

1 VILLAGE OF GREENPORT
2 COUNTY OF SUFFOLK : STATE OF NEW YORK
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3 BOARD OF TRUSTEES
4 WORK SESSION
5 -----x

6 Third Street Firehouse
7 Greenport, New York
8 July 16, 2020
9 7:00 P.M.

10 B E F O R E :
11 GEORGE HUBBARD, JR. - MAYOR
12 JACK MARTILOTTA - DEPUTY MAYOR
13 PETER CLARKE - TRUSTEE
14 MARY BESS PHILLIPS - TRUSTEE
15 JULIA ROBINS - TRUSTEE (Absent)

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17
18 JOSEPH PROKOP - VILLAGE ATTORNEY
19 SYLVIA PIRILLO - VILLAGE CLERK
20 PAUL PALLAS - VILLAGE ADMINISTRATOR
21 ROBERT BRANDT - VILLAGE TREASURER

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23
24
25

1 (The meeting was called to order at 7 p.m.)

2 MAYOR HUBBARD: Okay. I'll call the
3 meeting to order with the pledge to the flag.

4 (All stood for the Pledge of Allegiance)

5 MAYOR HUBBARD: All right. Well, thank you
6 all, for everybody that came, you know, this
7 evening. We're trying to do the social
8 distancing guidelines and masks and everything
9 else. We do not have a podium for people to come
10 up and speak to, because we don't want to use one
11 microphone for everybody. So when anybody wants
12 to speak, just stand up, give your name and
13 address for the record, and just speak loudly so
14 the transcriptionist and the rest of us can hear
15 it. It's not ideal, but we're trying to make do.
16 We don't want to get anybody else sick, okay?

17 We're going to start with the Fire
18 Department. And then Mr. Pawlowski from 123
19 Sterling is going to give us a brief description
20 of what's going on down there. It's for
21 information only at this point as he's moving
22 through the process of where that's going to go.
23 So that will be after the Fire Department,
24 because I don't want to keep the Chief sitting
25 here during a long presentation. So, Chief

1 Manwaring.

2 CHIEF MANWARING: Up here?

3 MAYOR HUBBARD: No, you can --

4 CHIEF MANWARING: I'll sit back there.

5 (Laughter)

6 CHIEF MANWARING: All right. My thing is
7 that after the Wardens last night, the -- accept
8 the application of Taylor Reed for Company 834,
9 the Standard Hose Company was one.

10 We discussed the gutters, the gutter work
11 on the side of the building that I discussed with
12 Paul. I'll talk to him. I'll call him again and
13 talk to him about that.

14 A possibility of where to put the boat, was
15 there any thought about it?

16 ADMINISTRATOR PALLAS: I have to follow up
17 on that as well.

18 CHIEF MANWARING: Okay.

19 ADMINISTRATOR PALLAS: I apologize, I
20 didn't have a chance to follow up on that.

21 CHIEF MANWARING: You know, they said a
22 couple of years ago, I guess we used the one over
23 by the ferry.

24 CLERK PIRILLO: Wade, I'm sorry.

25 TRUSTEE CLARKE: I can't understand a word

1 he said so far.

2 CLERK PIRILLO: Chief, if you could please
3 speak louder, the Transcriptionist can't hear
4 you.

5 CHIEF MANWARING: I don't speak that loud,
6 I'm sorry, I mean.

7 MAYOR HUBBARD: Can we just turn the
8 microphone a little, or just talk a little louder
9 so we can --

10 CHIEF MANWARING: All right. Well, the
11 only other thing would be the boat, like I said.

12 And the last one would be, is we've been
13 asked if we can get Paul to come over or an
14 engineer to come over and take a look at how bad
15 our electrical system is in this firehouse, so we
16 can move forward with repairing that, and
17 possibly putting a better generator in the -- in
18 the system, so.

19 TRUSTEE PHILLIPS: Mayor --

20 MAYOR HUBBARD: Okay.

21 TRUSTEE PHILLIPS: -- I was there for the
22 meeting last night and the discussion that the
23 panel box that they have here has been band-aided
24 together, and that they are concerned that now is
25 the time to review it and see what goes on.

1 Apparently, some previous Village electrical
2 employees have fixed what the issues were, but I
3 believe there was a fire someplace somewhere, or
4 there was damage that was discovered.

5 CHIEF MANWARING: Right behind you.

6 TRUSTEE PHILLIPS: So that's the reason why
7 they're bringing up that they'd like to get the
8 panel -- you know, the panel boxes looked at
9 first to see what needs to be fixed.

10 MAYOR HUBBARD: Okay. Is it on the supply
11 side of the wires coming in, or is it on the
12 distribution side where it comes back out going
13 throughout the building?

14 CHIEF MANWARING: I think it's on the
15 outside, coming out where --

16 MAYOR HUBBARD: Okay. Well, I mean, we
17 could have, you know, Doug Jacobs come and look
18 at it.

19 ADMINISTRATOR PALLAS: Yeah.

20 MAYOR HUBBARD: He's away on vacation right
21 now. When he gets back, he can come look at it.

22 You know, the supply side and everything
23 else coming in and everything, be sure we're safe
24 with grounds and feeds and everything coming into
25 the building is definitely in our purview to take

1 care of.

2 ADMINISTRATOR PALLAS: Right.

3 MAYOR HUBBARD: If it's on the distribution
4 side, our guys don't really work with that kind
5 of stuff, that would be a regular house
6 electrician that would take care of that. But
7 we'll definitely get together. When he gets
8 back, we'll set an appointment up. I'll come and
9 meet with you, Paul, Doug and the Chiefs, and
10 we'll just look at everything that's here and
11 evaluate what needs to be done. That's, I
12 believe, the easiest way to go about that.

13 TRUSTEE PHILLIPS: The conversation came up
14 in the fact that the generator -- and I talk
15 louder than he does. So the generator that they
16 currently are using apparently is a manual start.
17 They have had -- they had some issues with it the
18 other day in getting it started when the
19 electricity went out. So they're looking to --
20 they're looking at a long-term -- a long-term
21 plan to replace that generator, one with an
22 automatic start, but they need to deal with their
23 electricity first. So that was part of it.

24 MAYOR HUBBARD: Well, that's fine. We'll
25 definitely look at that as part of it, because it

1 should be automatic switch gear when it goes out,
2 so you don't have to come over and start it, pull
3 this lever down, push that lever up, which is
4 complicated, and just leads for somebody getting
5 spiked, or something burning up, or whatever,
6 computers, or whatever.

7 So to look at the generator long term, yes,
8 would be automatic switch gear. As soon as the
9 power goes out, it starts, it switches over. And
10 it's more expensive, but we've talked about this
11 for 20 years, so it's time to make the right
12 choice and do that.

13 CHIEF MANWARING: It's been a while and we
14 just would like --

15 MAYOR HUBBARD: Right. Well, we'll
16 definitely evaluate that with Doug Jacobs when
17 he's coming in and what he needs to put in place
18 on the Village's side coming into the building to
19 make the automatic switchgear work, that is
20 definitely fine.

21 CHIEF MANWARING: That's all I have. We
22 had a couple of issues with a lot of automatic
23 alarms, which you guys know about.

24 MAYOR HUBBARD: Uh-huh.

25 CHIEF MANWARING: Yeah. Your Code Enforcer

1 has been right up on the ball taking care of that
2 for me. That's all I got.

3 MAYOR HUBBARD: Okay. Were there any
4 questions for the Chief?

5 (No Response)

6 MAYOR HUBBARD: Okay. Thank you very much.

7 CHIEF MANWARING: See you next month.

8 MAYOR HUBBARD: Yep. Okay. Now I'm going
9 to ask Mr. Paul Pawlowski from 123 Sterling, just
10 give us --

11 ADMINISTRATOR PALLAS: You can stand, but
12 just -- yeah.

13 MR. PAWLOWSKI: Thanks for your time
14 tonight. I appreciate the in-person public
15 forum. This is stepping, hopefully, in the right
16 direction for all of us, so thanks for the
17 effort. Basically, I'm here tonight to just
18 present to you some of the modifications that
19 we're proposing to 123 Sterling.

20 Over the last year, we've heard several
21 comments, met with neighbors, residents. And
22 we're putting forth a list of modifications to
23 the already approved site plan and stipulation,
24 and I just wanted to, you know, run, run them
25 through you. I submitted a package outlining

1 those, but just the site plan improvements that
2 we propose would be no parking along Sterling
3 Avenue, proper sidewalks, curbing installed,
4 installed along Sterling with a landscape buffer,
5 public waterfront access location at the end of
6 Sterling Avenue that abuts the current public
7 access, improvement site layout along Ludlam with
8 sidewalks and landscaping that's in keeping with
9 what's on Sterling, and that would improve the
10 dead end along Ludlam.

11 Please note we -- the Village Planner, KPC
12 reviewed our proposed modifications, and we
13 incorporated every single one of his comments
14 into this proposed plan. The plan recognized
15 that this was no greater impact and no change to
16 SEQRA.

17 The other proposed modification mainly has
18 to do with the affordable housing requirement.
19 Currently, there's 12 market rate and five
20 affordable rate units proposed in the main
21 building, and, basically, what we're proposing is
22 to keep 17 market rate units in the main
23 building, and relocate the five affordable rates
24 to a stand-alone building that would face Ludlam.
25 The big reason for that is our modification is

1 mainly to improve on the affordable housing
2 requirement by making them affordable in
3 perpetuity.

4 If we keep them in the main building, those
5 units, whether we were to -- currently, we're to
6 sell them as per the stipulation. Just the HOA
7 fees and the potential CAM charges alone, that
8 they would be assessed, are not nearly -- not
9 even affordable, let alone the -- you know, the
10 purchase price is very affordable, relatively
11 speaking. But if we're able to put them in a
12 stand-alone building off Ludlam, we could then
13 assess those units by themselves without
14 incorporating the assessment and all the HO
15 fee -- the HOA fees of the bigger building. It
16 allows us to then put them into a Village
17 registry, follow the HUD guidelines, if --
18 whether they're for sale or for rent, and make
19 them totally affordable in perpetuity, and be the
20 first of its kind in the Village workforce
21 housing units in a registry that goes to, you
22 know, residents of the Village that have either
23 lived or worked her for a minimum of two years.
24 So by allowing us to do it in that stand-alone
25 building, it improves on that aspect of the

1 stipulation.

2 It also in the -- in the back western
3 portion of the 123 Sterling, it's mainly a big
4 parking lot. By putting this house there, we
5 feel it will make the site better. This building
6 would look very residential. We would have a --
7 instead of Ludlam being a dead end, the roads
8 would -- basically, you'd be able to go through,
9 out Sterling onto Ludlam, which would reduce the
10 impact of traffic. They wouldn't just be going
11 down Sterling all the time, they would also be
12 going down Ludlam. I think it would greatly
13 improve -- any time you can help a -- you know, a
14 dead end, you know, I think it's good by having
15 proper egress.

16 So the big change or the big modification
17 we feel is that affordable housing requirement
18 and improving on it for the long haul, for this
19 generation and the next generation, and those
20 site plan improvements that I -- that I did
21 mention, such as, you know, no parking.

22 Currently, there's 21 proposed parking
23 spots or approved parking spots along Sterling
24 that we still can meet the parking requirements
25 by code in what we're proposing, but I think it

1 would be a much better situation for the
2 neighbors on Sterling to have that sidewalk and
3 the green landscape buffer.

4 And those are the major -- those are the
5 major site improvements and the fundamental
6 improvement to the workforce housing or the
7 affordable housing requirement.

8 At the last Planning Board work session,
9 the Board basically requested that I get before
10 the Trustees, because, you know, while this is
11 very informal, we do have a long process ahead,
12 ahead of us by meeting with all the Boards to
13 be -- to go through this process, but, you know,
14 they recommended I get here. That's why I
15 requested to be before you to explain the
16 modifications.

17 With the building itself, we put in a lot
18 of effort to improve the look of it, while
19 building a building that's improved -- approved.
20 We feel it's a much nicer looking building for
21 the neighborhood and also the Village.

22 If we were to get the proposed workforce
23 housing building approved, we then wouldn't --
24 currently there's two buildings approved onsite,
25 the main building and a 30-by-40 marina building.

1 We wouldn't need to -- we wouldn't build that, we
2 would still stick with just two structures on the
3 site instead of asking for a third structure on
4 the site. This workforce housing footprint would
5 be roughly 20 foot larger than an already
6 approved second structure on the site, so that we
7 would not have three structures, we would still
8 stay with two.

9 So those are the basics to what we're
10 trying to achieve on the proposed modifications.
11 And I just wanted to get before you before I go
12 down the long road of Planning, ZBA, Historical
13 Review Board, Trustees. And I'd love to hear any
14 comments, however, however we want to proceed.
15 Thanks for you your time.

16 MAYOR HUBBARD: Okay. Well, thank you very
17 much. I'm going to ask the Village Attorney a
18 question as to where do we go from this on this
19 whole process. So what is the next step for him
20 and for us?

21 MR. PROKOP: So the application to this
22 Board would be for a revision of the stipulation
23 that was entered in -- on March 12th of 2007.
24 The Village entered that stipulation as a party,
25 not -- we weren't involved in the planning

1 process, per se, we did not have a decision to be
2 made, but we were involved as a party in the
3 litigation, because we were -- the Village was
4 named as a respondent. So the -- so we would
5 treat the application as a request for a
6 modification of that stipulation.

7 When you modify a stipulation, by law, you
8 have to have the same process that you did to
9 approve the stipulation, so it would involve a
10 public hearing. So this Board would have a --
11 would set its own public hearing and accept
12 public comment on the proposed changes, and then
13 the Board would, if it wanted to, would proceed
14 to a vote. It's not mandatory that the Board
15 proceed to a vote, but the Board, if they wanted
16 to, could proceed to a vote yes or no.

17 MAYOR HUBBARD: Actually, the next step is
18 for a petition to go directly to the Village
19 Board to modify the agreement.

20 MR. PROKOP: Yes.

21 MAYOR HUBBARD: And then Planning, Zoning
22 and HPC would get it after that fact.

23 MR. PROKOP: Well, no. They could actually
24 all do it at the same time, or we could have this
25 Board do it first.

1 MAYOR HUBBARD: Well, that's what I'm
2 asking, how do we schedule the public hearing,
3 how do we go about doing this? Do we need all
4 the Boards together with us and do a joint public
5 hearing for everybody, or do they each do them
6 individually? That's why I just wanted to have
7 the procedure down of where we go from here.

8 MR. PROKOP: I think the plan is have them
9 do it individually, not to do it jointly.

10 MAYOR HUBBARD: Okay.

11 ATTORNEY PROKOP: My understanding is that
12 the -- at least one of the Chairs does not want
13 to do it jointly, if I'm not mistaken, unless
14 there's --

15 MAYOR HUBBARD: Okay.

16 ATTORNEY PROKOP: Unless --

17 ADMINISTRATOR PALLAS: That's correct.

18 ATTORNEY PROKOP: Yeah, so --

19 ADMINISTRATOR PALLAS: That is my
20 understanding as well.

21 MAYOR HUBBARD: All right. So then we will
22 put a request to all of the Statutory Boards and
23 us to schedule public hearings for August to try
24 to go forward with this process.

25 MR. PROKOP: Yes.

1 MAYOR HUBBARD: Okay. You got that Paul?

2 Is that --

3 ADMINISTRATOR PALLAS: Yeah.

4 MAYOR HUBBARD: So we'll put that out to
5 each one of the Boards and have their own public
6 hearings on it. That way the public has four
7 different chances to voice their objections,
8 questions, comments, in favor of, whatever, but
9 it will be four separate times we'll do the
10 public hearings. And are we okay with trying to
11 do that for August?

12 MR. PROKOP: If you voted at the meeting,
13 at your next week's meeting to hold the public
14 hearings, yes.

15 MAYOR HUBBARD: Right, schedule a public
16 hearing for us, and let the other Boards know to
17 schedule a public hearing for August to go and
18 review this. And if it gets -- now, if it gets
19 turned down by any one of the four Boards?

20 MR. PROKOP: Then it would not go ahead
21 and --

22 MAYOR HUBBARD: It would not go ahead,
23 okay.

24 ATTORNEY PROKOP: And it would also have to
25 be approved by the HPC, even though they're not a

1 party to the stipulation.

2 MAYOR HUBBARD: Right, okay. Well, that's
3 what why I'm just asking. So --

4 ADMINISTRATOR PALLAS: The alternative,
5 from -- as I understood it, the -- I thought, and
6 correct me if I'm wrong, Joe, is that the
7 other -- you could do yours independent, you
8 know, ahead of, and when they -- when they take
9 up the application, they could take up both the
10 hearing and the substance of whatever application
11 that they would have to approve.

12 In addition, you just -- this Board just
13 has a stipulation agreement. The Planning Board
14 has the site plan to approve, in addition to the
15 public hearing. ZBA has variances in addition
16 to. So they could do those -- I understood they
17 could do them currently at their -- at a -- maybe
18 not the same meeting, but, you know, it -- as a
19 separate process --

20 CLERK PIRILLO: Paul, I'm sorry.

21 ADMINISTRATOR PALLAS: -- rather than have
22 the hearings and then have to circle back and do
23 it individually.

24 TRUSTEE PHILLIPS: I have a question.

25 ADMINISTRATOR PALLAS: I don't know that it

1 matters from a time perspective.

2 CLERK PIRILLO: Paul, can you please move
3 the mic closer to you for Lucia? Thank you.

4 TRUSTEE PHILLIPS: I do have a question.
5 Since each Board is dealing with different
6 sections of our codes, and since the -- the
7 Planning Board, have they had a pre-submission
8 conference on this particular --

9 ADMINISTRATOR PALLAS: They have, yes.

10 TRUSTEE PHILLIPS: Okay. That's what I was
11 going to ask. They've already had a
12 pre-submission --

13 ADMINISTRATOR PALLAS: They had a
14 pre-submission conference, yes.

15 TRUSTEE PHILLIPS: Okay. So they --
16 they're already into the process of getting to
17 accept the application and then proceeding
18 forward, correct?

19 ADMINISTRATOR PALLAS: Well, they -- the
20 Planning Board now would, in their typical
21 process, would need to defer any next steps until
22 other things that are required are in place,
23 so -- and that's why I was suggesting the
24 process, that perhaps it should be a hearing for
25 this Board, and then it goes to Zoning, and let

1 that go through both of their processes, and then
2 HPC to go through their process. I don't think
3 they require anything on the stipulation, because
4 they weren't a party to it. They still need to
5 have a hearing to approve it as per their
6 requirements; am I correct?

7 MR. PROKOP: Yes.

8 ADMINISTRATOR PALLAS: So the -- and then
9 once that's done, then it could come back to
10 Planning for a hearing on the stipulation and a
11 hearing on the site plan.

12 TRUSTEE PHILLIPS: Okay.

13 ADMINISTRATOR PALLAS: So that's just a
14 suggestion.

15 The hearing, as the Village Attorney
16 described, can be done separately by each of the
17 Boards. I don't have -- I don't know that
18 anybody has a preference. I was just laying that
19 out as an alternative, that's all.

20 TRUSTEE PHILLIPS: I just -- I just have a
21 concern. And I understand the desire to move it
22 forward and all, but I also know that they have a
23 process to follow, and I don't want them
24 circumvented, that's one of my concerns.

25 ADMINISTRATOR PALLAS: Yeah. I wasn't -- I

1 think what I was laying out was not in any way
2 looking to circumvent. I was just laying out an
3 alternative process, and it wouldn't -- I don't
4 know that it's going to change the speed, or
5 whatever, it was just an alternative, that's all.

6 TRUSTEE PHILLIPS: No. And as long as the
7 public gets the opportunity, because each Board
8 does have a different function within this
9 application. Okay?

10 ADMINISTRATOR PALLAS: Sure.

11 TRUSTEE PHILLIPS: That's why I'm asking.

12 ADMINISTRATOR PALLAS: Yep.

13 MR. PROKOP: So one way for the Board of
14 Trustees to maintain control of the situation,
15 and sort of the -- the guidance as the -- as the
16 Board that's most concerned with the zoning and
17 future of the Village, rather than statutory
18 specific pieces like the Zoning Board and
19 Planning Board are, this Board could do that by
20 moving ahead. You could have the first hearing
21 and then sort of -- you could make this Board
22 sort of the gate -- you know, the gatekeeper of
23 the project, because if it doesn't get through
24 this Board, it's not going to get through the
25 other Boards. You might have -- it won't even go

1 to the other Boards.

2 You might have changes that this Board
3 wants to see in the application before it even
4 gets to the other Boards, and that would affect
5 how the Planning Board looks at it and how the
6 ZBA looks at it. So it would delay it a month,
7 you know, delay the other Boards a month, but one
8 could -- one way to do it is to have this Board
9 go first.

10 TRUSTEE PHILLIPS: And where does SEQRA
11 fall into this?

12 MR. PROKOP: So I think the Planning Board
13 preliminarily adopted Lead Agency status, if I'm
14 not mistaken.

15 ADMINISTRATOR PALLAS: I'd have -- I don't
16 recall. I just don't recall. I'll check the
17 minutes and confirm it.

18 MR. PROKOP: Yeah. So I think that the
19 Planning Board started the coordinated review
20 process, if I'm not mistaken, so there should be
21 a coordinated review notice going out.
22 Otherwise, the Trustees could adopt Lead Agency
23 status and take control of SEQRA, if the Board
24 wanted to do that. That's one way to sort of
25 globally manage the application.

1 MAYOR HUBBARD: Well, just my feeling on
2 this, where -- where the statutory Boards are
3 part of the overall Village, that the Village
4 itself should take Lead Agency and just say let's
5 review, let's have a public hearing, let's have
6 everybody come to us. Let them worry about the
7 different bits and pieces of it. But if we're
8 going to agree on the overall change in the
9 stipulation of agreement, then that should come
10 from us, and let the public speak to us, tell us
11 their feelings on it and everything else. Let us
12 deal with that, let the Planning Board deal with
13 the site plan, let the Zoning Board deal with
14 variances or whatever. But I really think that's
15 our responsibility to step up and schedule the
16 first public hearing, and let everybody comment
17 to us and try to work this through, so that the
18 Village is kind of -- not that we're telling the
19 other Boards what to do, because we can't, but
20 we're taking the lead on this and just saying
21 let's work this out and see if it's in the
22 better -- the best interest of the Village and
23 the property owner to move forward and change the
24 stipulation agreement. That's just my feeling on
25 that, that I think we should be the lead on that,

1 if the rest of the Board is comfortable with
2 that.

