was wondering if he  
19 might say something more on it.

20 MAYOR HUBBARD: They -- once they come to  
21 him with a plan, they expanded what they were  
22 getting, and then it was taken care of. It's not  
23 something we as a Village Board would have any  
24 control over, so we have not discussed it.

25 MS. WADE: Okay.

1           MAYOR HUBBARD: Well, what is the question  
2 you want to ask?

3           MS. WADE: Who was giving them permission to  
4 expand, if he might --

5           MAYOR HUBBARD: Southold Town, because  
6 they're in Southold Town.

7           MS. WADE: Well, like if it was the DEC  
8 approval, then usually they ask the Village to  
9 give an opinion if it's right adjacent, but that's  
10 right adjacent to Moore's Woods.

11          MAYOR HUBBARD: That is all done through  
12 Southold Town Planning Board. If he went to  
13 Southold Town to get permission for it, Southold  
14 Town would have the answers for that.

15          MS. WADE: Okay, never mind. Thank you very  
16 much.

17          Actually, I talked to Peggy Lauber from the  
18 North Fork Audubon. She's sorry she couldn't be  
19 here. She said that there's been a call on --  
20 everybody's very excited about the Louisiana Water  
21 Thrush. I don't know about birds, but it's in  
22 Moore's Woods, and they think that it's very  
23 special to be able to see it and hear it.

24          And is there a time when -- has there been  
25 anymore talk about how the design of the Railroad

1 in the woods and the fence and everything can be  
2 dealt with? Is there going to be an opportunity  
3 to have more of a sit-down meeting or --

4 MAYOR HUBBARD: There's no meeting scheduled  
5 on that, no.

6 MS. WADE: Well, I think it would be a  
7 really lovely idea, especially, it is -- with the  
8 public resource that has been turned over for  
9 this, and a maintenance commitment on behalf of  
10 the Village for annual fees for, you know,  
11 operation, people maintaining the trestle bridge,  
12 I feel like it's the kind of thing that should  
13 have a public hearing, honestly. What does your  
14 Lawyer think?

15 MAYOR HUBBARD: Okay. We started this  
16 process over four years ago and it's been talked  
17 about at numerous monthly meetings and everything  
18 else.

19 MS. WADE: I know, but the plan has never  
20 really been put forward as a -- in a public  
21 hearing.

22 MAYOR HUBBARD: We've had plans here going  
23 back years ago of what's going on with everything  
24 else on it.

25 MS. WADE: There's been no public hearing

1 from --

2 MAYOR HUBBARD: No, it's not required to  
3 have a public hearing.

4 MS. WADE: Could your Lawyer confirm that?

5 ATTORNEY PROKOP: I've given that opinion  
6 already. It's not required to have a public  
7 hearing, and this matter was discussed publicly  
8 for years.

9 MAYOR HUBBARD: Exactly.

10 MS. WADE: What is the requirement for a  
11 public hearing? When are you required to have  
12 one?

13 ATTORNEY PROKOP: There's many things you're  
14 required for, it's under all the law, the Village  
15 Law the State Law -- Village Code and the State  
16 Law. This just isn't one of those things.

17 MS. WADE: But in taking on -- assuming  
18 maintenance for a large project and turning over a  
19 public woods would not qualify as something? And  
20 making it a Neg. Dec, saying that there was going  
21 to be no impact by putting up a six-foot chain  
22 link fence for 1,000 feet throughout the woods,  
23 that wouldn't trigger it?

24 ATTORNEY PROKOP: No.

25 TRUSTEE PHILLIPS: It's municipally owned.

1 MS. WADE: Pardon me?

2 TRUSTEE PHILLIPS: Randy, this -- I'll be  
3 honest with you, the Mayor's correct, a lot of  
4 this was questioned way back when the idea  
5 formulated, and there was plenty of public  
6 discussion back then. I'm sorry if you missed it,  
7 but it was decided back then that there was not a  
8 need for a public hearing, because we did ask that  
9 and we went through to make sure that there was an  
10 opinion for that. So I don't know what else to say.