3 TRUSTEE PHILLIPS: No, I agree with you.

4 TRUSTEE CLARKE: I concur.

5 MAYOR HUBBARD: Okay.

6 TRUSTEE PHILLIPS: Yeah, I agree with you.

7 TRUSTEE CLARKE: I do have one --

8 MAYOR HUBBARD: So we will schedule -- put
9 a vote up for scheduling a public hearing for the
10 Village Board on 123 Sterling, and then let all
11 the public, everybody know about it. Hopefully,
12 we'll be in a better situation, so we can get all
13 60 people in here, like we had last time, but let
14 everybody come in and everybody will have a
15 chance to voice their pros, cons, or whatever.
16 But we'll step forward, step up and try to make
17 that -- take the lead on it.

18 TRUSTEE CLARKE: I have one procedural --

19 MAYOR HUBBARD: Sure.

20 TRUSTEE CLARKE: -- question for you.

21 If -- so there are four Boards involved in --
22 HPC, Planning, Board of Trustees and Zoning?

23 MAYOR HUBBARD: Correct.

24 TRUSTEE CLARKE: So three were willing to
25 work together as a whole, but one is not

1 comfortable. There's no precedence for allowing
2 the majority to take the direction, rather
3 than -- I respect Mary Bess' comments in terms of
4 not doing anything to alter correct procedure,
5 and checking all the dots and crossing all the
6 T's. But, at the same time, between the initial
7 presentation and the ensuing of the pandemic,
8 we're now 13 or 14 months later and we haven't --
9 we have a pre-submission, but we haven't really
10 gotten very far in respect to the Village, the
11 property owners, the neighborhood. Is there any
12 way to -- well, I've already asked my question.
13 Sorry.

14 MAYOR HUBBARD: Yeah. I mean, that's all
15 legal questions. I mean, I've never dealt with
16 this kind of process before, I don't think any of
17 us have, so it's --

18 TRUSTEE PHILLIPS: Oh, yeah.

19 MAYOR HUBBARD: Well, maybe the Zoning
20 Board might have in years past. But I never
21 have, and that's why I'm asking the advice of
22 Attorney which is the proper way to start this.

23 ATTORNEY PROKOP: So --

24 MAYOR HUBBARD: And the proper way is for
25 us to start a public hearing, then everybody air

1 their comments to us first, and then let each
2 other Board do their part of what their job, what
3 they're assigned to do.

4 TRUSTEE PHILLIPS: My concern is that we
5 follow a process that doesn't result in an
6 Article 78, which would further delay the process
7 further for this property. So that's why I'm
8 asking that, you know, we need to make sure that
9 the process, which is what we've always done,
10 okay?

11 TRUSTEE CLARKE: So, from your perspective,
12 the right procedure for the right outcome is to
13 allow -- to not try and work on this as a joint
14 team of all the agencies together?

15 TRUSTEE PHILLIPS: Well, we really -- in
16 the end, we do become a joint team, because the
17 decision from each one of them makes it the whole
18 project, because the stipulation is the whole,
19 okay? So that's why I'm saying is we just need
20 to be careful of the process and make sure that
21 it's fair to everybody, so that's -- and as I
22 said, Zoning, Historic and Planning have
23 different, different views of the project than we
24 as a Village Board looking at the overall
25 betterment of the community.

1 TRUSTEE CLARKE: And then just one other
2 small point to make sure I understand. If I
3 remember correctly, the parcel that carries
4 historic zoning is the small parcel on Ludlam,
5 not the lion's share of the project, which is not
6 historic, but Waterfront Commercial?

7 TRUSTEE PHILLIPS: Right.

8 TRUSTEE CLARKE: So does that mean that the
9 Historic Planning Commission will have purview
10 over the entire site plan, or are we just going
11 to ask them to look at the parcel that's
12 historic?

13 MR. PROKOP: I think that they have an
14 advisory rule over the entire parcel. It's the
15 way we've treated it most recently, projects like
16 this.

17 MAYOR HUBBARD: We've done it with other
18 properties --

19 TRUSTEE CLARKE: Okay.

20 MAYOR HUBBARD: -- where part of the
21 property was in the Historic, not all of it.
22 We've got it down at --

23 TRUSTEE CLARKE: Got it, okay.

24 MAYOR HUBBARD: -- 111 Front Street and on
25 Main Street. So okay.

1 TRUSTEE CLARKE: And is it -- is it
2 appropriate to ask any questions to Mr. Pawlowski
3 tonight, or are we just supposed to wait until a
4 future time?

5 MAYOR HUBBARD: Well, I think right now
6 this is really just to start the ball rolling to
7 get everything going again. But if there is a
8 specific question, you could ask him, but we've
9 got a lot of other stuff I want to try to take
10 care of tonight, this evening. We're going to
11 schedule the public hearing for next month. But
12 if you've got a question, I mean, go ahead and
13 ask him, you know

14 TRUSTEE CLARKE: I'll try to make it brief.
15 With respect to the agenda ahead of us, I
16 appreciate the reminder.

17 It really does have to do with the change
18 on Site Plan B or the new proposal, Paul. The
19 allocation of the building to Ludlam Place, which
20 I think is a great move, is there a specific
21 reason why the orientation is the way it is,
22 versus, let's say, horizontal versus vertical? I
23 don't understand what's going on in the area
24 immediately to the right of it. Is that parking?

25 MR. PAWLOWSKI: Okay. So to explain the

1 orientation of the building, it's proposed that
2 way to be in keeping with the houses along
3 Ludlam --

4 TRUSTEE CLARKE: Got it.

5 MR. PAWLOWSKI: -- so they would look very
6 similar to what's on Ludlam, just newer.

7 TRUSTEE CLARKE: Okay.

8 MR. PAWLOWSKI: And then the parking is
9 just east of that proposed footprint. And, also,
10 it would -- the building would incorporate right
11 into the sidewalk in that -- you know, very close
12 to the sidewalk, like the other home on Ludlam.
13 But no parking is required on the street, we have
14 all our parking requirements onsite.

15 TRUSTEE CLARKE: Okay.

16 MR. PAWLOWSKI: We don't need off-site
17 parking at all.

18 TRUSTEE CLARKE: And you've mentioned that
19 this building's square footage was slightly
20 higher. What's in own square footage?

21 MR. PAWLOWSKI: The footprint is 1500,
22 versus the already approved secondary building
23 was 1200.

24 TRUSTEE CLARKE: Thank you.

25 MR. PAWLOWSKI: So roughly 300 more.

1 TRUSTEE CLARKE: Thank you.

2 MR. PAWLOWSKI: And we would get rid of the
3 already approved secondary building.

4 TRUSTEE CLARKE: Thank you, Mr. Mayor.

5 MR. PAWLOWSKI: And just one quick note.
6 As far as the process, I totally appreciate it.
7 In speaking with the Neighborhood Association
8 last meeting, you know, one thing I've always
9 said is we're going to go through the normal
10 process. So as the applicant, we fully expect to
11 go through that normal process. And I appreciate
12 it starting with the Trustees, and then whoever,
13 ZBA, then Architectural Historic Board, then back
14 to Planning. We fully get it, we're fully
15 prepared for it, and then this way every agency
16 has their say in this and the public has their
17 say in it as well.

18 MAYOR HUBBARD: Okay, very good. Thank you.

19 We're going to move on to our regular
20 reports. There will time for comment from
21 anybody from the public once we get through our
22 regular work session items, because we need to
23 take care of the regular business of the Village
24 first, but then you're welcome to stay and we'll
25 take comments afterwards.

1 Okay. Village Administrator report.

2 ADMINISTRATOR PALLAS: Thank you.

3 The first thing I just want to mention, it's not
4 written on my report anywhere, is I had advised
5 the Board the beach is officially going to open
6 Saturday for swimming. We have lifeguards and
7 beach attendants scheduled, so I think that's
8 good news. We're all -- louder?

9 MAYOR HUBBARD: We're just having trouble
10 hearing again.

11 CLERK PIRILLO: Yeah, the microphone. Try
12 to use the mic.

13 ADMINISTRATOR PALLAS: Okay. Sorry, I
14 thought I was being loud.

15 So yeah, so we have lifeguards and beach
16 attendants scheduled starting this weekend. Our
17 plan is to have that set up on weekends, and
18 during the week we would have just lifeguards.
19 And we will continue to evaluate that through the
20 week to see if there's any changes needed to
21 that, to that arrangement. So I just wanted to
22 make that a formal public announcement.

23 TRUSTEE PHILLIPS: Paul, I have one
24 question. Are we going to put signage down there
25 that kind of guides people as to what the rules

1 are?

2 ADMINISTRATOR PALLAS: Well, I'm -- we do
3 have the COVID signs up of -- at least three of
4 them, if not more. I'm not sure what other
5 specifics.

6 TRUSTEE PHILLIPS: Well, there was some --
7 there was some concern about large groups over
8 25, which, of course, is I believe are --

9 TRUSTEE CLARKE: The park rules, Paul.

10 TRUSTEE PHILLIPS: Park rules, yeah.

11 TRUSTEE CLARKE: The specific coded rules
12 of the Village.

13 ADMINISTRATOR PALLAS: Again, the only, the
14 only group size -- the group size rule now is 50.
15 It was changed last week or this week, I don't
16 remember when, to -- yeah, groups of 50 are
17 allowed, as I understand it. If I'm mistaken --

18 TRUSTEE CLARKE: No, the State allows that,
19 but our Village Code does not allow it, does it?

20 TRUSTEE PHILLIPS: I thought the
21 understanding was over --

22 TRUSTEE CLARKE: Over 25 we need a --

23 ADMINISTRATOR PALLAS: Well, that -- yes.

24 I'm sorry, I apologize. Yes, the --

25 TRUSTEE CLARKE: It's okay.

1 ADMINISTRATOR PALLAS: That's a -- for an
2 event, you can't have, but I don't -- I don't
3 think that's -- I don't think that's going to
4 happen. Certainly, if we have a group larger
5 than 25, we will address that through Code
6 Enforcement.

7 TRUSTEE CLARKE: But that's not the
8 question. We're asking about the specific park
9 and beach rules being printed on an indelible
10 sign that's posted for the public on both sides
11 with the hours of opening and closing and what
12 the rules are.

13 ADMINISTRATOR PALLAS: I can certainly
14 produce something like that. I can't do it for
15 this weekend, but I can certainly do it, if
16 that's the Board's pleasure.

17 TRUSTEE CLARKE: It's my pleasure, I don't
18 know about the Mayor.

19 TRUSTEE PHILLIPS: My feeling is --

20 MAYOR HUBBARD: I don't think we have an
21 actual set of rules and guidelines for the beach.

22 ADMINISTRATOR PALLAS: We don't. That's --
23 there aren't, yeah.

24 MAYOR HUBBARD: There's nothing in the code
25 that says that. So a lot of the complaints about

1 people fishing here, doing this, and a lot of
2 things that go on down there, none of that's
3 written in code that can be enforced. It's --

4 TRUSTEE CLARKE: Then I'd like to make a
5 motion that we create the necessary guidelines to
6 operate that property and put them into effect.

7 TRUSTEE PHILLIPS: Well, I think that's a
8 discussion that we need to have. We need to have
9 a discussion as to how to improve some of the
10 situations that crop up that either is perceived
11 by people believing that something should be
12 happening, or some of the activity.

13 There was many times the issues of the
14 parking, which is we do have -- I mean, the code,
15 that says something about parking. But, you
16 know, we had people complaining, and when the
17 Code Enforcer went down to investigate the
18 situation, it wasn't quite what it was. The
19 fishing is something that's been allowed for a
20 long time, and in New York State, you have to
21 have a fishing permit.

22 So I just -- I just -- my feeling is, is
23 that we need to have something for our staff to
24 feel comfortable when somebody starts arguing
25 with them, that that's just not the way it's

1 supposed to be. But do we need to talk about
2 reviewing some of the stuff down there? Yes, but
3 I don't think it's going to happen. It's not
4 going to be for this year. We need to discuss
5 how we're going to deal with it next year.

6 I would prefer to see the ropes increased
7 all the way further than where they are now, but
8 I'm not sure what the Suffolk County permit
9 reads. I don't know how the application's put in
10 and I don't know how it reads. But I just think
11 that sometimes it's better to communicate things
12 to people, so that when an employee of ours
13 becomes confrontational, they can say, "Listen,
14 it's posted there."

15 TRUSTEE CLARKE: Well, first of all, I want
16 to apologize. I thought we had a set of rules
17 that were understood, I thought they were in the
18 code. So I apologies for asking for something
19 that clearly doesn't make sense, because it
20 doesn't exist. I thought we had --

21 TRUSTEE PHILLIPS: Well, I'm just as -- I'm
22 just --

23 TRUSTEE CLARKE: I thought we had that it
24 closed at dusk, that there was no --

25 TRUSTEE PHILLIPS: That is in the code.

1 TRUSTEE CLARKE: That you should park in
2 designated spaces and we should provide them,
3 that you shouldn't litter, that, you know, the --

4 TRUSTEE PHILLIPS: I think those were in
5 the code.

6 TRUSTEE CLARKE: Swimming at your own risk,
7 if there's no lifeguard, all the associated
8 things that should be posted in a public park,
9 but I was not aware that none of that was
10 developed. So I then would suggest that we work
11 on developing it, because it's clearly needed, I
12 believe.

13 And I'm not reacting to just what people
14 have said or what has happened down there.
15 Obviously, the pandemic has complicated the
16 situation and made people jumpier. But there's
17 just -- it's just good to have rules and be able
18 to post them, so that then they can be correctly
19 enforced, and that no one is ignorant of the
20 rules.

21 MAYOR HUBBARD: That's fine. We can work
22 on writing up a set of guidelines for use of the
23 beach and everything else, and pass it around to
24 the Board. If it's going to be something that
25 we're going to try to enforce, it would mean a

1 code change and would have to be written into the
2 code with a public hearing and everything else.

3 TRUSTEE CLARKE: Understood.

4 MAYOR HUBBARD: You know, I mean, right
5 now, I mean, it says, you know, no jumping off
6 the dock, no fishing here, whatever, but that's
7 something that's happened forever and nobody's
8 ever enforced that portion of it, you know.
9 People say, you know, they're fishing next to
10 where the kids are. Well, it's an open beach,
11 people fish, or whatever. And normally, when a
12 lifeguard is there, they say, "Can you go fishing
13 off to the side, this is the protected area." We
14 did not have a protected area yet, we will have
15 that tomorrow. Tomorrow the ropes are going in.
16 So you cannot fish in a protected area. That's
17 like the unwritten rule that the lifeguards
18 enforce for us.

19 TRUSTEE CLARKE: Sure.

20 MAYOR HUBBARD: So once we have the
21 lifeguard chair and the ropes out, if somebody's
22 trying to fish in there, they'll say, "You have
23 to go away, you can't do it here."

24 TRUSTEE CLARKE: Right.

25 MAYOR HUBBARD: But besides that, we need

1 to set -- make up a set of guidelines that we
2 want, go through the process, and we could have
3 them ready for next year and all.

4 But with the lifeguards there, I mean, I
5 believe it's three lifeguards, was the original
6 plan, one watching the kids, the other two acting
7 as park attendants, and social distancing, proper
8 behavior, pick up your garbage, and that thing.
9 So there's always one watching the water, the
10 other two will be walking around trying to help
11 patrol the park as semi-park attendants.

12 TRUSTEE CLARKE: I appreciate it. I'm,
13 again --

14 MAYOR HUBBARD: That's the plan that we
15 have in place that we've talked about this week,
16 so that's where that's going. With the ropes
17 there and the lifeguard chair, it will be easier
18 to enforce, because the lifeguard can just say,
19 "Look, you can't go fishing right here," and
20 there's some kind of boundary that's set up of
21 what they have to do. Right now it's just a big
22 open beach, and people are fighting and hollering
23 at each other and everything else and it's not a
24 good situation, but we didn't have a lifeguard,
25 so we couldn't do anything sooner. We've

1 rectified that. That's were we're moving
2 forward.

3 TRUSTEE CLARKE: Absolutely. So the only
4 things that could be posted that are legitimate
5 and legal are the opening and closing hours,
6 parking legally, and no public assembly over 25.
7 Nothing else is in the code?

8 MR. PROKOP: No. Also, we have social
9 distancing and face coverings.

10 TRUSTEE CLARKE: Well, that says --

11 TRUSTEE PHILLIPS: That's with the code at
12 night --

13 TRUSTEE CLARKE: I'm trying to speak about
14 the park independent of COVID-19 --

15 ATTORNEY PROKOP: Okay.

16 TRUSTEE CLARKE: -- because as the
17 Administrator has indicated, signage is there
18 covering all the issues of COVID, and there are
19 no other signage requirements that he's aware of.
20 So I'm just trying to get that straight in my
21 head.

22 And apologies again, I didn't know. I had
23 assumed that all of these things were in the
24 code, and that's my mistake.

25 MAYOR HUBBARD: No, that's fine. The issue

1 with the 25 people, a pre-planned party that
2 somebody's doing, they need to get a permit for.

3 TRUSTEE CLARKE: Right.

4 MAYOR HUBBARD: And then -- right. But
5 impromptu parties, you know, people just show up
6 down there and you end up with 26 people, or
7 whatever, in your group, it's not a pre-planned
8 party. If somebody wants to host an event, they
9 need to get permission from us.

10 TRUSTEE CLARKE: Of course.

11 MAYOR HUBBARD: If people show up and your
12 neighbors from down the street want to join your
13 property, you know, the limit of 25 is not
14 something we do, because it's not a pre-planned
15 event.

16 TRUSTEE CLARKE: No.

17 MAYOR HUBBARD: That's when you would have
18 to go and get --

19 TRUSTEE CLARKE: I totally understand that,
20 and I understand the nature of fluidity that the
21 grouping is 25. If a neighbor who makes 26 and
22 27 shows up, it's not a big deal. But at least
23 having it posted means that people who come on a
24 bus with 50 know that that's not what they're
25 supposed to be doing, because it's clearly

1 posted.

2 MAYOR HUBBARD: Okay. I don't know how
3 legally we could enforce that, but we'll discuss
4 that with the Village Attorney and the Village
5 Administrator to try to write a policy drawn up.

6 TRUSTEE CLARKE: Thank you, appreciate it.

7 MAYOR HUBBARD: You know --

8 TRUSTEE PHILLIPS: I think the other thing,
9 Mayor, is if we post the hours, because the code
10 says that that's closed at dusk and Mitchell Park
11 is closed at midnight, if -- in an enforcement
12 from Southold Town Police Department, if it's
13 posted, and we have people setting up tents in
14 the middle of night, at least they can't say,
15 well, it's not posted, we can't do anything. And
16 we've have had that happen, it happened up at
17 Clark's Beach. They said that because we had
18 "No Trespassing" signs, they we couldn't do
19 anything. So I think that's -- that's probably
20 just some of the communication portion of what
21 Peter is -- Trustee Clarke is trying to say.

22 MAYOR HUBBARD: Okay. Well, I know there
23 are signs over here on Third Street, "Park Closes
24 at Dusk". I don't know if there's signs down
25 there. There used to be.

1 TRUSTEE PHILLIPS: There used to be.

2 MAYOR HUBBARD: It may not be there
3 anymore, so we need to get signs up that just
4 says, "Park Closes at Dusk", you know. People
5 that are sitting there watching the moon come up,
6 or whatever, you know, it's not something that
7 we've enforced, but we have the sign there in
8 case there's an issue, we could tell people, "The
9 park is closed, you need to go." So I know they
10 are posted over here.

11 TRUSTEE PHILLIPS: They're not --

12 TRUSTEE CLARKE: That's what I'm looking
13 for is guidance.

14 MAYOR HUBBARD: Right, that's fine. Well,
15 Paul will work on that. We'll get signs down
16 there, the same thing, you know, that's the rule,
17 the park closes at dusk, and that's it. And at
18 least it's there, so if somebody says something
19 about it, say, "The sign right there says park is
20 closed, you need to move on," so they don't
21 disturb the neighbors. That's why it was done
22 next door here, because of -- well, the
23 basketball courts used to be right here, and it
24 kept everybody awake when they were playing
25 basketball until one or two in the morning, so

1 that's why they were moved farther over. Just
2 make sure that similar signs that are at this
3 park are down there.

4 ADMINISTRATOR PALLAS: Yeah, I'll make sure
5 that happens.

6 MAYOR HUBBARD: All right.

7 ADMINISTRATOR PALLAS: Yep. I don't know
8 if I can get them for this weekend, but certainly
9 by next week we should be able to get that done.

10 MAYOR HUBBARD: Well, yeah. We'll just get
11 the signs made, or if we have any. We'll get
12 them made and we'll put them up there next week,
13 that's fine.

14 ADMINISTRATOR PALLAS: Okay, will do.

15 MAYOR HUBBARD: Okay, go ahead.

16 ADMINISTRATOR PALLAS: Next item, I just
17 wanted to give a quick update on the -- well, not
18 a quick update, but an update on the ferry
19 rerouting project. Just I want to go back a
20 little bit in history on this.

21 The initial drawing we had done for this
22 came from an organization, RPA, which you all saw
23 had a particular routing, particular design.
24 They are not engineers, they're just designers,
25 and, you know, they indicated that we need an

1 engineer to verify that this is workable. So we
2 then, through the -- through the grant process,
3 were able to hire an engineer that's a specialist
4 in this work. The engineer came up with a --
5 what's called a preliminary design. The -- and a
6 design report, I think it's what it's called.
7 That gets sent to the DOT, and the DOT typically
8 provides comments, and there's a little bit of a
9 back and forth.

10 So they have provided comments to the
11 engineer. As part of that process, there was
12 some information provided to the DOT from some --
13 from residents in the area and interested parties
14 in the area. As a result of both the DOT's
15 review and the comments, the engineers are now in
16 the process of revising those plans in accordance
17 with these requests.

18 Again, the -- this is not -- they're
19 designing it, they're redesigning it,
20 re-engineering it to a plan that they didn't
21 necessarily recommend. It's something that
22 they're being asked to do as a result of these
23 comments, call it a plan B if you will.

24 The access now from the revised plan will
25 come from Fourth, from Fourth, rather than from

1 Wiggins, and that's -- that's the main focus of
2 the change. They will also add some green space
3 and move around some parking a little bit, but no
4 major change other than that from the plan that
5 you have seen.

6 I expect to have a preliminary view of the
7 revised preliminary plan probably within the next
8 week, and I will certainly send that out to all
9 of you before it gets sent to the DOT.

10 TRUSTEE PHILLIPS: Paul, I have a question
11 before you continue, okay?

12 ADMINISTRATOR PALLAS: Sure.

13 TRUSTEE PHILLIPS: These comments, we had
14 the opportunity to look at the preliminary. Are
15 these comments available for us to review?

16 ADMINISTRATOR PALLAS: They're extensive, I
17 will tell you. I certainly can send them to you.
18 I have no problem sending it to you. They're
19 extensive, a lot of detail, a lot of things that
20 deal with some of the true technical aspects of
21 it, but I have no problem sending it to you.

22 TRUSTEE PHILLIPS: Well, basically, in all
23 honesty, the Fourth Street suggestion is not one
24 that I would support, period. It's an accident
25 waiting to happen. I could see a tractor

1 trailer, or a pumper tractor trailer across
2 Fourth Street, and a bus trying to come out of
3 there for the Hampton Jitney.

4 I think that this Board should have an
5 opportunity to review this. I understand the
6 concerns of the residents and those who commented
7 to the New York DOT, but I think, first of all,
8 they should have come to us first and said,
9 "Let's discuss it."

10 I think that we as the Board are going to
11 be the final say on anything, and it's one --
12 it's great to have everyone's advice, and I
13 encourage everyone's advice, but I find it
14 totally disrespectful to this Board to have this
15 application not -- not reviewed and discussed
16 with us first, okay? Because I'll be honest with
17 you, if I -- you had told me the other day that
18 the engineer is now going to be redoing this for
19 Fourth Street, I would have given you a fair
20 amount of input over the years of the accidents,
21 the incidences and the near-misses that go on on
22 that particular street with that particular
23 corner. And that's all I have to say at this
24 point.

25 But I am strongly asking that we as the

1 Board, and, Mayor, I'm strongly, strongly asking
2 you to make sure that we are part of this process
3 and that it is not just left to a few people to
4 make a decision now.

5 ADMINISTRATOR PALLAS: If I may, it's --
6 the comments I don't -- I have to reread them
7 again, like I said, they're extensive. I don't
8 think they're as explicit as move it to
9 Fourth Street, the -- that was more from the
10 resident comments. The comments were, again, how
11 do you accomplish this, how can you -- with this
12 design, how do you do this?

13 TRUSTEE PHILLIPS: I understand, but you
14 just --

15 ADMINISTRATOR PALLAS: How can you fix that
16 if --

17 TRUSTEE PHILLIPS: You just said that the
18 engineer is redesigning it for an access from
19 Fourth Street.

20 ADMINISTRATOR PALLAS: In order to resolve
21 the DOT comments and the residents' comments,
22 there's no other alternative. That's basically
23 how this works.

24 One of the main -- one of the bigger
25 comments from the DOT had to do with if we keep

1 access the way that we've designed it, that they
2 may and likely will require a traffic study.
3 That is a costly and longer term process to go
4 through.

5 And the next item I was going to talk about
6 related to this project has to do with an
7 extension for the grant. If we -- if we are in
8 a -- we are in a position now where we have to
9 request an extension. I have requested the
10 extension for the timing for the submission of
11 the -- not submission, but the -- what's known as
12 the obligation of funds for construction. So
13 I've requested that extension, and if we -- I
14 mean, if -- I just don't know that -- I just
15 don't know the DOT is going to just let us keep
16 it the way it is without doing a lot more work
17 that I'm not sure we have time or funds to do.

18 A traffic study, their position is that it
19 will push more traffic onto -- onto 25. So we
20 tried to explain to the DOT that the process
21 currently, it wouldn't change. They were not
22 going to budget, and they believe that it would
23 require a traffic study, and it would be a fairly
24 comprehensive study to do that.

25 So I -- again, I -- all I'm telling you is

1 what -- I'll send you the comments, I have no
2 problem doing that, I'll send you the revised
3 drawing once I have it, and, you know, I'll --
4 we'll await guidance, but the -- that's the basic
5 status, if you will, as of today.

6 TRUSTEE PHILLIPS: And we do have options,
7 okay? The options are quite a few. One of them
8 is to just leave it as status quo, that's one of
9 the options. The responsibility of this Board is
10 to the whole Village, and it has to make it whole
11 and safe for everyone. And I understand
12 everyone's views, but I am adamantly against any
13 type of entry to the ferry queue coming off of
14 Fourth Street.

15 MAYOR HUBBARD: Okay.

16 ADMINISTRATOR PALLAS: That's all I have on
17 that.

18 MAYOR HUBBARD: We got that. Pass the
19 comments along to the whole Board and --

20 ADMINISTRATOR PALLAS: I will.

21 MAYOR HUBBARD: -- let everybody review it.

22 ADMINISTRATOR PALLAS: Moving on to some
23 specific departments, starting with the Road
24 Department, just a couple of quick highlights.

25 The Road Department has been heavily

1 involved in some of the changes to the areas that
2 we've taken over parking spaces for expansion of
3 restaurants, they've assisted with some of that.
4 The road closure, the road closure pieces are the
5 one-way setup that we have on Front Street.

6 In addition to that, they've done a lot of
7 landscaping throughout the Village. I'm sure
8 you've seen that. I think they've done a very
9 good job in that area as well.

10 Moving on to Sewer Department. The only
11 highlight I wanted to point out to you is the
12 flow meters that are noted in the collection
13 system at Claudio's, Ludlam and the ELIH pump
14 station. Those, those flow meters are very --
15 were -- the purpose of those flow meters was to
16 assist in our study of the inflow and
17 infiltration issue that we've been experiencing.
18 So that is part of the agreements that we have
19 with the DEC to put in these meters to monitor
20 flow from very specific pump stations that are
21 closer to the water.

22 Moving on to the Electric Department.
23 Again, the Electric Department did also assist
24 with some of the issues that -- pandemic related
25 issues, helping out with banners for the school,

1 so they did a good job with that.

2 One project that they worked on, which was
3 a very good project, was out on the East Pier.
4 We had some issues with some of the power
5 pedestals, the 480 volt power pedestals. There's
6 a -- inside -- I don't mean to give you too much
7 detail, but there were some transformers inside
8 that were failing. It turned out that we -- very
9 few boaters needed those particular transformers,
10 so we reworked that entire thing. It actually
11 provides more power for the bigger boats, so it
12 lessens the number of connections they have to
13 have. And we did all of that work inhouse, and I
14 do commend the Department for doing that. That's
15 it on that.

16 Moving on to the Building Department.
17 Again, primarily, most of the work that's been
18 going on as Code -- for Code Enforcement is for
19 the New York Pause and New York Forward type of
20 activities, and I think it's been -- our Code
21 Enforcement I think has been doing a good job
22 with that.

23 Moving on to Recreation. I already spoke
24 about the beach. The Marina reservations are not
25 where we would like it, certainly, but it has

1 been increasing, albeit very, very slowly.

2 We have put in tables in Mitchell Park,
3 which are -- I think have been a very good -- a
4 good idea, a great idea, actually. It was
5 interesting. The day we put them out, we weren't
6 even finished putting them out and people were
7 already sitting at them before we even finished
8 putting them out. So it clearly was something
9 that people are enjoying, so I think that was a
10 very good thing to do.

11 The Carousel inspection. I know we're not
12 open, but just to report that the Carousel
13 inspection was completed by the Department of
14 Labor. We had no, no issues at all. We had a
15 couple of minor ones last year that we corrected
16 immediately, so we're in very good shape in there
17 as well.

18 I also do want to point out, I didn't write
19 this and I should have added this, John Diaz came
20 up with -- we've always had an issue with grease,
21 when we grease the Carousel, grease falling down
22 onto people from time -- right after we grease
23 it. He came up with a solution for that and
24 designed a trap, if you will, for the grease, and
25 he's working on it. I don't know if it's

1 finished or not, but it's going to be a big help,
2 and I commend him for coming up with that. He
3 wasn't even asked. He just saw a problem and
4 took care it. So it's -- that was that.

5 The campground, nothing. Everything's
6 running okay at the campground. I think we're
7 relatively full there, so we're in good shape,
8 and they're following all of the rules.

9 And that's it for me, unless anybody has
10 any questions for me.

11 TRUSTEE CLARKE: I do have one comment that
12 I wanted to make. I had the occasion today to
13 use the Village, as, you know, a resident would,
14 and took my staff to a carry-out lunch and headed
15 in Mitchell Park. And I have to say that the
16 hygiene, the quality of the grass, the
17 atmosphere, the situation, everything about it,
18 nothing could have been done any better. I was
19 very proud of what we've been able to achieve and
20 put in there for people. It really looked great.

21 And I know that in this climate, with so
22 much going on and so much to work on that
23 requires work, that it's hard to stop and
24 remember and say thank you for what we've
25 achieved. And I wanted to make a point of

1 sharing that with both the public and with the
2 Administrator and the rest of the Board of
3 Trustees, so that you know how noticeable it is,
4 the amount of hard work that's gone into keeping
5 that park and marina area looking so good.

6 It was sad not to see the Carousel open,
7 but, you know, other than that, I mean, granted,
8 it's a Thursday, it's not Saturday, but it was
9 just a pleasure to go there.

10 MAYOR HUBBARD: Thank you. Okay. Anything
11 else for the Village Administrator?

12 TRUSTEE MARTILOTTA: No, sir.

13 MAYOR HUBBARD: Okay. Treasurer Brandt.

14 TREASURER BRANDT: Mr. Mayor, I'm okay over
15 here?

16 MAYOR HUBBARD: Yeah.

17 TREASURER BRANDT: All right. We're -- my
18 Department, we've been continuing the year-end
19 closeout. You see that I have attached five
20 budget transfers to close out the year. This is
21 our final step. Did anyone have any questions on
22 those budget amendments?

23 (No Response)

24 TREASURER BRANDT: Transfers, excuse me.
25 Okay. Yes?

1 TRUSTEE MARTILOTTA: No, sir.

2 TREASURER BRANDT: Electric audit begins on
3 the 28th of this month, there'll be down doing
4 their field work on that.

5 The -- we have just started the completion
6 of opening the additional bank accounts at M&T
7 that I was authorized to do that in the late
8 spring, so that's underway. So that's been our
9 main focus in our Department is just the year-end
10 closeout.

11 That said, Utility Billing has been
12 maintained on schedule. The collections are, of
13 course, down due to the fact that we're not being
14 able to turn people off, so that is affecting our
15 revenue stream a bit there.

16 Community Development is -- Housing
17 Authority is finally having a meeting next
18 Tuesday, the 28th, the first one since, I believe
19 it's -- March was -- February was the last one
20 for that.

21 I do also want to point out that we have
22 done our renewal for the transmission congestion.
23 We made the first payment of \$172,518 at the
24 beginning of this month.

25 And that's all I have for right now.

1 MAYOR HUBBARD: Okay.

2 TREASURER BRANDT: Any questions?

3 MAYOR HUBBARD: Looking at the report, I
4 see the tax receipts have been doing quite well.

5 TREASURER BRANDT: Yes. Yes, very well, in
6 fact. That does -- you do realize, Mr. Mayor,
7 that that number includes sewer and water
8 re-levy, but still, that's -- I was surprised at
9 how well --

10 MAYOR HUBBARD: With everything going on
11 with extensions and everything else --

12 TREASURER BRANDT: Yes.

13 MAYOR HUBBARD: -- everyone was granted the
14 15 days. But it seems that most people adhered
15 to the July 1st extension --

16 TREASURER BRANDT: Yes.

17 MAYOR HUBBARD: -- and everything else. It
18 seems that you've gotten a good portion of the
19 tax revenue that did come in --

20 TREASURER BRANDT: Yes.

21 MAYOR HUBBARD: -- which is helpful to
22 everybody. The Village tax bills aren't that
23 high. People are struggling with County and
24 other taxes, but it looked like our numbers were
25 doing pretty good for the first month.

1 TREASURER BRANDT: Yeah.

2 MAYOR HUBBARD: So I just wanted to point
3 that out.

4 TREASURER BRANDT: I appreciate that,
5 thanks.

6 MAYOR HUBBARD: Thank you.

7 TREASURER BRANDT: All right. Any
8 questions, anyone?

9 (No Response)

10 MAYOR HUBBARD: Okay. Village Clerk.

11 CLERK PIRILLO: Good evening, everyone. I
12 do not have any additions to my report this
13 evening. I will start with the report itself and
14 just some highlights.

15 For example, under Public Assembly Permits,
16 I wanted to announce that all events in
17 connection with the Paul Drum Life Experience
18 Program, unfortunately, have been cancelled for
19 the season.

20 Similarly, the North Fork TV Festival venue
21 has change. We did have an approved public
22 assembly permit application for that event, but
23 the venue has been changed to elsewhere.

24 We have a requested resolution regarding
25 our relationship with Labor Counsel Lamb &

1 Barnosky. I wanted to call to your attention
2 that it's calling for a three-year freeze on the
3 base retainer rate and scope of retainer
4 coverage. So the only increases are less
5 than 2%, and that is a difference of \$6 per hour
6 in 2020, \$5 per hour in 2021 and 2022.

7 The HEAP benefit has been extended through
8 August 31st of this year.

9 Going to grants, we have been working on
10 the road end drainage project, and we do have an
11 approved first amendment to that grant.

12 Notice to bidders: We did take an
13 inventory, if you will, of vehicles that we have
14 deemed surplus, but not physically surplus,
15 and a notice regarding all those vehicles will be
16 in Thursday's paper a week from today.

17 The Mayor has extended the declaration of
18 the State of Emergency so that it goes through
19 August 15th at 1:00 p.m., and that will be
20 noticed accordingly in the Suffolk Times.

21 I wanted to bring to your attention that I
22 worked extensively with our Clerk to the Boards,
23 Amanda Aurichio, to create a special section on
24 the website for the Historic Preservation
25 Commission, at the request of the Chair of that

1 Commission, who took great effort to revise the
2 forms, FAQs, guidelines, procedures and policies
3 for that Commission. So I revamped our home page
4 a little bit to allow for space for the forms and
5 applications and everything required for that
6 Commission.

7 I believe, at this point, Paul, correct me
8 if I'm wrong, the only thing we're missing is
9 that we are reviewing and updating the HPC map.
10 In other words, we want to ensure that just a map
11 of the Historic District appears with the
12 information that we have for that Commission.

13 ADMINISTRATOR PALLAS: Yeah, I think they
14 were --

15 CLERK PIRILLO: So that's the only
16 outstanding part.

17 ADMINISTRATOR PALLAS: I think they were
18 also interested, and I don't know how this would
19 work, is to have typical style photos as part of
20 that. They mentioned that at today's only --
21 because I heard it at the HPC meeting. So we can
22 talk about that and see how we can do that. I'm
23 not even sure how we can do that, but --

24 CLERK PIRILLO: I'm not sure. Amanda and I
25 do have some ideas on that.

1 ADMINISTRATOR PALLAS: Okay, great.

2 CLERK PIRILLO: Okay? And we were happy to
3 be able to use the house of Roselle Borrelli for
4 one of the photos, so thank you to her as well.

5 Our Village insurance bill was due, and as
6 we all know, it's quite substantial. I worked
7 together with McMann Price, and the Village
8 Administrator and I and the Treasurer tweaked our
9 policy a little bit in a way that obviously
10 wouldn't endanger the Village, but we were able
11 to save \$6,000 for this year on the premium. So
12 thank you to McMann Price for working with us.

13 I worked with General Code, because we need
14 to put online our various updates to Local Laws
15 and everything that's in our code book, and that
16 gets rather pricey. They initially quoted us a
17 price not to exceed \$1,740. And after
18 negotiation with them, the price is now not to
19 exceed 1,250. So I'm happy to say they worked
20 with me also to save us about \$500. So I was
21 pleased with that, and thank you to them for
22 their cooperation.

23 I don't know if anyone has any questions or
24 comments, as that ends my report.

25 MAYOR HUBBARD: Any questions?

1 (No Response)

2 MAYOR HUBBARD: Okay, thank you.

3 CLERK PIRILLO: Thank you.

4 MAYOR HUBBARD: Okay. Before we go, it's
5 been an hour now. People have requested just to
6 take a breather. So we'll take a five-minute
7 recess, so everybody can take their mask off,
8 walk outside, get some fresh air, let their
9 glasses unsteam.

10 (Laughter)

11 MAYOR HUBBARD: So just a brief five
12 minutes, not going to be long, just five minutes,
13 so everybody can stretch out, just to take their
14 masks off. Okay? Thank you. We'll be back in
15 five minutes.

16 (Recess: 8:00 p.m. - 8:07 p.m.)

17 MAYOR HUBBARD: Okay, we're back. Thank
18 you, everybody, for the break, so we could get
19 some fresh air. Village Attorney report is next.

20 MR. PROKOP: Okay. Good evening. So a
21 couple of things I'd like to mention briefly.
22 The first is that -- a couple of things to
23 mention briefly, please, if I could.

24 The first is that the Southold Court has
25 reopened. The first day for Village violations

1 is next Wednesday, the 22nd. I'll be there with
2 the Attorney that handles parking violations, and
3 the parking calendar will also be on that day.

4 The next thing is that there's an
5 application that has been filed with the Planning
6 Board for CAST at, I guess it's First Street, if
7 I'm not mistaken.

8 ADMINISTRATOR PALLAS: Main Street.

9 ATTORNEY PROKOP: And a notice of --

10 TRUSTEE MARTILOTTA: Main Street.

11 ADMINISTRATOR PALLAS: Main Street.

12 ATTORNEY PROKOP: Pardon me?

13 MR. PROKOP: Main Street.

14 TRUSTEE MARTILOTTA: I think it's Main
15 Street.

16 ADMINISTRATOR PALLAS: Main Street.

17 ATTORNEY PROKOP: Oh, it's Main Street?
18 I'm sorry, I apologize. Main Street.

19 The Planning decided to undertake what's
20 called a coordinated review, meaning that we have
21 a prescribed list of agencies in the Village that
22 will be notified, and each of those agencies,
23 including this Board, will be able to make
24 comments regarding the potential for impacts on
25 the environment by the application. The Board

1 has now, as I understand it, received the notice,
2 which pursuant to our agreed regulations I
3 believe provides 45 days for each of the Boards
4 and the Board of Trustees to comment. So this
5 should be put on for next week -- next month's
6 work session, unless you have questions tonight.

7 MAYOR HUBBARD: Yes. No, that's fine.

8 MR. PROKOP: And look over the application.
9 I can -- I can circulate the SEQRA regulations so
10 you know what to look for. You know, call me
11 with any comments you have.

12 The update on the Genesys litigation is
13 that the attorneys have agreed to meet on the
14 last week of July. I have a date that I think
15 the meeting's going to take place. It has been
16 scheduled. I'm not -- but I don't -- I don't
17 want to say it publicly, but it is the last
18 day -- the last week of July. The attorneys will
19 be meeting with their respective engineers to
20 review all the paperwork that's been submitted
21 and then the -- move forward with the mediation.

22 And the -- I have mentioned this to the
23 Board before, but not in an in-person meeting
24 like this, it's the first one we've had. But
25 during the time that we were doing Zoom meetings,

1 or etcetera, the Village won the lawsuit, again,
2 which was brought against the Village by the
3 entity known as Jellyfish, Jellyfish versus the
4 Village of Greenport, which was a challenge of
5 our rental law. So the Village was successful in
6 that litigation as of now.

7 And the final thing that I'd like to
8 mention to the Board is that the contract that we
9 have with Optimum, which is now a new version of
10 Optimum with Altice, will be expiring next year.
11 And started the process with Management of
12 working towards a renewal, negotiation of a
13 renewal of that contract, because it takes,
14 obviously, several months to do and we want to
15 get it done before the expiration date.

16 And that's all I have, unless anybody has
17 questions for me.

18 TRUSTEE CLARKE: I do have.

19 MAYOR HUBBARD: Yeah.

20 TRUSTEE CLARKE: I wanted to know if either
21 you or the Administrator had an update on the
22 changes to the plans the DOT asked for in
23 relation to the parklet and road adjustments.
24 It's commented here that mainly asking for lots
25 of additional information, and involving items

1 such as signage and provisions for accessible
2 parking. So --

3 MR. PROKOP: Right. So we --

4 TRUSTEE CLARKE: Do either of you have
5 anymore update on that?

6 MR. PROKOP: We submitted -- please,
7 supplement what I say.

8 ADMINISTRATOR PALLAS: Sure.

9 MR. PROKOP: Or correct me --

10 ADMINISTRATOR PALLAS: Sure.

11 MR. PROKOP: -- please, if it needs to be.
12 We received a plan from SHoP Sharples working
13 with us, with the Village and the BID, which we
14 submitted to the Department of Transportation,
15 that was done approximately three weeks ago. We
16 subsequently received comments back from the
17 Department of Transportation, and it was
18 basically a list of 11 or 12 items that they
19 needed either clarification or additional
20 information on. We've been -- went back and
21 forth between the Village and Sharples. We most
22 recently got an update to that, I think, from
23 Sharples I think today?

24 ADMINISTRATOR PALLAS: Today, yes.

25 ATTORNEY PROKOP: Today. And they said --

1 I think a few times Paul noticed -- in the
2 response that we got from SHoP Sharples, Paul
3 noticed a few things that had to be added, and we
4 hope that the submission that we got from them
5 today is the last version of that, so we could
6 submit it again to the DOT. That will probably
7 be done tomorrow.

8 TRUSTEE CLARKE: And can you allude to the
9 general subject matter that this is, or what --

10 MR. PROKOP: They wanted like the
11 renderings of the signs we're using.

12 ADMINISTRATOR PALLAS: Yeah.

13 ATTORNEY PROKOP: You know, the detour
14 sign. And they wanted us to show the location of
15 handicapped parking, accessible parking.

16 ADMINISTRATOR PALLAS: Yeah. It was
17 things -- it was things like location of utility,
18 location of fire hydrants, accessible parking,
19 signs. That was the basic. I mean, the original
20 submittal did show a lot of what they were asking
21 for. We just raised it up to their attention a
22 little more on the drawings. Things that weren't
23 there were specifics on fire hydrants and the
24 handicapped spaces, for example. You know,
25 they -- we weren't -- we said in our narrative

1 that none were removed. Apparently, that's not
2 enough, you have to show them. I don't know why
3 you have to show something that you're not
4 changing, but that was what they asked for, so we
5 provided, we're providing that. It's those kinds
6 of things.

7 TRUSTEE CLARKE: So no other large
8 requirement for signage, or different signage, or
9 other types of items?

10 ADMINISTRATOR PALLAS: No. There is a --
11 there is a specific sign, specific -- I'm sorry.
12 I think it's M-U-T -- MUTC, or something.