11 MS. WADE: Well, I hope you revisit that  
12 decision.

13 The locations, the two locations that were  
14 mentioned in the Administrator's report in  
15 response to the LIPA RFP, I'm wondering how many  
16 batteries are included, and where the two  
17 locations are that are already approved. Just if  
18 there's a plan online or something, I would look  
19 at that.

20 MAYOR HUBBARD: Okay. Paul can explain that  
21 to you.

22 ADMINISTRATOR PALLAS: The scavenger waste  
23 site is one, and the --

24 (Siren of Fire Truck Sounded)

25 ADMINISTRATOR PALLAS: And the area

1 immediately adjacent to the existing gas turbine.

2 MS. WADE: Within the fenced-in turbine  
3 area?

4 ADMINISTRATOR PALLAS: I don't think  
5 there -- again, this is just the -- I don't know  
6 specifically where. It's immediately adjacent to  
7 it. It's the same area that was approved two  
8 years ago in 2019, same exact area, nothing's  
9 changed. This is just an -- it's just an  
10 extension of time of an existing agreement.

11 MS. WADE: Well, there was that one where  
12 they were going to build another turbine closer to  
13 the water where that Building 10 is.

14 ADMINISTRATOR PALLAS: It's the same general  
15 area as that, yes.

16 MS. WADE: And do you know how many  
17 batteries?

18 ADMINISTRATOR PALLAS: I have no idea.

19 MS. WADE: How would we find that out?

20 ADMINISTRATOR PALLAS: It's not -- I mean,  
21 they have to respond to the LIPA RFP. We don't --  
22 that's got nothing to do with -- how many  
23 batteries are going in is not relevant to us.

24 MS. WADE: Okay, thank you. The apartment  
25 legislation, it was mentioned that the rents would

1 be included in the legislation, which I don't see  
2 how that would work with the Section 8 rents  
3 that -- I mean, the numbers that were mentioned  
4 are actually lower than Section 8 rents. Maybe  
5 it's intentional, but every year there's  
6 inflation. So not having seen the legislation,  
7 I'm only talking from your conversation. But it  
8 just seems like in 2007, the price of the  
9 affordable, you know, units at 123 were decided,  
10 and now we're 14 years later. And I think I heard  
11 you say we're using that same price, but I'm not  
12 sure that the rents, you know, can be in  
13 perpetuity in legislation. I just think that  
14 might be impractical.

15 And are -- is the Village going to have a  
16 list of rental applicants, those desiring of  
17 affordable housing that's sort of been slightly  
18 pre-vetted the way Southold Town does?

19 MAYOR HUBBARD: This -- part of this  
20 legislation is changing the code to allow for  
21 accessory apartments. So if you're going to come  
22 in to get a building permit to put an accessory  
23 apartment in, you're going to have to follow the  
24 guidelines of what we're doing. That's what the  
25 whole intent is. It's not changing everything

1 that we have, everything that's already there. If  
2 you want to convert your garage to something,  
3 these are the guidelines we're putting into place  
4 to try to control that, so it doesn't become an  
5 Airbnb or something else.

6 MS. WADE: Okay, that's great. So, yeah,  
7 then, I mean, I could wait until the legislation  
8 comes out. But I would just warn you about  
9 putting rental prices on that. I think that -- I  
10 totally support trying to avoid them becoming  
11 Airbnbs. We've lost so many worker -- so much  
12 worker housing already because of that.

13 And I would also urge you to include a  
14 pyramid law. Southold Town is now considering one  
15 where it doesn't have to start at zero, we have  
16 narrow lots.