13 MR. PROKOP: There's an acronym for an
14 agency that controls signs in New York State, and
15 that --

16 ATTORNEY PROKOP: Yeah, I forget. I forget
17 what the letters are exactly.

18 ATTORNEY PROKOP: Yeah. I think it's MUTC,
19 yes.

20 ADMINISTRATOR PALLAS: Yeah, I think that's
21 correct. So we just have to follow that, that
22 prescribed signage. We may have to get some
23 signs to meet that, but we're showing where we're
24 putting what sign. They didn't say -- they don't
25 tell us where to put signs, they tell us where

1 you're putting them, and then they review it and
2 approve it.

3 So we've pointed out in the drawings. And,
4 again, we only got them today so I haven't
5 reviewed it, the signs as prescribed by the State
6 and where, where we're putting them. Basically
7 where they are now, it's just probably a
8 different sign, because it doesn't -- ours may
9 not, may or may not meet the requirements. I
10 just -- I haven't taken that hard a look at it
11 yet.

12 MR. PROKOP: Right. So the -- you know,
13 the application has been in and these are
14 comments for the consideration.

15 And the other thing that has been happening
16 parallel is that the plan has evolved. You know,
17 there's been -- over the last couple of weeks
18 that we've had the plan in, there's been changes
19 in the plans with the addition of another
20 parklet, I think, and, you know, a few other
21 things. And the road non-closure one-way has
22 been, you know, solidified more or less now. So
23 that will now be part of the final plan that gets
24 approved by DOT.

25 So it wasn't -- you know, I just want to --

1 I would like to assure the Board that it wasn't a
2 rejection of the application, anything like that.
3 They have it, it's moving forward, they just
4 needed additional information from us.

5 TRUSTEE CLARKE: Thank you both.

6 ADMINISTRATOR PALLAS: And, also, I mean,
7 to follow up to the final comment there, that it
8 wasn't a rejection, the list of things that they
9 asked for, it turns out that it appears to be
10 very boiler plate responses for virtually every
11 application. There was an additional application
12 that was sent in to them for some of the chairs
13 on Glass Beach, for example. And the response
14 that was given, because the DOT was administering
15 that for the -- for OGS, the response that was
16 given on that was almost the same thing with just
17 a different road name, even though there was no
18 road involved. So just, again, to be clear, that
19 it's not a rejection, it's just, okay, "Here's
20 what we really want you to show." So that I just
21 wanted to share that.

22 TRUSTEE CLARKE: Thank you. Thank you
23 both.

24 ATTORNEY PROKOP: Okay.

25 MAYOR HUBBARD: Okay. Anything else for

1 the Village Attorney?

2 (No Response)

3 MR. PROKOP: Thank you.

4 MAYOR HUBBARD: All right. Thank you.

5 Okay. Trustee reports, let's start with
6 Trustee Phillips.

7 TRUSTEE PHILLIPS: Two months ago, or in
8 June's meeting, I had asked that we start
9 reaching out to Southold Town Board to discuss
10 our enforcement needs within the Village, and
11 also be part of the process of New York State's
12 requirement for them revamping some of their
13 policies by April of 2021, I think it is. And I
14 think we have an opportunity at this point to
15 start communicating and talking that our Village
16 is one square mile with 2,000 people in it. And
17 we're really more -- even though technically
18 we're in the Town of the Southold as a rural
19 area, we really are more of an urban area, and
20 perhaps need a little bit more service during the
21 summertime, not so much the wintertime. But I
22 think that police presence from the Town of
23 Southold, even to the fact that perhaps
24 discussing having our own precinct here, or in a
25 spot where a vehicle is actually and officers are

1 physically here every -- every day. I know that
2 they are riding around, and we have one sector,
3 806 I think it is.

4 But I think there's two things going on.
5 The Town of Southold will start discussing their
6 budget, because their budget year starts
7 October 1st, and I think we have an opportunity
8 to reach out to them and start communicating and
9 stating some of our wishes that we'd like to see
10 happen here in the Village of Greenport.

11 I know Trustee Clarke and Trustee Robins
12 did add on in their emails that there are other
13 issues other than just physical presence of an
14 officer, and community policing, I think, in this
15 Village would be a great plus for all the
16 residents.

17 So that's pretty much I wanted to start
18 discussion, Mayor, start a process of reaching
19 out to the Town Board and perhaps the Police
20 Chief, and starting to discuss some of the issues
21 that you and I and the rest of us over the last
22 couple of years have heard from the residents in
23 reference to enforcement and traffic, and some of
24 the social issues that goes on at times with drug
25 dealing. And I understand, you know, it's -- I

1 think it's important. I think it's important
2 that we have an opportunity now, because the
3 Governor has requested that they start revamping
4 their policies, and I think we should be part of
5 that. So that's really all I wanted to say.

6 MAYOR HUBBARD: Okay. The letters did get
7 sent to them. We're waiting for a response back.
8 There have been a lot of -- they've been
9 overtaxed and overworked and understaffed.

10 TRUSTEE PHILLIPS: Yeah.

11 MAYOR HUBBARD: And there's been a lot of
12 issues going on, so we have not gotten a straight
13 answer back of when we're going to be having a
14 meeting yet. But they're dealing with
15 independent investigations and other things.
16 It's just been -- it's a very hectic time, and I
17 have not had a chance to sit down with the
18 Supervisor yet, you know, to become part of that.

19 The letters did go out, like it was
20 requested by the Board to do that, so letters
21 went. We're just waiting for a response back and
22 things calm down a little bit, and then I will
23 have a face-to-face with the Supervisor and the
24 Chief of Police.

25 We do speak to the Chief of Police almost

1 daily. You know, after stuff happened the other
2 day, unfortunately, around here, you know, he did
3 text me in the morning, said what they've got
4 going on and everything else, so we are in
5 communication. But there's been so much else
6 with all the beaches and getting TCOs and people
7 in place, and, unfortunately, so many tragic
8 accidents happening recently and other stuff and
9 the congestion, there just hasn't been time to
10 have a sit-down and discuss what's going forward
11 for next year's process at this point yet. But
12 we have sent the letters. They're on record
13 knowing that we want to have a discussion, we
14 just have not had a chance to get that put
15 together yet, but we will.

16 TRUSTEE PHILLIPS: As I said, you know,
17 they're just already starting to discuss budgets,
18 the Supervisor has been, so I think now is the
19 time for us to start lobbying as the Village
20 Board for the residents of the Village of
21 Greenport.

22 So the only other question I have is, as
23 you brought up, the tragic accident that happened
24 on the corner of Front and Third Street. Is it
25 our response -- is the crosswalk that goes

1 across, Paul, is that our responsibility that
2 goes across from Mr. Roberts to Bridgehampton
3 Bank on the corner?

4 ADMINISTRATOR PALLAS: I'm not sure. I
5 would have to try to determine the -- where the
6 State right-of-way lines are to see if that
7 crosswalk is within, within those. I suspect
8 it's within the State right-of-way, because
9 when -- I believe when work was done there, the
10 State actually did that, but I'd have to
11 confirm it.

12 TRUSTEE PHILLIPS: Well, I think that we
13 need to put -- I mean, they have the crosswalk
14 warnings on two corners. I think we need to do
15 something there. I almost got hit yesterday.
16 And the other day I was coming through and
17 somebody didn't stop, and with a stroller, and it
18 could have been a disaster if they were moving
19 faster than five miles an hour.

20 So I think we need to really look at that
21 situation where they had a tragedy there.
22 There's been other things that have happened that
23 I think we need to look at it.

24 And that's it for me, Mayor.

25 MAYOR HUBBARD: Okay, thank you. Trustee

1 Martilotta.

2 TRUSTEE MARTILOTTA: Sure. You know, just
3 briefly, actually has to do with that, what you
4 were just talking about, Trustee Phillips.

5 I remember a few years ago we were talking
6 about -- I think it was me and you, Mr. Mayor, I
7 believe you were part of it, too. I had gone to
8 Patchogue and at their crosswalks, they hit a
9 button and it makes these lights go down on the
10 street. And I remember being like so impressed
11 by it, because I've been seeing the same things
12 as you guys. There's fairly daring people just
13 heading straight out into the street, you know,
14 and traffic patterns changing and whatever else
15 going on, it just makes it a little more
16 unnerving.

17 And I haven't had the time to look into
18 where they got it from. I'll call over to maybe
19 the Patchogue Village Board, or whatever it is
20 over there, the next week or so. I haven't had a
21 chance to get -- but I thought that might be
22 something we might look at again. I recognize
23 it's a State road and all of that, but, you know,
24 I might be able to, if you have a little more
25 information, go to Mr. Palumbo, or somewhere

1 along those lines, if you guys think that would
2 be worth me calling over there for.

3 TRUSTEE PHILLIPS: I think we need to do
4 something like that.

5 MAYOR HUBBARD: Fine. Just get some
6 information, let us know.

7 TRUSTEE MARTILOTTA: I'll give it to you,
8 then. That's all I have, Mr. Mayor.

9 MAYOR HUBBARD: Okay. All right, thank
10 you. Trustee Clarke.

11 TRUSTEE CLARKE: Okay. So a couple of
12 weeks ago we discussed the state of COVID-19
13 signage in the Village. And with your
14 indulgence, you've asked me to make a proposal
15 for review, and I have that, and that's for Jack.

16 TRUSTEE MARTILOTTA: Thank you.

17 TRUSTEE CLARKE: And then Mary Bess.

18 MAYOR HUBBARD: Pass it down.

19 TRUSTEE CLARKE: And to the Administrator.

20 While I commend the efforts we've made with
21 subsequent printings and efforts to come up with
22 a comprehensive package, I -- and, of course, in
23 a changing environment, where many requirements
24 that we started out with are no longer required,
25 I think we need one more push, which this

1 outlines, to really become, I think, as
2 responsible as possible for the remainder of this
3 season, and going into the Fall and into the
4 Winter season, when people are concerned that
5 this particular pandemic may not be over, and
6 with the primary indication now being just to
7 wear a mask. And I'm very proud of the fact that
8 Greenport has an Executive Order requiring
9 mask-wearing in all Village locations.

10 That said, I'm -- there's two pieces to the
11 puzzle. One is making sure that everybody is
12 aware, and then the second is coming up with some
13 sort of enforcement where possible. This does
14 not address enforcement.

15 MAYOR HUBBARD: Uh-huh.

16 TRUSTEE CLARKE: It's only a recommendation
17 on signage. So probably the primary missing
18 piece were the -- what I initially envisaged was
19 a very large banner or roadside three-by-five or
20 four-by-six sign that would strongly indicate
21 what our rules were in entering the Village, as
22 many of the East End villages and towns have. As
23 soon as you cross into that property, a very
24 large roadside sign that indicates you're
25 entering our town or our village and this is our

1 requirement.

2 We got close to doing this, and then there
3 was a lot of dialogue between, well, looking up
4 is not as good as looking to the side. And long
5 story short, I surveyed the areas and the real
6 issue with entering the Village from the north on
7 Main Street is that the Village property off of
8 the sidewalk is barely 24 inches wide. So it's
9 very hard to come up with a very large sign on a
10 24-inch space next to the sidewalk.

11 Additionally, the area where the Village
12 property begins south of Bridge Street has well
13 developed trees every 25 feet. So anything
14 that's even in that area would easily be obscured
15 just because that one stretch from Webb Street to
16 Bridge Street is a beautiful stretch of trees on
17 the west side of the street as you travel south
18 on Route 25.

19 So I come back to the request on my list
20 here for the banner. On Route 25, the
21 requirement could be amended, and instead of a
22 banner, a very large metal sign of some sort
23 could be erected on Route 25 on the south side of
24 it as you travel east near to where the BID has
25 erected the Greenport website sign, or where we

1 have our own "Welcome to Greenport" sign. Either
2 one of those locations as you approach the
3 Village looks to me that there would be plenty of
4 room on the side of Route 25 to perhaps not
5 require a banner as you enter into the Fourth
6 Street area, which is typically where we put
7 promotional banners, but could be a roadside sign
8 that would be placed on the south side of
9 Route 25 as you enter into Village property.

10 So --

11 MAYOR HUBBARD: Okay.

12 TRUSTEE CLARKE: -- that's the ask there.
13 I don't know whether the budget request, I don't
14 know whether 450 or \$500 would cover on, number
15 one, the sign instead of the banner.

16 Additionally, more of the large signs that
17 we printed in two-by-three, which are corrugated
18 plastic, would be printed. And here, the exhibit
19 would be to simplify the message, and instead of
20 a more complex four-part message, just try and
21 get the message across that facial coverings are
22 required.

23 This art work is not accurate, it's
24 directional only for tonight's meeting, and the
25 reason I say that is because it's the belief in

1 the volunteers that worked with me on this that
2 some of the original wording that was used on the
3 initial print of our Executive Orders is very
4 compelling and should be included in our signage.
5 And if you remember, that's where it's just a
6 one-sentence phrase basically saying that, you
7 know, "By order of Mayor George Hubbard, Jr., you
8 are required," you know, with the official number
9 of what that order was.

10 No. 3 is to change out the sandwich boards.

11 And No. 4 is a new item, which is meant to
12 just have very repetitive signage throughout, and
13 this is an example of how to allocate it in the
14 parklet area. All of these pictures are in your
15 deck.

16 And, basically, that comes up to an
17 additional \$2,000 from what we've already spent,
18 and I think it would carry us through the
19 remainder of the year.

20 So it would be my request. I don't know if
21 for that expenditure we need a resolution, or
22 whether this is considered an ongoing day-to-day
23 expense, or if it's an emergency, but --

24 MAYOR HUBBARD: Yeah.

25 TRUSTEE CLARKE: -- I'm requesting the

1 support of the Mayor, Administration, and my
2 fellow Trustees in executing this one last push
3 to get this out and allocated just to make it
4 cleaner, easier, and focused on the message that
5 we're all hearing nationally, which is just wear
6 a mask when you're --

7 MAYOR HUBBARD: Finally.

8 TRUSTEE CLARKE: -- when you're outside.

9 MAYOR HUBBARD: Finally. It's taken, you
10 know, four months to actually say that, but
11 they're finally saying that we should do that.
12 Frustrating.

13 TRUSTEE CLARKE: It's very --

14 MAYOR HUBBARD: But, yes, we should have a
15 resolution authorizing the additional expenditure
16 of \$2,000 for signage.

17 TRUSTEE MARTILOTTA: If I may.

18 MAYOR HUBBARD: Yeah.

19 TRUSTEE MARTILOTTA: Trustee Clarke, did
20 they say how long -- just honestly out of
21 curiosity. How long, when we place the order,
22 until we would get it delivered? You know what I
23 mean, what I'm trying to say?

24 TRUSTEE CLARKE: How long would this take?

25 TRUSTEE MARTILOTTA: Between order and us

1 receiving it, yes.

2 MAYOR HUBBARD: Pretty quick with
3 everything else.

4 TRUSTEE CLARKE: It's not a long -- it's
5 not a long process. And I can say on behalf of
6 the Village Administration, and the Road Crew and
7 the Marina staff that I'm sure helped mount and
8 distribute these, that all happened with, I would
9 say, lightening speed in terms of the
10 Administrator directing the implementation. I
11 just don't think we got quite over the finish
12 line with everything as a cohesive package. And
13 so, with the Mayor's indulgence, I put this
14 together with the help of the volunteers.

15 CLERK PIRILLO: Trustee Clarke, I
16 apologize. Are you taking -- may I say
17 something?

18 TRUSTEE CLARKE: Please.

19 CLERK PIRILLO: Thank you. Three points,
20 if I may.

21 TRUSTEE CLARKE: Please.

22 CLERK PIRILLO: On the Spanish version --

23 TRUSTEE CLARKE: Yes.

24 CLERK PIRILLO: -- we have wording in
25 Spanish, excepting the face masks required is

1 written in English. Perhaps you want to go back
2 to the group and have it written in Spanish.

3 TRUSTEE CLARKE: Yes. As I said, this is
4 only --

5 CLERK PIRILLO: Okay.

6 TRUSTEE CLARKE: -- place -- this is not
7 final art work.

8 CLERK PIRILLO: Got it, got it.

9 Secondarily, we have a message of face masks and
10 we have another message of face coverings. So
11 perhaps we want to pick one of those just to
12 remain consistent.

13 TRUSTEE CLARKE: Absolutely. Thank you.

14 CLERK PIRILLO: You're welcome. Third and
15 last, I will, of course, heed the request to
16 create the resolution for the expenditure, and
17 I'll work with the Treasurer on where to find the
18 money. I'll word it, Mr. Mayor, I believe, in an
19 amount not to exceed \$2,000, okay? And we'll
20 work together to figure out where that can be
21 expensed from.

22 TRUSTEE CLARKE: Thank you so very much, I
23 appreciate it.

24 CLERK PIRILLO: You're welcome.

25 MAYOR HUBBARD: Okay.

1 TRUSTEE CLARKE: I see that in the Clerk's
2 report there are job postings for additional TCO
3 and Code Enforcement, and is that a continuation
4 of the last conversation we had in June?

5 CLERK PIRILLO: It is a continuation.
6 Thank you for asking. And, unfortunately, we do
7 not have applications for any of the three
8 positions that the Village Administrator and I
9 feel are viable. We received a few, and --

10 TRUSTEE CLARKE: All right.

11 CLERK PIRILLO: -- unfortunately --

12 TRUSTEE CLARKE: I understand. I want to
13 thank you for continuing to try and continue to
14 post, because --

15 CLERK PIRILLO: Thank you, we appreciate
16 that.

17 TRUSTEE CLARKE: -- the -- we do need more
18 enforcement and it's impossible to do it without
19 additional staff and --

20 MAYOR HUBBARD: Oh, without a doubt. I
21 mean, you know, Greg is doing a lot of overtime,
22 trying to have him come in at night to check the
23 restaurants and other things --

24 TRUSTEE CLARKE: It's crazy.

25 MAYOR HUBBARD: -- with other work.

1 Unfortunately, we're trying, we've been trying
2 for eight months to get additional staffing and
3 it has not worked out well. People that were on
4 the list, civil service list, were not viable,
5 you know. You know, I don't want to put anybody
6 down, but, you know, somebody's that looking to
7 retire from somewhere else just wants to come out
8 and have a cushy walk-around job, that's not what
9 we're looking for. We need somebody that's going
10 to be a go-getter to get there and push for this,
11 so -- but we're still looking, we're going to
12 continue searching, and, hopefully, we'll find
13 somebody, because we're going to need it in the
14 future anyway, you know.

15 CLERK PIRILLO: We haven't given up.

16 MAYOR HUBBARD: We've needed it for a while
17 anyway, so we're going to continue looking.

18 TRUSTEE CLARKE: Thank you, appreciate
19 that.

20 The request from Mary Bess, and
21 subsequently your response, I'm very grateful
22 that those letters have gone out and that there
23 is movement in that area.

24 I especially take note of the environment
25 that we're in, as you've described, of how

1 stressed and potentially overworked our Police
2 Force is in Southold Town. I especially miss the
3 type of policing that we had just a few years ago
4 in the Business District in the summer months,
5 and understand that potentially, you know,
6 there's just not people to do it. But it's
7 greatly missed, the guys walking around, people
8 on the street that you can say hello to that are
9 out there and involved.

10 That said, I just wanted to mention my
11 request again, that whatever we can negotiate
12 with the Supervisor and with the Chief, I would
13 like to see greater representation of the
14 Village Board, along with the Mayor and the
15 Administrator, in the involvement of the Police
16 Department, and would recommend that.

17 Lastly, on my agenda is the complicated
18 issue of the street closure in the Business
19 District, and the ongoing opinions and requests
20 and questions that we are receiving. I respect,
21 first and foremost, the need for safety, and the
22 need for safety of Village residents, and the
23 need for safety with our First Responders and our
24 EMT and the Fire Department. So their
25 recommendations that we not close more streets

1 more frequently must be listened to, and I
2 respect that. At the same time, I am concerned
3 about the situation that we have, albeit with
4 good intentions, and with everyone's best
5 interest at heart, we have created, and that is
6 what feels like to me, and it didn't occur to me
7 really fully until later today when I spent time
8 in the area, that we've created a safety hazard
9 on that block, not so much from the ability or
10 inability to respond to an emergency, but a
11 potential pedestrian safety issue.

12 I, myself, when walking out into the
13 crosswalk on the east side of First Street from
14 the south side of Front to the north side, from
15 Anker to Green Hill, I looked to the left to see
16 if anyone was coming, realized that there was a
17 detour, so people were turning left, so I marched
18 right out with my group and never thought to look
19 to the right. And it was just a mistake I made.
20 Then I looked back. I asked the people in my
21 group how they perceived the area. There were
22 people sitting on the wall with their legs out in
23 the street. There were people -- just like
24 people dart between parked cars and you can't
25 prevent that, there were people darting between

1 the two sets of parklets across the street.

2 And I believe that either the closure
3 should be done of that one block for safety, or
4 there has to be a different and more
5 comprehensive way to message how to use that
6 block. And this is not my opinion, frankly, as
7 most recently as this morning before I ventured
8 out there, and I ventured out many times. But it
9 was something about it today, now that trees are
10 added, there's animation, and there's plants, and
11 it looks like a mall, so it's very hard to tell
12 that you're not supposed to walk in there.

13 And I just wanted to put that on the table.
14 I know that we're continuing to receive advocates
15 for the closure, and people are still talking
16 about it, and I recognize that my own opinion as
17 recently as 10 days ago was that we shouldn't
18 close that block unless we're going to close
19 other blocks. But now that we've created
20 parklets on both sides, and it's too late to
21 undue that, now that dining is going indoors or
22 not, or whatever it may be, and as much as I
23 don't want to close that block, I think we
24 perhaps should, or we need to really evaluate a
25 much improved package to help people figure out

1 how to use it.

2 And I believe that the other criticism that
3 we're under is, you know, just making a decision
4 and sticking with it and letting it hang tight
5 for the remainder of the season.

6 In speaking with members of the Fire
7 Department, I was not able to find anyone who
8 felt comfortable with weekend regular two or
9 three-day closure of all of Front and Main
10 Street. So how can I advocate for full closure
11 of streets when our own Department is not in
12 support of it?

13 There is the honest evaluation that if that
14 Front Street block is crowded, well, so is lower
15 Main Street, but because of Claudio's and its
16 parking lot, we can't close that. So it puts us
17 in a very awkward position of having created a
18 situation where it's hard to know which way to
19 move, but I do believe that the Board needs to
20 speak this month once and finally on the matter.
21 So I wanted to engage everyone in the
22 conversation again and bring it up tonight in
23 public, so that we could fully evaluate it again
24 and make a final recommendation and decision on
25 the Front Street block, as it's called.

1 The only other idea I had to throw on the
2 table was though regular weekend closure on a
3 regular basis was not favored by EMT and Fire,
4 perhaps the BID could create one or two holiday
5 weekend festivals where for two or three days,
6 similar to a Maritime Festival, but without the
7 public drinking and the open container law not
8 being revised, we could have a couple of chances
9 for the businesses to have a long weekend where
10 we could not only use it as a test for the
11 future, as well as, I guess for lack of a better
12 description, throwing something additional to the
13 rest of the Business District that would help
14 perhaps create some additional revenue in what's
15 been a very limited and very restrictive season,
16 and perhaps could do that with the understanding
17 of the EMT and Fire, that it would be something
18 of a limited nature infrequently, but would also
19 serve as a learning for us in the future, as well
20 as perhaps garner good will with all the other
21 businesses that are not on the Front Street
22 block.

23 So I just wanted to put that out for
24 reflection and conversation from anyone else on
25 the Board or the Administration in any capacity

1 to offer their point of view or any other
2 recommendation.

3 MAYOR HUBBARD: Okay. I can just -- some
4 of that, we've talked quite a bit about this.
5 We've had conversations with the BID on the
6 conference call with what's going -- not the BID,
7 the committee, the street closure committee.
8 Paul has spoken with Chief Flatley on the
9 subject, I've talked to the Fire Department about
10 it. When we close for Maritime Festival, we do
11 it during daylight hours.

12 TRUSTEE CLARKE: Yes, sir, yeah.

13 MAYOR HUBBARD: You know, it's 10 to 6.

14 TRUSTEE CLARKE: Yep.

15 MAYOR HUBBARD: To have the roads closed in
16 the dark at night is a hazard, and, you know, the
17 Chief of Police said he does not have manpower to
18 help us with a road closure if we're going to do
19 it. They just -- you know, they usually have a
20 dozen officers down here when we close that for
21 Maritime. Bigger crowds and all, but they don't
22 have anybody to block the road off.

23 To have the road blocked off with a detour
24 to make sure somebody doesn't drive down the
25 wrong direction, or drive down into the

1 neighborhood at night at one or two in the
2 morning without cement barriers would prevent the
3 Fire Department from getting in there if they
4 had to.

5 It's been -- there's discussions we've had
6 in general all around this and which way we can
7 do it. And we have a Planning Board ruling that
8 Claudio's parking has to be used in the school,
9 so we can't close their parking lot down and have
10 them not be able to get down there. And Adams
11 Street, with people coming in, to keep that
12 section open and have Main Street walkable, you
13 know, you need manpower around those barricades
14 and all. To do it at night after dark I think
15 would be a safety hazard and all.

16 I mean, to try to do a Sunday afternoon or
17 something, let people open up for Sunday
18 afternoon, you know, a couple of weekends a month
19 or something, possibly. But closing down Front
20 and Main from Center to Third Street, which is
21 what everybody's kind of advocating for, we kind
22 of said on that committee call that that's just
23 really not going to fly just because of safety
24 reasons. And if something happens, you know,
25 it's a bar fight or something going on down

1 there, you need to be able to get access to it,
2 and you have to have some way to do that.

3 So that's been my feeling with the
4 discussions we've had talking about this over the
5 past couple of weeks, can we do any section that
6 might work. And every possible way we could do
7 it, there's a roadblock on it, and it does not
8 seem to be safe to do it that way.

9 So, really, the last conversation we had
10 with Rich is let everybody enjoy the parklets,
11 spread out as much as they can. But, at this
12 point, it was the general consensus of everybody
13 talking that we're not going to be able to shut down
14 the whole Village for Friday, Saturday and
15 Sunday, or even Saturday and Sunday. And they
16 felt that if we're going to do it just one day,
17 it's not worth doing, was what Rich from the BID
18 said back to us. If you're going to do it just
19 on Sunday, that's not really going to help
20 anybody, so it's really not worth doing it. That
21 was the last conversation we had in our group
22 call last week.

23 So that's just -- that's my feeling. And
24 we've tried all different options and ways to do
25 it safely, and it just -- I don't have a way that

1 we could shut it down to expand it, besides that
2 one block. And when we do just that one block,
3 the people on Main Street, people farther up
4 Front Street are screaming and hollering at us
5 that we're killing them.

6 So, you know, at this point, I -- my
7 feeling is that we just let them enjoy the
8 parklets, let them do that, and we keep the road
9 with the one way going the one direction and ride
10 it out.

11 TRUSTEE CLARKE: Okay.

12 MAYOR HUBBARD: That's my feeling on it.

13 TRUSTEE PHILLIPS: After attending the
14 Board of Wardens meeting last night, I will agree
15 with you, that there was discussion of the
16 possible closing of a larger area. There were
17 some powerful words as to what they thought about
18 that.

19 And I happen to agree with you, Mayor. At
20 nighttime, it's an issue, okay, it's an issue for
21 the Rescue and for the Fire Department.
22 Actually, it's an issue for any service, as far
23 as the Police, or even if we had to send our own
24 sewer or water -- you know, sewer or electric
25 guys out to fix something at night, it would

1 be -- it would be an issue.

2 I understand and I've observed a lot of
3 people, you know, sitting on the parklet fencing.
4 I think that either the merchants are going to
5 have to come up to the plate and help instill
6 that a little bit, or they're going to have to
7 put some type of signage or something that says,
8 you know, you cannot sit on that stuff.

9 MAYOR HUBBARD: Yeah.

10 TRUSTEE PHILLIPS: You know, that's -- that
11 I think is -- we have taken the steps to help
12 them, they have taken the steps to come up to the
13 plate as well, but there comes a point when we
14 can't control what their customers do. They may
15 have to take a step to control what some of their
16 customers are doing, and I understand that.

17 MAYOR HUBBARD: Paul can answer that,
18 because he has something.

19 TRUSTEE PHILLIPS: Oh, okay.

20 ADMINISTRATOR PALLAS: If I may. I
21 actually had that very conversation with the
22 president of the BID, may have been yesterday, in
23 fact, because early -- earlier, he had said that
24 he would put up signs, and I did notice the same,
25 the same issue. And I had spoken to him about

1 it, and I reminded him, and he said he knew. He
2 just wasn't quite sure what to do, so we had a
3 long conversation about it. He's going to come
4 up with a proposal for it, particularly for the
5 people sitting there, what the best -- you know,
6 best method, and I will work with him on that.

7 And I also reiterated to him that I
8 thought, regardless of what signs are put up,
9 that it is the merchant's responsibility. It's
10 essentially their space that they control it, you
11 know, by agreement with us. They've signed an
12 agreement with us, and so I emphasized that with
13 them. So my hope is that in the near term, he'll
14 come up with some proposal for signage for that.

15 Also, in response to Trustee Clarke, your
16 comments about the crosswalks, I didn't think
17 about that one, but the one on the east side I
18 noticed a similar issue with the propensity for
19 people to think you can just walk in. So we
20 already -- we have already ordered signs for that
21 end. That's an active roadway, but prominent
22 large signs right on the parklet, so that when
23 you're walking through there, you'll see the
24 sign, it will draw your attention to it and make
25 you stop and think. And, you know, I'll take a

1 look tomorrow on the other end to see what kind
2 of signage I could put there for that same -- for
3 that same issue.

4 TRUSTEE CLARKE: So then it's your
5 opinion -- I understand everything that we
6 discussed about larger closures, and your opinion
7 is also that that one block should function as it
8 is, rather than make both directions detour?

9 MAYOR HUBBARD: Well, do you mean closing
10 down the one-way on the block?

11 TRUSTEE CLARKE: (Nodded yes).

12 MAYOR HUBBARD: Yeah. I just think the
13 other businesses down there complained about
14 having that closed, just that one block. And
15 we've been accused of, you know, catering to
16 certain business and trying to kill other
17 businesses, people that are farther up Front
18 Street and just say when that's closed down that
19 their business drops out.

20 So I think, you know, realistically, to be
21 fair to everybody, everybody's got -- everybody
22 that wanted a parklet, besides Gallery Hotel,
23 which we did give them permission to do a spot in
24 front their, their two parking spots. I don't
25 know if they got the material to do it this

1 weekend or not, I'm not sure, but we gave them
2 permission. None of the other businesses wanted
3 a parklet or had a need for it. So we've
4 accommodated every business of what they wanted.
5 And I think with just keeping the one-way open,
6 it solves the issue of the Fire Department and
7 Police access, if anybody needs to get down
8 there, they could do that.

9 The Fire Department has said that if they
10 need to get down that block when they are heading
11 east, that Fire Police or Police Officer or
12 somebody would go down by Crazy Beans and stop
13 traffic from going up, if they need to get access
14 down. So that's their protocol. They're going
15 to have the Fire Police that's coming from my
16 neighborhood, our neighborhood, or something go
17 down and stop traffic, so if they need to come
18 in, they can.

19 TRUSTEE CLARKE: Okay.

20 MAYOR HUBBARD: That's kind of just the way
21 the plan has been.

22 And realistically, I think it looks good
23 downtown. We've done as much as we possibly can.
24 And I really just think the road closures,
25 besides, you know, pick a Sunday and just do one

1 Sunday afternoon or something, besides that, I
2 just don't think it's really -- it's workable
3 with the setup that we have down there at that
4 point.

5 TRUSTEE CLARKE: All right, very good. So
6 then the focus --

7 MAYOR HUBBARD: And we can relay -- and if
8 the Board is all comfortable with that, we could
9 just relay that information to Rich and just let
10 everybody know for sure that -- you know, I think
11 they already know that we've already kind of told
12 Rich that, but just say we're not planning on
13 road closures at this point, because we just
14 can't safely do it.

15 TRUSTEE CLARKE: Yeah. And then what I
16 like hearing is that there's additional signage
17 and safety protocols in the works, including even
18 a -- I mean, if we're going to live with detour
19 signs until October, are we going to upgrade what
20 we have or --

21 MAYOR HUBBARD: Yes.

22 ADMINISTRATOR PALLAS: Yeah.

23 TRUSTEE CLARKE: -- are we going to leave
24 them as they --

25 MAYOR HUBBARD: Maybe even something a

1 little better than the cardboard.

2 ADMINISTRATOR PALLAS: Yes.

3 TRUSTEE CLARKE: I --

4 MAYOR HUBBARD: No, I understand. No, I
5 mean, it's not cardboard, but the plywood.

6 TRUSTEE CLARKE: Well, I'm not trying to be
7 rude in any fashion.

8 MAYOR HUBBARD: No, I understand that. No.

9 ADMINISTRATOR PALLAS: Yeah. Now that
10 things -- we -- you know, this is the final and
11 we've gotten the comments from the DOT, there's
12 no point in doing anything until we saw what the
13 DOT wanted. So now that we have that and
14 direction from you all, then, you know, we can --
15 we can move forward on that.

16 MAYOR HUBBARD: We'll finalize that this
17 week --

18 ADMINISTRATOR PALLAS: Yep.

19 MAYOR HUBBARD: -- and then we're done.

20 ADMINISTRATOR PALLAS: Yes.

21 MAYOR HUBBARD: Okay.

22 TRUSTEE CLARKE: Thank you, sir. That's it
23 for me.

24 MAYOR HUBBARD: Okay, thank you.

25 I had nothing additional to add. It's just

1 been busy. We've been, you know, working around
2 the clock on stuff all over, and so I have
3 nothing new coming up.

4 We're going to try to talk about some of
5 the projects that we had talked about earlier. I
6 know Robert had permission to bond money. We're
7 trying to see where everything stands, but we do
8 have the money for the Sixth, Sixth Avenue curb
9 and sidewalk that we could end up losing. We had
10 to go and contact the Town, we need to do part of
11 that project. So if nothing else, I'd like to
12 see if we could move forward with the cement and
13 sidewalk work on Sixth Avenue and repaving that
14 road to clear that up, in case if school does
15 open up, it's a safety issue for kids walking to
16 the school and all that, to do that section and
17 hold off on all the other stuff. But we're --
18 there's chance we could end up losing that money
19 that we got from the Town.

20 TRUSTEE PHILLIPS: Don't want to lose it.

21 MAYOR HUBBARD: And if we don't use it, the
22 Town is going to use it for something else and
23 we're going to miss out on the 50,000. And, you
24 know, it's a \$75,000 project.

25 TRUSTEE CLARKE: No, no.

1 MAYOR HUBBARD: It's only 25 to us, and I'd
2 rather not lose the money, at least get that
3 done.

4 TRUSTEE CLARKE: Isn't that also --

5 MAYOR HUBBARD: That's the only project
6 that we really want to just try to get working on
7 so we can collect that money back from the Town.

8 TRUSTEE CLARKE: Isn't that also tied to
9 another initiative with the Sewer Department?

10 MAYOR HUBBARD: Yeah, they had -- they had
11 looked at the line and everything else --

12 TRUSTEE CLARKE: Or is that already
13 completed?

14 MAYOR HUBBARD: -- and there was nothing --
15 we don't need to tear the sewer line up and all.

16 ADMINISTRATOR PALLAS: Not on Sixth. Not
17 on --

18 MAYOR HUBBARD: They had run a camera
19 through there and everything else and --

20 ADMINISTRATOR PALLAS: Right, correct.

21 MAYOR HUBBARD: -- replaced the one manhole
22 cover farther down the road and the line all
23 seems to be okay now.

24 TRUSTEE CLARKE: So that's completed and --

25 ADMINISTRATOR PALLAS: First -- yes.

1 TRUSTEE CLARKE: Okay, thank you.

2 MAYOR HUBBARD: Okay. So that's all I had.
3 We'll open to the public to address the Board.
4 Anybody who wants to address the Board, just name
5 and address for the record, and just speak loud
6 so we can hear you. Mr. Corwin is up first.

7 MR. CORWIN: My name is David Corwin.
8 Question for the attorney. Webb Street with
9 Habitat for Humanity, did that lot ever have any
10 movement?

11 MR. PROKOP: Yes. The paperwork got
12 approved. The paperwork that needs to be done
13 for that transaction to be completed has been
14 approved by the title company for Habitat. That
15 occurred several months ago prior to the
16 shutdown. And I expect that the -- this document
17 that we need to file called a Certificate of
18 Abandonment will be filed within a few weeks.
19 And then that will start -- that and one other
20 document after that is accepted by the County
21 Clerk will result in the transfer of the
22 property.

23 MR. CORWIN: Another question. Cablevision
24 and Altice and the franchise agreement, as I
25 understand it, the only regulatory people they

1 have is the local municipalities. Is there any
2 other -- any other regulator besides the
3 franchise agreement in the Village of Greenport?

4 ATTORNEY PROKOP: It's the Public Service
5 Commission regulate -- the service that's subject
6 to the franchise is regulated by the Public
7 Service Commission.

8 MR. CORWIN: The New York State Public
9 Service Commission?

10 MR. PROKOP: Yes, yes, the New York State
11 Public Service Commission.

12 MR. CORWIN: So if I'm writing a letter
13 complaining about Cablevision, I could write it
14 to the Village and to the Public Service
15 Commission?

16 ATTORNEY PROKOP: You should write it to
17 the Public Service Commission and copy the
18 Village, so we could -- so we could bring it up
19 in the renewal process, if it's appropriate.

20 MR. CORWIN: Thank you.

21 MR. PROKOP: But there's a -- if you go
22 online, there's -- there is a -- there's
23 information specific to how to communicate with
24 the Public Service Commission over issues.
25 Often, when you -- if you send a comment into

1 them or a complaint to that agency, you'll end up
2 getting an advocate for that particular utility,
3 and then you have to go beyond them to actually
4 register the complaint with somebody. So -- but
5 the initial step would be to send something to
6 the Public Service Commission, copied to the
7 Village.

8 MR. CORWIN: Thank you.

9 MR. MACKEN: Yes. Frank Macken, Sterling
10 Avenue, 138 Sterling Avenue, as regards to 123
11 Sterling LLC project.

12 So this project is -- was based on a -- on
13 the 2007 stipulation. The developers at that
14 time, they wanted to build condos. The Village
15 said no, because it's waterfront. It went
16 backwards and forwards. There was litigation and
17 so on at that time. So then it reached a very
18 specific compromise for a commercial building
19 with some residential upstairs, and that there
20 would be affordable housing. And the building
21 was allowed to be three stories, even though
22 three stories is not allowed in that -- in
23 Greenport, except in the context of the old Mills
24 Building on either side of the cinema. So a very
25 small part of the original building back there,

1 not to get into the weeds, was a very small part
2 with the three story.

3 In any case, the stipulation specifically
4 says that if any -- if this -- if this is not
5 adhered to, then it's back to square one, which
6 means that it goes between -- it goes back to
7 every Board, in front of every Board, and they
8 consider it under the existing rules what can be
9 built. So that means even the foundation that he
10 put in there was plain -- that's meaningless.

11 So it goes back to the Board, because the
12 stipulation cut across existing planning rules
13 and existing zoning rules. I mean, it just
14 made -- it just cut everything up and said, okay,
15 we're going to do this mish-mash.

16 So Mr. Pawlowski came in and he said he was
17 going to build that, and they just gave him a
18 permit, now he's getting further and further
19 away. So, at this point, it's unrecognizable
20 from the original stipulation.

21 So what you have is you have luxury housing
22 with parking below, no commercial, and then you
23 got segregated affordable housing proposed on
24 Ludlam, which is contrary, certainly, to the
25 spirit of the day, and I think it's contrary to

1 the spirit of the Village. So you would not --
2 he would not be permitted to do a three-story
3 building.

4 So everything, it just goes back to the --
5 if you're going to say let's follow the rules,
6 and that's what the litigation is about,
7 following the rules, if you're going to say that
8 we want to be sure to follow the rules, then I
9 think it's premature for the Village to say --
10 for the Village Board to propose a hearing, and
11 let's try and move this ahead, and this and that,
12 because without the stipulation, it has to go
13 before each individual Board and they have to
14 apply the rules as they are now. That's --
15 that's what I understand.

16 MAYOR HUBBARD: Okay. As we said, it's
17 going before each of the Boards. We said that
18 earlier, it's going to go before each of the
19 Boards and we'll go from there.

20 MR. MACKEN: Okay. But it just sounded
21 like you were saying let's have a -- let's have a
22 hearing, get all the Boards together, and let's
23 just push it through.

24 MAYOR HUBBARD: It has to go before all
25 four of the Boards.

1 MR. MACKEN: Okay. And that's what the
2 Board feels?

3 MAYOR HUBBARD: Yes.

4 MR. MACKEN: Okay.

5 MAYOR HUBBARD: Okay. Anybody else wish to
6 address the Board?

7 (No Response)

8 MAYOR HUBBARD: Okay. Being no further
9 comments, I'll offer a motion to adjourn at 9:02.

10 TRUSTEE PHILLIPS: Second.

11 MAYOR HUBBARD: All in favor?

12 TRUSTEE MARTILOTTA: Aye.

13 TRUSTEE CLARKE: Aye.

14 TRUSTEE PHILLIPS: Aye.

15 MAYOR HUBBARD: Aye.

16 Opposed?

17 (No Response)

18 MAYOR HUBBARD: Motion carried. Thank you
19 all for coming and doing the masks and everything
20 else, and it's good to see everybody's faces
21 again.

22 (The meeting was adjourned at 9:02 p.m.)

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|---|---|---|--|---|
| \$ | 101:1 26 [2] - 39:6, 39:21 27 [1] - 39:22 28th [3] - 54:3, 54:18, 108:18 | ability [1] - 86:9 able [15] - 10:11, 11:8, 35:17, 42:9, 43:3, 52:19, 54:14, 59:3, 59:10, 61:23, 74:24, 88:7, 91:10, 92:1, 92:13 Absent [1] - 1:15 absolutely [2] - 38:3, 82:13 abuts [1] - 9:6 accept [3] - 3:7, 14:11, 18:17 accepted [1] - 102:20 access [8] - 9:5, 9:7, 43:24, 46:18, 47:1, 92:1, 97:7, 97:13 accessible [3] - 64:1, 65:15, 65:18 accident [2] - 44:24, 72:23 accidents [2] - 45:20, 72:8 accommodated [1] - 97:4 accomplish [1] - 46:11 accordance [1] - 43:16 accordingly [1] - 57:20 accounts [1] - 54:6 accurate [1] - 78:23 accused [1] - 96:15 achieve [2] - 13:10, 52:19 achieved [1] - 52:25 acronym [1] - 66:13 acting [1] - 37:6 action [1] - 108:14 active [1] - 95:21 activities [1] - 50:20 activity [1] - 33:12 actual [1] - 32:21 adamantly [1] - 48:12 Adams [1] - 91:10 add [3] - 44:2, 70:12, 99:25 added [3] - 51:19, 65:3, 87:10 addition [5] - 17:12, 17:14, 17:15, 49:6, 67:19 | additional [14] - 54:6, 63:25, 64:19, 68:4, 68:11, 79:17, 80:15, 83:2, 83:19, 84:2, 89:12, 89:14, 98:16, 99:25 additionally [2] - 77:11, 78:16 additions [1] - 56:12 address [7] - 2:13, 32:5, 76:14, 102:3, 102:4, 102:5, 107:6 adhered [2] - 55:14, 105:5 adjourn [1] - 107:9 adjourned [1] - 107:22 adjustments [1] - 63:23 administering [1] - 68:14 Administration [3] - 80:1, 81:6, 89:25 ADMINISTRATOR [65] - 1:20, 3:16, 3:19, 5:19, 6:2, 8:11, 15:17, 15:19, 16:3, 17:4, 17:21, 17:25, 18:9, 18:13, 18:19, 19:8, 19:13, 19:25, 20:10, 20:12, 21:15, 30:2, 30:13, 31:2, 31:13, 31:23, 32:1, 32:13, 32:22, 42:4, 42:7, 42:14, 42:16, 44:12, 44:16, 46:5, 46:15, 46:20, 48:16, 48:20, 48:22, 58:13, 58:17, 59:1, 61:8, 61:11, 61:16, 64:8, 64:10, 64:24, 65:12, 65:16, 66:10, 66:20, 68:6, 73:4, 94:20, 98:22, 99:2, 99:9, 99:18, 99:20, 101:16, 101:20, 101:25 Administrator [11] - 30:1, 38:17, 40:5, 53:2, 53:11, 59:8, 63:21, 75:19, 81:10, 83:8, 85:15 adopt [1] - 21:22 adopted [1] - 21:13 | advice [3] - 24:21, 45:12, 45:13 advised [1] - 30:4 advisory [1] - 26:14 advocate [2] - 88:10, 104:2 advocates [1] - 87:14 advocating [1] - 91:21 affect [1] - 21:4 affecting [1] - 54:14 affordable [12] - 9:18, 9:20, 9:23, 10:1, 10:2, 10:9, 10:10, 10:19, 11:17, 12:7, 104:20, 105:23 afternoon [3] - 91:16, 91:18, 98:1 afterwards [1] - 29:25 agencies [3] - 25:14, 61:21, 61:22 agency [3] - 29:15, 66:14, 104:4 Agency [3] - 21:13, 21:22, 22:4 agenda [2] - 27:15, 85:17 ago [8] - 3:22, 64:15, 69:7, 74:5, 75:12, 85:3, 87:17, 102:15 agree [5] - 22:8, 23:3, 23:6, 93:14, 93:19 agreed [2] - 62:2, 62:13 agreement [8] - 14:19, 17:13, 22:9, 22:24, 95:11, 95:12, 102:24, 103:3 agreements [1] - 49:18 ahead [10] - 12:11, 12:12, 16:20, 16:22, 17:8, 20:20, 27:12, 27:15, 42:15, 106:11 aided [1] - 4:23 air [3] - 24:25, 60:8, 60:19 alarms [1] - 7:23 albeit [2] - 51:1, 86:3 Allegiance [1] - 2:4 allocate [1] - 79:13 allocated [1] - 80:3 allocation [1] - 27:19 allow [3] - 25:13, |
| 1 | 3 3 [1] - 79:10 30-by-40 [1] - 12:25 300 [1] - 28:25 31st [1] - 57:8 | | | |
| 1,250 [1] - 59:19 10 [2] - 87:17, 90:13 11 [1] - 64:18 111 [1] - 26:24 12 [2] - 9:19, 64:18 1200 [1] - 28:23 123 [6] - 2:18, 8:9, 8:19, 11:3, 23:10, 104:10 12th [1] - 13:23 13 [1] - 24:8 138 [1] - 104:10 14 [1] - 24:8 15 [1] - 55:14 1500 [1] - 28:21 15th [1] - 57:19 16 [2] - 1:7, 108:12 17 [1] - 9:22 1:00 [1] - 57:19 1st [2] - 55:15, 70:7 | 4 4 [1] - 79:11 45 [1] - 62:3 450 [1] - 78:14 480 [1] - 50:5 | | | |
| 2 | 5 5 [1] - 57:6 50 [3] - 31:14, 31:16, 39:24 50,000 [1] - 100:23 | | | |
| 2% [1] - 57:5 2,000 [1] - 69:16 20 [2] - 7:11, 13:5 2007 [2] - 13:23, 104:13 2020 [4] - 1:7, 57:6, 108:12, 108:18 2021 [2] - 57:6, 69:13 2022 [1] - 57:6 21 [1] - 11:22 22nd [1] - 61:1 24 [1] - 77:8 24-inch [1] - 77:10 25 [15] - 31:8, 31:22, 32:5, 38:6, 39:1, 39:13, 39:21, 47:19, 77:13, 77:18, 77:20, 77:23, 78:4, 78:9, | 6 6 [2] - 57:5, 90:13 60 [1] - 23:13 | | | |
| | 7 7 [1] - 2:1 78 [1] - 25:6 7:00 [1] - 1:8 | | | |
| | 8 806 [1] - 70:3 834 [1] - 3:8 8:00 [1] - 60:16 8:07 [1] - 60:16 | | | |
| | 9 9:02 [2] - 107:9, 107:22 | | | |
| | A Abandonment [1] - 102:18 | | | |