17 (Noise Interference in Firehouse)

18 MS. WADE: But it should start at 10 feet on  
19 the property line and go up to the 35-foot center  
20 of the property and --

21 TRUSTEE PHILLIPS: Randy, I can't hear a  
22 word you're saying, I'm sorry.

23 MS. WADE: The pyramid law under  
24 consideration by Southold Town would start 10 feet  
25 up on the property line and then go to the 35 feet

1 in the middle of the property. And that would  
2 ensure that these accessory units are not  
3 constructed so that they overpower the enjoyment  
4 of the neighbor. You know, a pyramid law would  
5 just really help to make accessory units  
6 compatible with each neighborhood, and so I hope  
7 you'll consider that.

8 When we had a public meeting on zoning  
9 issues, two former members of the Planning Board  
10 were really disappointed that the Village did not  
11 have that included in the code, so I think it  
12 would really help a lot.

13 You had mentioned, again, doing road  
14 reconstruction, and I just want to remind you that  
15 Mr. Peterson, who used to work for the Village on  
16 Sixth Avenue, said he hopes you don't repave the  
17 road before the sewers change, because he thinks  
18 the sewer has collapsed on Sixth Avenue.

19 And I want to remind you to add Sixth  
20 Street, which has both the ferry route and the  
21 trucks from the road going up and down it, and  
22 it's been pretty bad for a while.

23 And so thank you again for all the work  
24 you do.

25 MAYOR HUBBARD: Thank you. Anybody else

1 wish to address the Board?

2 MS. HAMMES: Hi. Tricia Hammes, 603 Main  
3 Street. I don't know. I may have missed one or  
4 two meetings, or tried to watch the tapes, but one  
5 I do know that you guys were working on, I guess  
6 it's legislation on affordable housing. Will that  
7 be made open? Will that be made -- will the  
8 public get to see that and comment on that before  
9 it's adopted?

10 MAYOR HUBBARD: Yes.

11 MEMBER HAMMES: Okay. And then on 123  
12 Sterling, again, I don't know what provisions you  
13 guys are considering for those, but I have a lot  
14 of concerns about those units. I know that,  
15 unfortunately, the economics are big in the  
16 stipulation agreement, and I understand that you  
17 can't amend the stipulation agreement. But I feel  
18 like given the potential windfall for somebody who  
19 is lucky enough to get into one of those  
20 apartments, given the value that they're selling  
21 at versus what the probable value is in today's  
22 housing market, that it's really important that  
23 whatever additional conditions or criteria you're  
24 considering, make sure that people -- it's not  
25 going to be people that have, you know,

1 significant assets, for instance, because, as I  
2 understand it, under the stipulation agreement,  
3 the residence requirement is a residency or a work  
4 requirement. So you wouldn't want see somebody  
5 who already owns a house in the Village selling  
6 that and moving in there, since that to me  
7 wouldn't be a good use of that space. I mean,  
8 it's really important that that space be targeted  
9 towards people that, you know, need to get into  
10 their first home. And I would suggest from that  
11 perspective, if you haven't considered it, you  
12 might want to put an asset test on this in terms  
13 of you can't have net assets above a certain  
14 amount.

15 I think you also want to think seriously to  
16 make sure that you're not having somebody back  
17 somebody with cash to buy one of those and turn  
18 around and flip it. I'm not -- I don't have the  
19 answer on how you would deal with that, but, for  
20 instance, I think and all cash buyer would be of  
21 concern on that. On that perspective, I think you  
22 want to make sure the person is actually financing  
23 the houses, so that you have an income level test,  
24 an asset level test, and those types of things.

25 I also don't know if your intention is to

1        have a public discussion about what those  
2        additional conditions will be for them to provide  
3        more -- it sounds like maybe a conversation that  
4        was just had about Moore's Lane, that may not be  
5        that it's required, but I think the public does  
6        have a real interest in those five units.

7                I know some people that are already aware of  
8        the potential. I know other people that would  
9        probably be eligible but aren't. And so I think  
10       it would be helpful if the community as a whole is  
11       aware on sort of the settlement on what those  
12       general terms are looking like and have an  
13       opportunity to kind of weigh in on them.