| | | | | |
|--|--|---|---|--|
| <p>31:19, 58:4 allowed [4] - 31:17, 33:19, 104:21, 104:22 allowing [2] - 10:24, 24:1 allows [2] - 10:16, 31:18 allude [1] - 65:8 almost [3] - 68:16, 71:25, 73:15 alone [5] - 9:24, 10:7, 10:9, 10:12, 10:24 alter [1] - 24:4 alternative [5] - 17:4, 19:19, 20:3, 20:5, 46:22 Altice [2] - 63:10, 102:24 Amanda [2] - 57:23, 58:24 amended [1] - 77:21 amendment [1] - 57:11 amendments [1] - 53:22 amount [3] - 45:20, 53:4, 82:19 animation [1] - 87:10 Anker [1] - 86:15 announce [1] - 56:16 announcement [1] - 30:22 answer [2] - 71:13, 94:17 anyway [2] - 84:14, 84:17 apologies [2] - 34:18, 38:22 apologize [5] - 3:19, 31:24, 34:16, 61:18, 81:16 applicant [1] - 29:10 application [18] - 3:8, 13:21, 14:5, 17:9, 17:10, 18:17, 20:9, 21:3, 21:25, 45:15, 56:22, 61:5, 61:25, 62:8, 67:13, 68:2, 68:11 application's [1] - 34:9 applications [2] -</p> | <p>58:5, 83:7 apply [1] - 106:14 appointment [1] - 6:8 appreciate [10] - 8:14, 27:16, 29:6, 29:11, 37:12, 40:6, 56:4, 82:23, 83:15, 84:18 approach [1] - 78:2 appropriate [2] - 27:2, 103:19 approve [5] - 14:9, 17:11, 17:14, 19:5, 67:2 approved [14] - 8:23, 11:23, 12:19, 12:23, 12:24, 13:6, 16:25, 28:22, 29:3, 56:21, 57:11, 67:24, 102:12, 102:14 April [1] - 69:13 Architectural [1] - 29:13 area [18] - 27:23, 36:13, 36:14, 36:16, 43:13, 43:14, 49:9, 53:5, 69:19, 77:11, 77:14, 78:6, 79:14, 84:23, 86:8, 86:21, 93:16 areas [2] - 49:1, 77:5 arguing [1] - 33:24 arrangement [1] - 30:21 art [2] - 78:23, 82:7 Article [1] - 25:6 aspect [1] - 10:25 aspects [1] - 44:20 assembly [2] - 38:6, 56:22 Assembly [1] - 56:15 assess [1] - 10:13 assessed [1] - 10:8 assessment [1] - 10:14 assigned [1] - 25:3 assist [2] - 49:16, 49:23 assisted [1] - 49:3 associated [1] - 35:7 Association [1] - 29:7 assumed [1] - 38:23 assure [1] - 68:1 atmosphere [1] -</p> | <p>52:17 attached [1] - 53:19 attendants [4] - 30:7, 30:16, 37:7, 37:11 attending [1] - 93:13 attention [4] - 57:1, 57:21, 65:21, 95:24 Attorney [7] - 13:17, 19:15, 24:22, 40:4, 60:19, 61:2, 69:1 ATTORNEY [17] - 1:18, 15:11, 15:16, 15:18, 16:24, 24:23, 38:15, 61:9, 61:12, 61:17, 64:25, 65:13, 66:16, 66:18, 68:24, 103:4, 103:16 attorney [1] - 102:8 attorneys [2] - 62:13, 62:18 audit [1] - 54:2 August [5] - 15:23, 16:11, 16:17, 57:8, 57:19 Aurichio [1] - 57:23 Authority [1] - 54:17 authorized [1] - 54:7 authorizing [1] - 80:15 automatic [5] - 6:22, 7:1, 7:8, 7:19, 7:22 available [1] - 44:15 Avenue [6] - 9:3, 9:6, 100:8, 100:13, 104:10 await [1] - 48:4 awake [1] - 41:24 aware [3] - 35:9, 38:19, 76:12 awkward [1] - 88:17 Aye [4] - 107:12, 107:13, 107:14, 107:15</p> | <p>banner [5] - 76:19, 77:20, 77:22, 78:5, 78:15 banners [2] - 49:25, 78:7 bar [1] - 91:25 barely [1] - 77:8 Barnosky [1] - 57:1 barricades [1] - 91:13 barriers [1] - 91:2 base [1] - 57:3 based [1] - 104:12 basic [2] - 48:4, 65:19 basics [1] - 13:9 basis [1] - 89:3 basketball [2] - 41:23, 41:25 beach [9] - 30:5, 30:7, 30:15, 32:9, 32:21, 35:23, 36:10, 37:22, 50:24 Beach [2] - 40:17, 68:13 beaches [1] - 72:6 Beans [1] - 97:12 beautiful [1] - 77:16 become [3] - 25:16, 71:18, 76:1 becomes [1] - 34:13 beginning [1] - 54:24 begins [2] - 54:2, 77:12 behalf [1] - 81:5 behavior [1] - 37:8 behind [1] - 5:5 belief [1] - 78:25 below [1] - 105:22 benefit [1] - 57:7 BESS [1] - 1:14 Bess [2] - 75:17, 84:20 Bess' [1] - 24:3 best [4] - 22:22, 86:4, 95:5, 95:6 better [9] - 4:17, 11:5, 12:1, 22:22, 23:12, 34:11, 52:18, 89:11, 99:1 betterment [1] - 25:25 between [7] - 24:6, 64:21, 77:3, 80:25, 86:24, 86:25, 105:6 beyond [1] - 104:3 BID [7] - 64:13, 77:24,</p> | <p>89:4, 90:5, 90:6, 92:17, 94:22 bidder [1] - 57:12 big [7] - 9:25, 11:3, 11:16, 37:21, 39:22, 52:1 bigger [4] - 10:15, 46:24, 50:11, 90:21 bill [1] - 59:5 Billing [1] - 54:11 bills [1] - 55:22 bit [10] - 42:20, 43:8, 44:3, 54:15, 58:4, 59:9, 69:20, 71:22, 90:4, 94:6 bits [1] - 22:7 block [15] - 86:9, 87:3, 87:6, 87:18, 87:23, 88:14, 88:25, 89:22, 90:22, 93:2, 96:7, 96:10, 96:14, 97:10 blocked [1] - 90:23 blocks [1] - 87:19 blood [1] - 108:14 Board [75] - 12:8, 12:9, 13:13, 13:22, 14:10, 14:13, 14:14, 14:15, 14:19, 14:25, 17:12, 17:13, 18:5, 18:7, 18:20, 18:25, 20:7, 20:13, 20:16, 20:18, 20:19, 20:21, 20:24, 21:2, 21:5, 21:8, 21:12, 21:19, 21:23, 22:12, 22:13, 23:1, 23:10, 23:22, 24:20, 25:2, 25:24, 29:13, 30:5, 35:24, 45:4, 45:10, 45:14, 46:1, 48:9, 48:19, 53:2, 61:6, 61:23, 61:25, 62:4, 62:23, 63:8, 68:1, 69:9, 70:19, 71:20, 72:20, 74:19, 85:14, 88:19, 89:25, 91:7, 93:14, 98:8, 102:3, 102:4, 105:7, 105:11, 106:10, 106:13, 107:2, 107:6 BOARD [1] - 1:3 Board's [1] - 32:16 boards [1] - 79:10</p> |
| <p>B</p> | | | | |
| <p>backwards [1] - 104:16 bad [1] - 4:14 ball [2] - 8:1, 27:6 band [1] - 4:23 band-aided [1] - 4:23 Bank [1] - 73:3 bank [1] - 54:6</p> | | | | |

| | | | | |
|---|--|---|---|---|
| <p>Boards [20] - 12:12, 15:4, 15:22, 16:5, 16:16, 16:19, 19:17, 20:25, 21:1, 21:4, 21:7, 22:2, 22:19, 23:21, 57:22, 62:3, 106:17, 106:19, 106:22, 106:25 boat [2] - 3:14, 4:11 boaters [1] - 50:9 boats [1] - 50:11 boiler [1] - 68:10 bond [1] - 100:6 book [1] - 59:15 Borrelli [1] - 59:3 boundary [1] - 37:20 box [1] - 4:23 boxes [1] - 5:8 BRAATEN [1] - 108:7 Braaten [1] - 108:20 Brandt [1] - 53:13 BRANDT [13] - 1:21, 53:14, 53:17, 53:24, 54:2, 55:2, 55:5, 55:12, 55:16, 55:20, 56:1, 56:4, 56:7 break [1] - 60:18 breather [1] - 60:6 Bridge [2] - 77:12, 77:16 Bridgehampton [1] - 73:2 brief [3] - 2:19, 27:14, 60:11 briefly [3] - 60:21, 60:23, 74:3 bring [3] - 57:21, 88:22, 103:18 bringing [1] - 5:7 brought [2] - 63:2, 72:23 budget [6] - 47:22, 53:20, 53:22, 70:6, 78:13 budgets [1] - 72:17 buffer [2] - 9:4, 12:3 build [3] - 13:1, 104:14, 105:17 building [28] - 3:11, 5:13, 5:25, 7:18, 9:21, 9:23, 9:24, 10:4, 10:12, 10:15, 10:25, 11:5, 12:17,</p> | <p>12:19, 12:20, 12:23, 12:25, 27:19, 28:1, 28:10, 28:22, 29:3, 104:18, 104:20, 104:25, 106:3 Building [2] - 50:16, 104:24 building's [1] - 28:19 buildings [1] - 12:24 built [1] - 105:9 burning [1] - 7:5 bus [2] - 39:24, 45:2 Business [3] - 85:4, 85:18, 89:13 business [4] - 29:23, 96:16, 96:19, 97:4 businesses [5] - 89:9, 89:21, 96:13, 96:17, 97:2 busy [1] - 100:1 button [1] - 74:9</p> | <p>cement [2] - 91:2, 100:12 Center [1] - 91:20 certain [1] - 96:16 certainly [8] - 32:4, 32:13, 32:15, 42:8, 44:8, 44:17, 50:25, 105:24 Certificate [1] - 102:17 certify [2] - 108:9, 108:13 chair [2] - 36:21, 37:17 Chair [1] - 57:25 Chairs [1] - 15:12 chairs [1] - 68:12 challenge [1] - 63:4 chance [6] - 3:20, 23:15, 71:17, 72:14, 74:21, 100:18 chances [2] - 16:7, 89:8 change [12] - 9:15, 11:16, 20:4, 22:8, 22:23, 27:17, 36:1, 44:2, 44:4, 47:21, 56:21, 79:10 changed [2] - 31:15, 56:23 changes [6] - 14:12, 21:2, 30:20, 49:1, 63:22, 67:18 changing [3] - 66:4, 74:14, 75:23 charges [1] - 10:7 check [2] - 21:16, 83:22 checking [1] - 24:5 Chief [10] - 2:24, 2:25, 4:2, 8:4, 70:20, 71:24, 71:25, 85:12, 90:8, 90:17 CHIEF [13] - 3:2, 3:4, 3:6, 3:18, 3:21, 4:5, 4:10, 5:5, 5:14, 7:13, 7:21, 7:25, 8:7 Chiefs [1] - 6:9 choice [1] - 7:12 cinema [1] - 104:24 circle [1] - 17:22 circulate [1] - 62:9 circumvent [1] - 20:2 circumvented [1] -</p> | <p>19:24 civil [1] - 84:4 clarification [1] - 64:19 Clark's [1] - 40:17 CLARKE [97] - 1:13, 3:25, 23:4, 23:7, 23:18, 23:20, 23:24, 25:11, 26:1, 26:8, 26:19, 26:23, 27:1, 27:14, 28:4, 28:7, 28:15, 28:18, 28:24, 29:1, 29:4, 31:9, 31:11, 31:18, 31:22, 31:25, 32:7, 32:17, 33:4, 34:15, 34:23, 35:1, 35:6, 36:3, 36:19, 36:24, 37:12, 38:3, 38:10, 38:13, 38:16, 39:3, 39:10, 39:16, 39:19, 40:6, 41:12, 52:11, 63:18, 63:20, 64:4, 65:8, 66:7, 68:5, 68:22, 75:11, 75:17, 75:19, 76:16, 78:12, 79:25, 80:8, 80:13, 80:24, 81:4, 81:18, 81:21, 81:23, 82:3, 82:6, 82:13, 82:22, 83:1, 83:10, 83:12, 83:17, 83:24, 84:18, 90:12, 90:14, 93:11, 96:4, 96:11, 97:19, 98:5, 98:15, 98:23, 99:3, 99:6, 99:22, 100:25, 101:4, 101:8, 101:12, 101:24, 102:1, 107:13 Clarke [6] - 40:21, 70:11, 75:10, 80:19, 81:15, 95:15 Claudio's [3] - 49:13, 88:15, 91:8 cleaner [1] - 80:4 clear [2] - 68:18, 100:14 clearly [4] - 34:19, 35:11, 39:25, 51:8 CLERK [23] - 1:19, 3:24, 4:2, 17:20, 18:2, 30:11, 56:11, 58:15, 58:24, 59:2, 60:3, 81:15, 81:19,</p> | <p>81:22, 81:24, 82:5, 82:8, 82:14, 82:24, 83:5, 83:11, 83:15, 84:15 Clerk [3] - 56:10, 57:22, 102:21 Clerk's [1] - 83:1 climate [1] - 52:21 clock [1] - 100:2 close [11] - 28:11, 53:20, 77:2, 85:25, 87:18, 87:23, 88:16, 90:10, 90:20, 91:9 closed [8] - 34:24, 40:10, 40:11, 41:9, 41:20, 90:15, 96:14, 96:18 closeout [2] - 53:19, 54:10 closer [2] - 18:3, 49:21 Closes [2] - 40:23, 41:4 closing [1] - 41:17 closing [5] - 32:11, 38:5, 91:19, 93:16, 96:9 closure [11] - 49:4, 67:21, 85:18, 87:2, 87:15, 88:9, 88:10, 89:2, 90:7, 90:18 closures [9] - 96:6, 97:24, 98:13 Code [9] - 7:25, 31:19, 32:5, 33:17, 50:18, 50:20, 59:13, 83:3 code [14] - 11:25, 32:24, 33:3, 33:14, 34:18, 34:25, 35:5, 36:1, 36:2, 38:7, 38:11, 38:24, 40:9, 59:15 coded [1] - 31:11 codes [1] - 18:6 cohesive [1] - 81:12 collect [1] - 101:7 collection [1] - 49:12 collections [1] - 54:12 comfortable [5] - 23:1, 24:1, 33:24, 88:8, 98:8 coming [15] - 5:11, 5:15, 5:23, 5:24,</p> |
| <p>C</p> | | <p>Cablevision [2] - 102:23, 103:13 calendar [1] - 61:3 calm [1] - 71:22 CAM [1] - 10:7 camera [1] - 101:18 campground [2] - 52:5, 52:6 cancelled [1] - 56:18 cannot [2] - 36:16, 94:8 capacity [1] - 89:25 cardboard [2] - 99:1, 99:5 care [6] - 6:1, 6:6, 8:1, 27:10, 29:23, 52:4 careful [1] - 25:20 Carousel [4] - 51:11, 51:12, 51:21, 53:6 carried [1] - 107:18 carries [1] - 26:3 carry [2] - 52:14, 79:18 carry-out [1] - 52:14 cars [1] - 86:24 case [3] - 41:8, 100:14, 105:3 CAST [1] - 61:6 catering [1] - 96:15</p> | | |

| | | | | |
|---|--|--|---|---|
| <p>7:17, 7:18, 48:13, 52:2, 73:16, 76:12, 86:16, 91:11, 97:15, 100:3, 107:19 commend [3] - 50:14, 52:2, 75:20 comment [7] - 14:12, 22:16, 29:20, 52:11, 62:4, 68:7, 103:25 commented [2] - 45:6, 63:24 comments [29] - 8:21, 9:13, 13:14, 16:8, 24:3, 25:1, 29:25, 43:8, 43:10, 43:15, 43:23, 44:13, 44:15, 46:6, 46:10, 46:21, 46:25, 48:1, 48:19, 59:24, 61:24, 62:11, 64:16, 67:14, 95:16, 99:11, 107:9 commercial [2] - 104:18, 105:22 Commercial [1] - 26:6 Commission [14] - 26:9, 57:25, 58:1, 58:3, 58:6, 58:12, 103:5, 103:7, 103:9, 103:11, 103:15, 103:17, 103:24, 104:6 committee [3] - 90:7, 91:22 communicate [2] - 34:11, 103:23 communicating [2] - 69:15, 70:8 communication [2] - 40:20, 72:5 community [3] - 25:25, 54:16, 70:14 company [1] - 102:14 Company [2] - 3:8, 3:9 compelling [1] - 79:4 complained [1] - 96:13 complaining [2] - 33:16, 103:13 complaint [2] - 104:1, 104:4 complaints [1] - 32:25 completed [4] - 51:13, 101:13, 101:24,</p> | <p>102:13 completion [1] - 54:5 complex [1] - 78:20 complicated [3] - 7:4, 35:15, 85:17 comprehensive [3] - 47:24, 75:22, 87:5 compromise [1] - 104:18 computers [1] - 7:6 concern [3] - 19:21, 25:4, 31:7 concerned [4] - 4:24, 20:16, 76:4, 86:2 concerns [2] - 19:24, 45:6 concur [1] - 23:4 condos [1] - 104:14 conference [3] - 18:8, 18:14, 90:6 confirm [2] - 21:17, 73:11 confrontational [1] - 34:13 congestion [2] - 54:22, 72:9 connection [1] - 56:17 connections [1] - 50:12 cons [1] - 23:15 consensus [1] - 92:12 consider [1] - 105:8 consideration [1] - 67:14 considered [1] - 79:22 consistent [1] - 82:12 construction [1] - 47:12 contact [1] - 100:10 container [1] - 89:7 contains [1] - 108:10 context [1] - 104:23 continuation [2] - 83:3, 83:5 continue [5] - 30:19, 44:11, 83:13, 84:12, 84:17 continuing [3] - 53:18, 83:13, 87:14 contract [2] - 63:8, 63:13 contrary [2] - 105:24, 105:25</p> | <p>control [5] - 20:14, 21:23, 94:14, 94:15, 95:10 controls [1] - 66:14 conversation [8] - 6:13, 83:4, 88:22, 89:24, 92:9, 92:21, 94:21, 95:3 conversations [1] - 90:5 cooperation [1] - 59:22 coordinated [3] - 21:19, 21:21, 61:20 copied [1] - 104:6 copy [1] - 103:17 corner [3] - 45:23, 72:24, 73:3 corners [1] - 73:14 correct [11] - 15:17, 17:6, 18:18, 19:6, 23:23, 24:4, 58:7, 64:9, 66:21, 101:20, 108:11 corrected [1] - 51:15 correctly [2] - 26:3, 35:18 corrugated [1] - 78:17 Corwin [2] - 102:6, 102:7 CORWIN [6] - 102:7, 102:23, 103:8, 103:12, 103:20, 104:8 costly [1] - 47:3 Counsel [1] - 56:25 County [3] - 34:8, 55:23, 102:20 COUNTY [2] - 1:1, 108:5 couple [12] - 3:22, 7:22, 48:24, 51:15, 60:21, 60:22, 67:17, 70:22, 75:11, 89:8, 91:18, 92:5 course [5] - 31:8, 39:10, 54:13, 75:22, 82:15 Court [2] - 60:24, 108:7 courts [1] - 41:23 cover [2] - 78:14, 101:22</p> | <p>coverage [1] - 57:4 covering [1] - 38:18 coverings [3] - 38:9, 78:21, 82:10 COVID [2] - 31:3, 38:18 COVID-19 [2] - 38:14, 75:12 Crazy [1] - 97:12 crazy [1] - 83:24 create [5] - 33:5, 57:23, 82:16, 89:4, 89:14 created [4] - 86:5, 86:8, 87:19, 88:17 Crew [1] - 81:6 criticism [1] - 88:2 crop [1] - 33:10 cross [1] - 76:23 crossing [1] - 24:5 crosswalk [4] - 72:25, 73:7, 73:13, 86:13 crosswalks [2] - 74:8, 95:16 crowded [1] - 88:14 crowds [1] - 90:21 curb [1] - 100:8 curbing [1] - 9:3 curiosity [1] - 80:21 current [1] - 9:6 cushy [1] - 84:8 customers [2] - 94:14, 94:16 cut [2] - 105:12, 105:14</p> | <p>22:13, 34:5, 39:22, 44:20 dealing [3] - 18:5, 70:25, 71:14 dealt [1] - 24:15 DEC [1] - 49:19 decided [1] - 61:19 decision [5] - 14:1, 25:17, 46:4, 88:3, 88:24 deck [1] - 79:15 declaration [1] - 57:17 deemed [1] - 57:14 defer [1] - 18:21 definitely [5] - 5:25, 6:7, 6:25, 7:16, 7:20 delay [3] - 21:6, 21:7, 25:6 delivered [1] - 80:22 Department [25] - 2:18, 2:23, 40:12, 48:24, 48:25, 49:10, 49:22, 49:23, 50:14, 50:16, 51:13, 53:18, 54:9, 64:14, 64:17, 85:16, 85:24, 88:7, 88:11, 90:9, 91:3, 93:21, 97:6, 97:9, 101:9 departments [1] - 48:23 DEPUTY [1] - 1:12 described [2] - 19:16, 84:25 description [2] - 2:19, 89:12 design [4] - 42:23, 43:5, 43:6, 46:12 designated [1] - 35:2 designed [2] - 47:1, 51:24 designers [1] - 42:24 designing [1] - 43:19 desire [1] - 19:21 detail [2] - 44:19, 50:7 determine [1] - 73:5 detour [5] - 65:13, 86:17, 90:23, 96:8, 98:18 developed [2] - 35:10, 77:13 developers [1] - 104:13</p> |
| <p>D</p> | | | | |
| <p>daily [1] - 72:1 damage [1] - 5:4 daring [1] - 74:12 dark [2] - 90:16, 91:14 dart [1] - 86:24 darting [1] - 86:25 date [2] - 62:14, 63:15 David [1] - 102:7 day-to-day [1] - 79:22 daylight [1] - 90:11 days [4] - 55:14, 62:3, 87:17, 89:5 dead [3] - 9:10, 11:7, 11:14 deal [7] - 6:22, 22:12,</p> | | | | |