14               And finally, I really hope, once they're  
15       agreed upon, that there will be, you know, a  
16       lottery system for awarding those five units, if  
17       more than five people meet the requirements,  
18       because I have also concerns that otherwise people  
19       may manipulate their way into those, and it's not  
20       going to be some kind of blind lottery mechanism  
21       where somebody just, you know, submit all their  
22       paperwork, has their financing lined up.

23               I just -- I really -- you know, I think  
24       those things are worth probably over \$400,000  
25       right now, and someone's going to buy them for

1 175. They could sell them tomorrow and only give  
2 25% of the proceeds out, or they could keep them  
3 for two years.

4 I really hope you guys are really doing some  
5 real thinking about this, because those are really  
6 valuable units. And it's really a shame that we  
7 couldn't affix the terms of them. I recognize  
8 that the horse is out of the barn on that one.

9 So that's really all I would say. And I put  
10 in a plug for North Street on the paving.

11 (Laughter)

12 MAYOR HUBBARD: Okay.

13 ATTORNEY PROKOP: So everything that you  
14 said, everything that you mentioned is covered in  
15 the draft that we're working on, but thank you for  
16 those points. The only -- I think the only thing  
17 that we didn't talk about so far was a lottery or  
18 how to work that. Everything else that you  
19 mentioned, everything that you had said, I think  
20 everything else is covered.

21 MEMBER HAMMES: Okay, great. That's great.  
22 That's great, I'm glad to hear that. I just -- on  
23 the lottery point, I mean, I think you would  
24 really want to avoid any -- I mean, any concept  
25 that there was any -- I know people that have been

1       trying to talk to Paul Pawlowski, for instance,  
2       about this. So I just think a lottery would help.  
3       I mean, I know there's problems with that, because  
4       I know what happened over at the other one. But I  
5       think that to -- otherwise, I don't know how you  
6       were going -- unless you were going to have some  
7       kind of waiver criteria, and then get into  
8       arguments about that.

9               But, you know, that's -- for what it's  
10       worth, those are my thoughts. And thank you very  
11       much for listening and for all the hard work you  
12       do all day long.

13              TRUSTEE CLARKE: Thank you.

14              MAYOR HUBBARD: Thank you. Anybody else  
15       wish to address the Board?

16                      (No Response)

17              MAYOR HUBBARD: Okay. I'll offer a motion  
18       to adjourn the meeting to executive session to  
19       talk about contract negotiations with our union  
20       at 8:17.

21              TRUSTEE MARTILOTTA: Second.

22              MAYOR HUBBARD: All in favor?

23              TRUSTEE CLARKE: Aye.

24              TRUSTEE MARTILOTTA: Aye.

25              TRUSTEE PHILLIPS: Aye.

1                   MAYOR HUBBARD: Aye.

2                   Opposed?

3                                   (No Response)

4                   MAYOR HUBBARD: We are adjourning to  
5 executive session. Thank you all for coming.

6                                   (The meeting was adjourned to Executive  
7 Session at 8:17 p.m.)

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## C E R T I F I C A T I O N

1  
2  
3 STATE OF NEW YORK )  
4 ) SS:  
5 COUNTY OF SUFFOLK )  
6

7 I, LUCIA BRAATEN, a Court Reporter and  
8 Notary Public for and within the State of New  
9 York, do hereby certify:

10 THAT, the above and foregoing contains a  
11 true and correct transcription of the proceedings  
12 taken on June 17, 2021.

13 I further certify that I am not related to  
14 any of the parties to this action by blood or  
15 marriage, and that I am in no way interested in  
16 the outcome of this matter.

17 IN WITNESS WHEREOF, I have hereunto set my  
18 hand this 30th day of June, 2021.

19  
20 Lucia Braaten  
21 Lucia Braaten  
22  
23  
24  
25