| | | | | |
|---|---|---|--|---|
| <p>developing [1] - 35:11 Development [1] - 54:16 dialogue [1] - 77:3 Diaz [1] - 51:19 difference [1] - 57:5 different [1] - 16:7, 18:5, 20:8, 22:7, 25:23, 66:8, 67:8, 68:17, 87:4, 92:24 dining [1] - 87:21 directing [1] - 81:10 direction [5] - 8:16, 24:2, 90:25, 93:9, 99:14 directional [1] - 78:24 directions [1] - 96:8 directly [1] - 14:18 disaster [1] - 73:18 discovered [1] - 5:4 discuss [7] - 34:4, 40:3, 45:9, 69:9, 70:20, 72:10, 72:17 discussed [5] - 3:10, 3:11, 45:15, 75:12, 96:6 discussing [2] - 69:24, 70:5 discussion [6] - 4:22, 33:8, 33:9, 70:18, 72:13, 93:15 discussions [2] - 91:5, 92:4 disrespectful [1] - 45:14 distancing [3] - 2:8, 37:7, 38:9 distribute [1] - 81:8 distribution [2] - 5:12, 6:3 District [4] - 58:11, 85:4, 85:19, 89:13 disturb [1] - 41:21 dock [1] - 36:6 document [2] - 102:16, 102:20 done [2] - 6:11, 19:9, 19:16, 25:9, 26:17, 41:21, 42:9, 42:21, 49:6, 49:8, 52:18, 54:22, 63:15, 64:15, 65:7, 73:9, 87:3, 97:23, 99:19, 101:3,</p> | <p>102:12 door [1] - 41:22 DOT [15] - 43:7, 43:12, 44:9, 45:7, 46:21, 46:25, 47:15, 47:20, 63:22, 65:6, 67:24, 68:14, 99:11, 99:13 DOT's [1] - 43:14 dots [1] - 24:5 doubt [1] - 83:20 Doug [3] - 5:17, 6:9, 7:16 down [46] - 2:20, 7:3, 11:11, 11:12, 13:12, 15:7, 16:19, 26:22, 30:24, 33:2, 33:17, 34:2, 35:14, 39:6, 39:12, 40:24, 41:15, 42:3, 51:21, 54:3, 54:13, 71:17, 71:22, 72:10, 74:9, 75:18, 84:6, 90:20, 90:24, 90:25, 91:9, 91:10, 91:19, 91:25, 92:13, 93:1, 96:10, 96:13, 96:18, 97:7, 97:10, 97:12, 97:14, 97:17, 98:3, 101:22 downtown [1] - 97:23 dozen [1] - 90:20 drainage [1] - 57:10 draw [1] - 95:24 drawing [2] - 42:21, 48:3 drawings [2] - 65:22, 67:3 drawn [1] - 40:5 drinking [1] - 89:7 drive [2] - 90:24, 90:25 drops [1] - 96:19 drug [1] - 70:24 Drum [1] - 56:17 due [2] - 54:13, 59:5 during [5] - 2:25, 30:18, 62:25, 69:20, 90:11 dusk [3] - 34:24, 40:10, 41:17 Dusk [1] - 41:4 Dusk" [1] - 40:24</p> | <p style="text-align: center;">E</p> <p>early [1] - 94:23 easier [2] - 37:17, 80:4 easiest [1] - 6:12 easily [1] - 77:14 east [5] - 28:9, 77:24, 86:13, 95:17, 97:11 East [2] - 50:3, 76:22 effect [1] - 33:6 effort [3] - 8:17, 12:18, 58:1 efforts [2] - 75:20, 75:21 egress [1] - 11:15 eight [1] - 84:2 either [9] - 10:22, 33:10, 63:20, 64:4, 64:19, 78:1, 87:2, 94:4, 104:24 electric [2] - 54:2, 93:24 Electric [2] - 49:22, 49:23 electrical [2] - 4:15, 5:1 electrician [1] - 6:6 electricity [2] - 6:19, 6:23 ELIH [1] - 49:13 elsewhere [1] - 56:23 emails [1] - 70:12 Emergency [1] - 57:18 emergency [2] - 79:23, 86:10 emphasized [1] - 95:12 employee [1] - 34:12 employees [1] - 5:2 EMT [3] - 85:24, 89:3, 89:17 encourage [1] - 45:13 End [1] - 76:22 end [14] - 9:5, 9:10, 11:7, 11:14, 25:16, 39:6, 53:18, 54:9, 57:10, 95:21, 96:1, 100:9, 100:18, 104:1 endanger [1] - 59:10 ends [1] - 59:24 enforce [4] - 35:25, 36:18, 37:18, 40:3 enforced [4] - 33:3,</p> | <p>35:19, 36:8, 41:7 Enforcement [4] - 32:6, 50:18, 50:21, 83:3 enforcement [6] - 40:11, 69:10, 70:23, 76:13, 76:14, 83:18 Enforcer [2] - 7:25, 33:17 engage [1] - 88:21 engineer [7] - 4:14, 43:1, 43:3, 43:4, 43:11, 45:18, 46:18 engineering [1] - 43:20 engineers [3] - 42:24, 43:15, 62:19 English [1] - 82:1 enjoy [2] - 92:10, 93:7 enjoying [1] - 51:9 ensuing [1] - 24:7 ensure [1] - 58:10 enter [2] - 78:5, 78:9 entered [2] - 13:23, 13:24 entering [3] - 76:21, 76:25, 77:6 entire [3] - 26:10, 26:14, 50:10 entity [1] - 63:3 entry [1] - 48:13 environment [3] - 61:25, 75:23, 84:24 envisaged [1] - 76:18 erected [2] - 77:23, 77:25 especially [2] - 84:24, 85:2 essentially [1] - 95:10 etcetera [1] - 63:1 evaluate [5] - 6:11, 7:16, 30:19, 87:24, 88:23 evaluation [1] - 88:13 evening [5] - 2:7, 27:10, 56:11, 56:13, 60:20 event [4] - 32:2, 39:8, 39:15, 56:22 events [1] - 56:16 evolved [1] - 67:16 exactly [1] - 66:17 example [4] - 56:15,</p> | <p>65:24, 68:13, 79:13 exceed [3] - 59:17, 59:19, 82:19 except [1] - 104:23 excepting [1] - 81:25 excuse [1] - 53:24 executing [1] - 80:2 Executive [2] - 76:8, 79:3 exhibit [1] - 78:18 exist [1] - 34:20 existing [3] - 105:8, 105:12, 105:13 expand [1] - 93:1 expansion [1] - 49:2 expect [3] - 29:10, 44:6, 102:16 expenditure [3] - 79:21, 80:15, 82:16 expense [1] - 79:23 expensed [1] - 82:21 expensive [1] - 7:10 Experience [1] - 56:17 experiencing [1] - 49:17 expiration [1] - 63:15 expiring [1] - 63:10 explain [3] - 12:15, 27:25, 47:20 explicit [1] - 46:8 extended [2] - 57:7, 57:17 extension [5] - 47:7, 47:9, 47:10, 47:13, 55:15 extensions [1] - 55:11 extensive [3] - 44:16, 44:19, 46:7 extensively [1] - 57:22</p> <p style="text-align: center;">F</p> <p>face [7] - 9:24, 38:9, 71:23, 81:25, 82:9, 82:10 face-to-face [1] - 71:23 faces [1] - 107:20 facial [1] - 78:21 fact [7] - 6:14, 14:22, 54:13, 55:6, 69:23, 76:7, 94:23 failing [1] - 50:8</p> |
|---|---|---|--|---|

| | | | | |
|--|--|--|---|---|
| <p>fair [3] - 25:21, 45:19, 96:21 fairly [2] - 47:23, 74:12 fall [1] - 21:11 Fall [1] - 76:3 falling [1] - 51:21 FAQs [1] - 58:2 far [4] - 4:1, 24:10, 29:6, 93:22 fashion [1] - 99:7 faster [1] - 73:19 favor [2] - 16:8, 107:11 favor [1] - 89:3 February [1] - 54:19 fee [1] - 10:15 feeds [1] - 5:24 feelings [1] - 22:11 fees [2] - 10:7, 10:15 feet [1] - 77:13 fellow [1] - 80:2 felt [2] - 88:8, 92:16 fencing [1] - 94:3 ferry [3] - 3:23, 42:18, 48:13 Festival [3] - 56:20, 89:6, 90:10 festivals [1] - 89:5 few [10] - 46:3, 48:7, 50:9, 65:1, 65:3, 67:20, 74:5, 83:9, 85:3, 102:18 field [1] - 54:4 fight [1] - 91:25 fighting [1] - 37:22 figure [2] - 82:20, 87:25 file [1] - 102:17 filed [2] - 61:5, 102:18 final [8] - 45:11, 53:21, 63:7, 67:23, 68:7, 82:7, 88:24, 99:10 finalize [1] - 99:16 finally [5] - 54:17, 80:7, 80:9, 80:11, 88:20 fine [8] - 6:24, 7:20, 35:21, 38:25, 41:14, 42:13, 62:7, 75:5 finish [1] - 81:11 finished [3] - 51:6, 51:7, 52:1 fire [3] - 5:3, 65:18,</p> | <p>65:23 Fire [13] - 2:17, 2:23, 85:24, 88:6, 89:3, 89:17, 90:9, 91:3, 93:21, 97:6, 97:9, 97:11, 97:15 firehouse [1] - 4:15 Firehouse [1] - 1:6 First [3] - 61:6, 85:23, 86:13 first [25] - 5:9, 6:23, 10:20, 14:25, 20:20, 21:9, 22:16, 25:1, 29:24, 30:3, 34:15, 45:7, 45:8, 45:16, 54:18, 54:23, 55:25, 57:11, 60:22, 60:24, 60:25, 62:24, 85:21, 101:25, 102:6 fish [3] - 36:11, 36:16, 36:22 fishing [7] - 33:1, 33:19, 33:21, 36:6, 36:9, 36:12, 37:19 five [9] - 9:19, 9:23, 53:19, 60:6, 60:11, 60:12, 60:15, 73:19, 76:19 five-minute [1] - 60:6 fix [2] - 46:15, 93:25 fixed [2] - 5:2, 5:9 flag [1] - 2:3 Flatley [1] - 90:8 flow [4] - 49:12, 49:14, 49:15, 49:20 fluidity [1] - 39:20 fly [1] - 91:23 focus [3] - 44:1, 54:9, 98:6 focused [1] - 80:4 follow [9] - 3:16, 3:20, 10:17, 19:23, 25:5, 66:21, 68:7, 106:5, 106:8 following [2] - 52:8, 106:7 foot [1] - 13:5 footage [2] - 28:19, 28:20 footprint [3] - 13:4, 28:9, 28:21 Force [1] - 85:2 foregoing [1] - 108:10</p> | <p>foremost [1] - 85:21 forever [1] - 36:7 forget [2] - 66:16 Fork [1] - 56:20 formal [1] - 30:22 forms [2] - 58:2, 58:4 forth [3] - 8:22, 43:9, 64:21 forum [1] - 8:15 forward [12] - 4:16, 15:24, 18:18, 19:22, 22:23, 23:16, 38:2, 62:21, 68:3, 72:10, 99:15, 100:12 Forward [1] - 50:19 forwards [1] - 104:16 foundation [1] - 105:9 four [8] - 16:6, 16:9, 16:19, 23:21, 76:20, 78:20, 80:10, 106:25 four-by-six [1] - 76:20 four-part [1] - 78:20 Fourth [9] - 43:25, 44:23, 45:2, 45:19, 46:9, 46:19, 48:14, 78:5 franchise [3] - 102:24, 103:3, 103:6 Frank [1] - 104:9 frankly [1] - 87:6 freeze [1] - 57:2 frequently [1] - 86:1 fresh [2] - 60:8, 60:19 Friday [1] - 92:14 Front [11] - 26:24, 49:5, 72:24, 86:14, 88:9, 88:14, 88:25, 89:21, 91:19, 93:4, 96:17 front [2] - 96:24, 105:7 frustrating [1] - 80:12 full [2] - 52:7, 88:10 fully [5] - 29:10, 29:14, 86:7, 88:23 function [2] - 20:8, 96:7 fundamental [1] - 12:5 funds [2] - 47:12, 47:17 future [5] - 20:17, 27:4, 84:14, 89:11, 89:19</p> | <p style="text-align: center;">G</p> <p>Gallery [1] - 96:22 garbage [1] - 37:8 garner [1] - 89:20 gate [1] - 20:22 gatekeeper [1] - 20:22 gear [2] - 7:1, 7:8 general [3] - 65:9, 91:6, 92:12 General [1] - 59:13 generation [2] - 11:19 generator [5] - 4:17, 6:14, 6:15, 6:21, 7:7 Genesys [1] - 62:12 GEORGE [1] - 1:11 George [1] - 79:7 getter [1] - 84:10 given [4] - 45:19, 68:14, 68:16, 84:15 Glass [1] - 68:13 glasses [1] - 60:9 globally [1] - 21:25 go-getter [1] - 84:10 goings [1] - 70:4 Governor [1] - 71:3 grant [3] - 43:2, 47:7, 57:11 granted [2] - 53:7, 55:13 grants [1] - 57:9 grass [1] - 52:16 grateful [1] - 84:21 grease [5] - 51:20, 51:21, 51:22, 51:24 great [7] - 27:20, 45:12, 51:4, 52:20, 58:1, 59:1, 70:15 greater [2] - 9:15, 85:13 greatly [2] - 11:12, 85:7 green [2] - 12:3, 44:2 Green [1] - 86:15 GREENPORT [1] - 1:1 Greenport [8] - 63:4, 70:10, 72:21, 76:8, 77:25, 78:1, 103:3, 104:23 greenport [1] - 1:6 Greg [1] - 83:21 grounds [1] - 5:24 group [8] - 31:14,</p> | <p>32:4, 39:7, 82:2, 86:18, 86:21, 92:21 grouping [1] - 39:21 groups [2] - 31:7, 31:16 guess [3] - 3:22, 61:6, 89:11 guidance [3] - 20:15, 41:13, 48:4 guidelines [7] - 2:8, 10:17, 32:21, 33:5, 35:22, 37:1, 58:2 guides [1] - 30:25 gutter [1] - 3:10 gutters [1] - 3:10 guys [6] - 6:4, 7:23, 74:12, 75:1, 85:7, 93:25</p> |
| | | | H | |
| | | | <p>Habitat [2] - 102:9, 102:14 Hampton [1] - 45:3 hand [1] - 108:18 handicapped [2] - 65:15, 65:24 handles [1] - 61:2 hang [1] - 88:4 happy [2] - 59:2, 59:19 hard [6] - 52:23, 53:4, 67:10, 77:9, 87:11, 88:18 haul [1] - 11:18 hazard [3] - 86:8, 90:16, 91:15 head [1] - 38:21 headed [1] - 52:14 heading [2] - 74:13, 97:10 HEAP [1] - 57:7 hear [4] - 2:14, 4:3, 13:13, 102:6 heard [3] - 8:20, 58:21, 70:22 hearing [25] - 14:10, 14:11, 15:2, 15:5, 16:16, 16:17, 17:10, 17:15, 18:24, 19:5, 19:10, 19:11, 19:15, 20:20, 22:5, 22:16, 23:9, 24:25, 27:11, 30:10, 36:2, 80:5,</p> | |

| | | | | |
|---|---|--|--|--|
| <p>98:16, 106:10, 106:22 hearings [5] - 15:23, 16:6, 16:10, 16:14, 17:22 heart [1] - 86:5 heavily [1] - 48:25 hectic [1] - 71:16 heed [1] - 82:15 hello [1] - 85:8 help [10] - 11:13, 37:10, 52:1, 81:14, 87:25, 89:13, 90:18, 92:19, 94:5, 94:11 helped [1] - 81:7 helpful [1] - 55:21 helping [1] - 49:25 hereby [1] - 108:9 hereunto [1] - 108:17 high [1] - 55:23 higher [1] - 28:20 highlight [1] - 49:11 highlights [2] - 48:24, 56:14 Hill [1] - 86:15 hire [1] - 43:3 Historic [6] - 25:22, 26:9, 26:21, 29:13, 57:24, 58:11 historic [3] - 26:4, 26:6, 26:12 Historical [1] - 13:12 history [1] - 42:20 hit [2] - 73:15, 74:8 HO [1] - 10:14 HOA [2] - 10:6, 10:15 hold [2] - 16:13, 100:17 holiday [1] - 89:4 hollering [2] - 37:22, 93:4 home [2] - 28:12, 58:3 honest [2] - 45:16, 88:13 honestly [1] - 80:20 honesty [1] - 44:23 hope [2] - 65:4, 95:13 hopefully [3] - 8:15, 23:11, 84:12 horizontal [1] - 27:22 Hose [1] - 3:9 host [1] - 39:8 Hotel [1] - 96:22</p> | <p>hour [4] - 57:5, 57:6, 60:5, 73:19 hours [4] - 32:11, 38:5, 40:9, 90:11 house [3] - 6:5, 11:4, 59:3 houses [1] - 28:2 Housing [1] - 54:16 housing [1] - 9:18, 10:1, 10:21, 11:17, 12:6, 12:7, 12:23, 13:4, 104:20, 105:21, 105:23 HPC [6] - 14:22, 16:25, 19:2, 23:22, 58:9, 58:21 Hubbard [1] - 79:7 HUBBARD [137] - 1:11, 2:2, 2:5, 3:3, 4:7, 4:20, 5:10, 5:16, 5:20, 6:3, 6:24, 7:15, 7:24, 8:3, 8:6, 8:8, 13:16, 14:17, 14:21, 15:1, 15:10, 15:15, 15:21, 16:1, 16:4, 16:15, 16:22, 17:2, 22:1, 23:5, 23:8, 23:19, 23:23, 24:14, 24:19, 24:24, 26:17, 26:20, 26:24, 27:5, 29:18, 30:9, 32:20, 32:24, 35:21, 36:4, 36:20, 36:25, 37:14, 38:25, 39:4, 39:11, 39:17, 40:2, 40:7, 40:22, 41:2, 41:14, 42:6, 42:10, 42:15, 48:15, 48:18, 48:21, 53:10, 53:13, 53:16, 55:1, 55:3, 55:10, 55:13, 55:17, 55:21, 56:2, 56:6, 56:10, 59:25, 60:2, 60:4, 60:11, 60:17, 62:7, 63:19, 68:25, 69:4, 71:6, 71:11, 73:25, 75:5, 75:9, 75:18, 76:15, 78:11, 79:24, 80:7, 80:9, 80:14, 80:18, 81:2, 82:25, 83:20, 83:25, 84:16, 90:3, 90:13, 90:15, 93:12, 94:9, 94:17, 96:9, 96:12, 97:20,</p> | <p>98:7, 98:21, 98:25, 99:4, 99:8, 99:16, 99:19, 99:21, 99:24, 100:21, 101:1, 101:5, 101:10, 101:14, 101:18, 101:21, 102:2, 106:16, 106:24, 107:3, 107:5, 107:8, 107:11, 107:15, 107:18 HUD [1] - 10:17 Humanity [1] - 102:9 hydrants [2] - 65:18, 65:23 hygiene [1] - 52:16</p> | <p>including [2] - 61:23, 98:17 incorporate [1] - 28:10 incorporated [1] - 9:13 incorporating [1] - 10:14 increased [1] - 34:6 increases [1] - 57:4 increasing [1] - 51:1 indelible [1] - 32:9 independent [3] - 17:7, 38:14, 71:15 indicate [1] - 76:20 indicated [2] - 38:17, 42:25 indicates [1] - 76:24 indication [1] - 76:6 individual [1] - 106:13 individually [3] - 15:6, 15:9, 17:23 indoors [1] - 87:21 indulgence [2] - 75:14, 81:13 infiltration [1] - 49:17 inflow [1] - 49:16 informal [1] - 12:11 information [10] - 2:21, 43:12, 58:12, 63:25, 64:20, 68:4, 74:25, 75:6, 98:9, 103:23 infrequently [1] - 89:18 inhouse [1] - 50:13 initial [4] - 24:6, 42:21, 79:3, 104:5 initiative [1] - 101:9 input [1] - 45:20 inside [2] - 50:6, 50:7 inspection [2] - 51:11, 51:13 installed [2] - 9:3, 9:4 instead [5] - 11:7, 13:3, 77:21, 78:15, 78:19 instill [1] - 94:5 insurance [1] - 59:5 intentions [1] - 86:4 interest [2] - 22:22, 86:5 interested [3] - 43:13,</p> | <p>58:18, 108:15 interesting [1] - 51:5 inventory [1] - 57:13 investigate [1] - 33:17 investigations [1] - 71:15 involve [1] - 14:9 involved [6] - 13:25, 14:2, 23:21, 49:1, 68:18, 85:9 involvement [1] - 85:15 involving [1] - 63:25 issue [16] - 38:25, 41:8, 49:17, 51:20, 77:6, 85:18, 86:11, 93:20, 93:22, 94:1, 94:25, 95:18, 96:3, 97:6, 100:15 issues [14] - 5:2, 6:17, 7:22, 33:13, 38:18, 49:24, 49:25, 50:4, 51:14, 70:13, 70:20, 70:24, 71:12, 103:24 item [3] - 42:16, 47:5, 79:11 items [4] - 29:22, 63:25, 64:18, 66:9 itself [3] - 12:17, 22:4, 56:13</p> |
| I | | | | |
| | | <p>idea [3] - 51:4, 89:1 ideal [1] - 2:15 ideas [1] - 58:25 ignorant [1] - 35:19 immediately [2] - 27:24, 51:16 impact [2] - 9:15, 11:10 impacts [1] - 61:24 implementation [1] - 81:10 important [2] - 71:1 impossible [1] - 83:18 impressed [1] - 74:10 improptu [1] - 39:5 improve [5] - 9:9, 10:1, 11:13, 12:18, 33:9 improved [2] - 12:19, 87:25 improvement [2] - 9:7, 12:6 improvements [3] - 9:1, 11:20, 12:5 improves [1] - 10:25 improving [1] - 11:18 IN [1] - 108:17 in-person [2] - 8:14, 62:23 inability [1] - 86:10 inches [1] - 77:8 incidences [1] - 45:21 included [1] - 79:4 includes [1] - 55:7</p> | <p>J</p> <p>JACK [1] - 1:12 Jack [1] - 75:15 Jacobs [2] - 5:17, 7:16 Jellyfish [2] - 63:3 Jitney [1] - 45:3 job [6] - 25:2, 49:9, 50:1, 50:21, 83:2, 84:8 Joe [1] - 17:6 John [1] - 51:19 join [1] - 39:12 joint [3] - 15:4, 25:13, 25:16 jointly [2] - 15:9, 15:13 JOSEPH [1] - 1:18 Jr [1] - 79:7 JR [1] - 1:11 JULIA [1] - 1:15 July [6] - 1:7, 55:15, 62:14, 62:18,</p> | |

| | | | | |
|--|---|---|--|---|
| <p>108:12, 108:18 jumpier [1] - 35:16 jumping [1] - 36:5 June [1] - 83:4 June's [1] - 69:8</p> | <p>Laughter [2] - 3:5, 60:10 law [3] - 14:7, 63:5, 89:7 Laws [1] - 59:14 lawsuit [1] - 63:1 laying [3] - 19:18, 20:1, 20:2 layout [1] - 9:7 lead [3] - 22:20, 22:25, 23:17 Lead [3] - 21:13, 21:22, 22:4 leads [1] - 7:4 learning [1] - 89:19 least [6] - 15:12, 31:3, 39:22, 40:14, 41:18, 101:2 leave [2] - 48:8, 98:23 left [3] - 46:3, 86:15, 86:17 legal [2] - 24:15, 38:5 legally [2] - 38:6, 40:3 legitimate [1] - 38:4 legs [1] - 86:22 less [2] - 57:4, 67:22 lessens [1] - 50:12 letter [1] - 103:12 letters [6] - 66:17, 71:6, 71:19, 71:20, 72:12, 84:22 letting [1] - 88:4 lever [2] - 7:3 levy [1] - 55:8 Life [1] - 56:17 lifeguard [6] - 35:7, 36:12, 36:21, 37:17, 37:18, 37:24 lifeguards [6] - 30:6, 30:15, 30:18, 36:17, 37:4, 37:5 lightening [1] - 81:9 lights [1] - 74:9 likely [1] - 47:2 limit [1] - 39:13 limited [2] - 89:15, 89:18 line [4] - 81:12, 101:11, 101:15, 101:22 lines [2] - 73:6, 75:1 lion's [1] - 26:5 list [7] - 8:22, 61:21,</p> | <p>64:18, 68:8, 77:19, 84:4 Listen [1] - 34:13 listened [1] - 86:1 litigation [5] - 14:3, 62:12, 63:6, 104:16, 106:6 litter [1] - 35:3 live [1] - 98:18 lived [1] - 10:23 LLC [1] - 104:11 lobbying [1] - 72:19 Local [1] - 59:14 local [1] - 103:1 location [4] - 9:5, 65:14, 65:17, 65:18 locations [2] - 76:9, 78:2 long-term [2] - 6:20 look [20] - 4:14, 5:17, 5:21, 6:10, 6:25, 7:7, 11:6, 12:18, 26:11, 28:5, 44:14, 62:8, 62:10, 67:10, 73:20, 73:23, 74:17, 74:22, 86:18, 96:1 Look [1] - 37:19 looked [6] - 5:8, 52:20, 55:24, 86:15, 86:20, 101:11 looking [14] - 6:19, 6:20, 12:20, 20:2, 25:24, 41:12, 53:5, 55:3, 77:3, 77:4, 84:6, 84:9, 84:11, 84:17 looks [5] - 21:5, 21:6, 78:3, 87:11, 97:22 lose [2] - 100:20, 101:2 losing [2] - 100:9, 100:18 loud [3] - 4:5, 30:14, 102:5 louder [4] - 4:3, 4:8, 6:15, 30:8 loudly [1] - 2:13 love [1] - 13:13 lower [1] - 88:14 Lucia [2] - 18:3, 108:20 LUCIA [1] - 108:7 Ludlam [14] - 9:7,</p> | <p>9:10, 9:24, 10:12, 11:7, 11:9, 11:12, 26:4, 27:19, 28:3, 28:6, 28:12, 49:13, 105:24 lunch [1] - 52:14 luxury [1] - 105:21</p> | <p>market [2] - 9:19, 9:22 marriage [1] - 108:15 Martilotta [1] - 74:1 MARTILOTTA [12] - 1:12, 53:12, 54:1, 61:10, 61:14, 74:2, 75:7, 75:16, 80:17, 80:19, 80:25, 107:12 Mary [3] - 24:3, 75:17, 84:20 MARY [1] - 1:14 mash [1] - 105:15 mask [4] - 60:7, 76:7, 76:9, 80:6 mask-wearing [1] - 76:9 masks [5] - 2:8, 60:14, 81:25, 82:9, 107:19 material [1] - 96:25 matter [3] - 65:9, 88:20, 108:16 matters [1] - 18:1 Mayor [16] - 29:4, 32:18, 40:9, 46:1, 53:14, 55:6, 57:17, 70:18, 73:24, 74:6, 75:8, 79:7, 80:1, 82:18, 85:14, 93:19 MAYOR [138] - 1:11, 1:12, 2:2, 2:5, 3:3, 4:7, 4:20, 5:10, 5:16, 5:20, 6:3, 6:24, 7:15, 7:24, 8:3, 8:6, 8:8, 13:16, 14:17, 14:21, 15:1, 15:10, 15:15, 15:21, 16:1, 16:4, 16:15, 16:22, 17:2, 22:1, 23:5, 23:8, 23:19, 23:23, 24:14, 24:19, 24:24, 26:17, 26:20, 26:24, 27:5, 29:18, 30:9, 32:20, 32:24, 35:21, 36:4, 36:20, 36:25, 37:14, 38:25, 39:4, 39:11, 39:17, 40:2, 40:7, 40:22, 41:2, 41:14, 42:6, 42:10, 42:15, 48:15, 48:18, 48:21, 53:10, 53:13, 53:16, 55:1, 55:3, 55:10, 55:13, 55:17, 55:21, 56:2, 56:6, 56:10,</p> |
| <p>K</p> | | <p>M</p> | | |
| <p>keep [7] - 2:24, 9:22, 10:4, 46:25, 47:15, 91:11, 93:8 keeping [4] - 9:8, 28:2, 53:4, 97:5 kept [1] - 41:24 kids [3] - 36:10, 37:6, 100:15 kill [1] - 96:16 killing [1] - 93:5 kind [11] - 6:4, 10:20, 22:18, 24:16, 30:25, 37:20, 91:21, 96:1, 97:20, 98:11 kinds [1] - 66:5 knowing [1] - 72:13 known [2] - 47:11, 63:3 KPC [1] - 9:11</p> | <p>leave [2] - 48:8, 98:23 left [3] - 46:3, 86:15, 86:17 legal [2] - 24:15, 38:5 legally [2] - 38:6, 40:3 legitimate [1] - 38:4 legs [1] - 86:22 less [2] - 57:4, 67:22 lessens [1] - 50:12 letter [1] - 103:12 letters [6] - 66:17, 71:6, 71:19, 71:20, 72:12, 84:22 letting [1] - 88:4 lever [2] - 7:3 levy [1] - 55:8 Life [1] - 56:17 lifeguard [6] - 35:7, 36:12, 36:21, 37:17, 37:18, 37:24 lifeguards [6] - 30:6, 30:15, 30:18, 36:17, 37:4, 37:5 lightening [1] - 81:9 lights [1] - 74:9 likely [1] - 47:2 limit [1] - 39:13 limited [2] - 89:15, 89:18 line [4] - 81:12, 101:11, 101:15, 101:22 lines [2] - 73:6, 75:1 lion's [1] - 26:5 list [7] - 8:22, 61:21,</p> | <p>64:18, 68:8, 77:19, 84:4 Listen [1] - 34:13 listened [1] - 86:1 litigation [5] - 14:3, 62:12, 63:6, 104:16, 106:6 litter [1] - 35:3 live [1] - 98:18 lived [1] - 10:23 LLC [1] - 104:11 lobbying [1] - 72:19 Local [1] - 59:14 local [1] - 103:1 location [4] - 9:5, 65:14, 65:17, 65:18 locations [2] - 76:9, 78:2 long-term [2] - 6:20 look [20] - 4:14, 5:17, 5:21, 6:10, 6:25, 7:7, 11:6, 12:18, 26:11, 28:5, 44:14, 62:8, 62:10, 67:10, 73:20, 73:23, 74:17, 74:22, 86:18, 96:1 Look [1] - 37:19 looked [6] - 5:8, 52:20, 55:24, 86:15, 86:20, 101:11 looking [14] - 6:19, 6:20, 12:20, 20:2, 25:24, 41:12, 53:5, 55:3, 77:3, 77:4, 84:6, 84:9, 84:11, 84:17 looks [5] - 21:5, 21:6, 78:3, 87:11, 97:22 lose [2] - 100:20, 101:2 losing [2] - 100:9, 100:18 loud [3] - 4:5, 30:14, 102:5 louder [4] - 4:3, 4:8, 6:15, 30:8 loudly [1] - 2:13 love [1] - 13:13 lower [1] - 88:14 Lucia [2] - 18:3, 108:20 LUCIA [1] - 108:7 Ludlam [14] - 9:7,</p> | <p>M&T [1] - 54:6 MACKEN [4] - 104:9, 106:20, 107:1, 107:4 Macken [1] - 104:9 Main [14] - 26:25, 61:8, 61:10, 61:11, 61:14, 61:16, 61:17, 61:18, 77:7, 88:9, 88:15, 91:12, 91:20, 93:3 main [8] - 9:20, 9:22, 10:4, 12:25, 44:1, 46:24, 54:9, 61:13 maintain [1] - 20:14 maintained [1] - 54:12 major [3] - 12:4, 12:5, 44:4 majority [1] - 24:2 mall [1] - 87:11 manage [1] - 21:25 Management [1] - 63:11 mandatory [1] - 14:14 manhole [1] - 101:21 manpower [2] - 90:17, 91:13 manual [1] - 6:16 Manwaring [1] - 3:1 MANWARING [13] - 3:2, 3:4, 3:6, 3:18, 3:21, 4:5, 4:10, 5:5, 5:14, 7:13, 7:21, 7:25, 8:7 map [2] - 58:9, 58:10 March [2] - 13:23, 54:19 marched [1] - 86:17 marina [2] - 12:25, 53:5 Marina [2] - 50:24, 81:7 Maritime [3] - 89:6, 90:10, 90:21</p> | <p>market [2] - 9:19, 9:22 marriage [1] - 108:15 Martilotta [1] - 74:1 MARTILOTTA [12] - 1:12, 53:12, 54:1, 61:10, 61:14, 74:2, 75:7, 75:16, 80:17, 80:19, 80:25, 107:12 Mary [3] - 24:3, 75:17, 84:20 MARY [1] - 1:14 mash [1] - 105:15 mask [4] - 60:7, 76:7, 76:9, 80:6 mask-wearing [1] - 76:9 masks [5] - 2:8, 60:14, 81:25, 82:9, 107:19 material [1] - 96:25 matter [3] - 65:9, 88:20, 108:16 matters [1] - 18:1 Mayor [16] - 29:4, 32:18, 40:9, 46:1, 53:14, 55:6, 57:17, 70:18, 73:24, 74:6, 75:8, 79:7, 80:1, 82:18, 85:14, 93:19 MAYOR [138] - 1:11, 1:12, 2:2, 2:5, 3:3, 4:7, 4:20, 5:10, 5:16, 5:20, 6:3, 6:24, 7:15, 7:24, 8:3, 8:6, 8:8, 13:16, 14:17, 14:21, 15:1, 15:10, 15:15, 15:21, 16:1, 16:4, 16:15, 16:22, 17:2, 22:1, 23:5, 23:8, 23:19, 23:23, 24:14, 24:19, 24:24, 26:17, 26:20, 26:24, 27:5, 29:18, 30:9, 32:20, 32:24, 35:21, 36:4, 36:20, 36:25, 37:14, 38:25, 39:4, 39:11, 39:17, 40:2, 40:7, 40:22, 41:2, 41:14, 42:6, 42:10, 42:15, 48:15, 48:18, 48:21, 53:10, 53:13, 53:16, 55:1, 55:3, 55:10, 55:13, 55:17, 55:21, 56:2, 56:6, 56:10,</p> |
| <p>L</p> | | | | |
| <p>Labor [2] - 51:14, 56:25 lack [1] - 89:11 Lamb [1] - 56:25 landscape [2] - 9:4, 12:3 landscaping [2] - 9:8, 49:7 large [8] - 31:7, 66:7, 76:19, 76:24, 77:9, 77:22, 78:16, 95:22 larger [4] - 13:5, 32:4, 93:16, 96:6 last [23] - 3:7, 4:12, 4:22, 8:20, 12:8, 23:13, 29:8, 31:15, 51:15, 54:19, 62:14, 62:17, 62:18, 65:5, 67:17, 70:21, 80:2, 82:15, 83:4, 92:9, 92:21, 92:22, 93:14 lastly [1] - 85:17 late [2] - 54:7, 87:20</p> | <p>leave [2] - 48:8, 98:23 left [3] - 46:3, 86:15, 86:17 legal [2] - 24:15, 38:5 legally [2] - 38:6, 40:3 legitimate [1] - 38:4 legs [1] - 86:22 less [2] - 57:4, 67:22 lessens [1] - 50:12 letter [1] - 103:12 letters [6] - 66:17, 71:6, 71:19, 71:20, 72:12, 84:22 letting [1] - 88:4 lever [2] - 7:3 levy [1] - 55:8 Life [1] - 56:17 lifeguard [6] - 35:7, 36:12, 36:21, 37:17, 37:18, 37:24 lifeguards [6] - 30:6, 30:15, 30:18, 36:17, 37:4, 37:5 lightening [1] - 81:9 lights [1] - 74:9 likely [1] - 47:2 limit [1] - 39:13 limited [2] - 89:15, 89:18 line [4] - 81:12, 101:11, 101:15, 101:22 lines [2] - 73:6, 75:1 lion's [1] - 26:5 list [7] - 8:22, 61:21,</p> | <p>64:18, 68:8, 77:19, 84:4 Listen [1] - 34:13 listened [1] - 86:1 litigation [5] - 14:3, 62:12, 63:6, 104:16, 106:6 litter [1] - 35:3 live [1] - 98:18 lived [1] - 10:23 LLC [1] - 104:11 lobbying [1] - 72:19 Local [1] - 59:14 local [1] - 103:1 location [4] - 9:5, 65:14, 65:17, 65:18 locations [2] - 76:9, 78:2 long-term [2] - 6:20 look [20] - 4:14, 5:17, 5:21, 6:10, 6:25, 7:7, 11:6, 12:18, 26:11, 28:5, 44:14, 62:8, 62:10, 67:10, 73:20, 73:23, 74:17, 74:22, 86:18, 96:1 Look [1] - 37:19 looked [6] - 5:8, 52:20, 55:24, 86:15, 86:20, 101:11 looking [14] - 6:19, 6:20, 12:20, 20:2, 25:24, 41:12, 53:5, 55:3, 77:3, 77:4, 84:6, 84:9, 84:11, 84:17 looks [5] - 21:5, 21:6, 78:3, 87:11, 97:22 lose [2] - 100:20, 101:2 losing [2] - 100:9, 100:18 loud [3] - 4:5, 30:14, 102:5 louder [4] - 4:3, 4:8, 6:15, 30:8 loudly [1] - 2:13 love [1] - 13:13 lower [1] - 88:14 Lucia [2] - 18:3, 108:20 LUCIA [1] - 108:7 Ludlam [14] - 9:7,</p> | <p>M&T [1] - 54:6 MACKEN [4] - 104:9, 106:20, 107:1, 107:4 Macken [1] - 104:9 Main [14] - 26:25, 61:8, 61:10, 61:11, 61:14, 61:16, 61:17, 61:18, 77:7, 88:9, 88:15, 91:12, 91:20, 93:3 main [8] - 9:20, 9:22, 10:4, 12:25, 44:1, 46:24, 54:9, 61:13 maintain [1] - 20:14 maintained [1] - 54:12 major [3] - 12:4, 12:5, 44:4 majority [1] - 24:2 mall [1] - 87:11 manage [1] - 21:25 Management [1] - 63:11 mandatory [1] - 14:14 manhole [1] - 101:21 manpower [2] - 90:17, 91:13 manual [1] - 6:16 Manwaring [1] - 3:1 MANWARING [13] - 3:2, 3:4, 3:6, 3:18, 3:21, 4:5, 4:10, 5:5, 5:14, 7:13, 7:21, 7:25, 8:7 map [2] - 58:9, 58:10 March [2] - 13:23, 54:19 marched [1] - 86:17 marina [2] - 12:25, 53:5 Marina [2] - 50:24, 81:7 Maritime [3] - 89:6, 90:10, 90:21</p> | <p>market [2] - 9:19, 9:22 marriage [1] - 108:15 Martilotta [1] - 74:1 MARTILOTTA [12] - 1:12, 53:12, 54:1, 61:10, 61:14, 74:2, 75:7, 75:16, 80:17, 80:19, 80:25, 107:12 Mary [3] - 24:3, 75:17, 84:20 MARY [1] - 1:14 mash [1] - 105:15 mask [4] - 60:7, 76:7, 76:9, 80:6 mask-wearing [1] - 76:9 masks [5] - 2:8, 60:14, 81:25, 82:9, 107:19 material [1] - 96:25 matter [3] - 65:9, 88:20, 108:16 matters [1] - 18:1 Mayor [16] - 29:4, 32:18, 40:9, 46:1, 53:14, 55:6, 57:17, 70:18, 73:24, 74:6, 75:8, 79:7, 80:1, 82:18, 85:14, 93:19 MAYOR [138] - 1:11, 1:12, 2:2, 2:5, 3:3, 4:7, 4:20, 5:10, 5:16, 5:20, 6:3, 6:24, 7:15, 7:24, 8:3, 8:6, 8:8, 13:16, 14:17, 14:21, 15:1, 15:10, 15:15, 15:21, 16:1, 16:4, 16:15, 16:22, 17:2, 22:1, 23:5, 23:8, 23:19, 23:23, 24:14, 24:19, 24:24, 26:17, 26:20, 26:24, 27:5, 29:18, 30:9, 32:20, 32:24, 35:21, 36:4, 36:20, 36:25, 37:14, 38:25, 39:4, 39:11, 39:17, 40:2, 40:7, 40:22, 41:2, 41:14, 42:6, 42:10, 42:15, 48:15, 48:18, 48:21, 53:10, 53:13, 53:16, 55:1, 55:3, 55:10, 55:13, 55:17, 55:21, 56:2, 56:6, 56:10,</p> |

| | | | | |
|--|---|--|--|--|
| <p>59:25, 60:2, 60:4, 60:11, 60:17, 62:7, 63:19, 68:25, 69:4, 71:6, 71:11, 73:25, 75:5, 75:9, 75:18, 76:15, 78:11, 79:24, 80:7, 80:9, 80:14, 80:18, 81:2, 82:25, 83:20, 83:25, 84:16, 90:3, 90:13, 90:15, 93:12, 94:9, 94:17, 96:9, 96:12, 97:20, 98:7, 98:21, 98:25, 99:4, 99:8, 99:16, 99:19, 99:21, 99:24, 100:21, 101:1, 101:5, 101:10, 101:14, 101:18, 101:21, 102:2, 106:16, 106:24, 107:3, 107:5, 107:8, 107:11, 107:15, 107:18</p> <p>mayor [1] - 4:19 Mayor's [1] - 81:13 McMann [2] - 59:7, 59:12 mean [24] - 4:6, 5:16, 24:14, 24:15, 26:8, 27:12, 33:14, 35:25, 36:4, 36:5, 37:4, 47:14, 50:6, 53:7, 65:19, 68:6, 73:13, 80:23, 83:21, 91:16, 96:9, 98:18, 99:5, 105:13 meaning [1] - 61:20 meaningless [1] - 105:10 means [3] - 39:23, 105:6, 105:9 meant [1] - 79:11 mediation [1] - 62:21 meet [5] - 6:9, 11:24, 62:13, 66:23, 67:9 meeting [17] - 2:1, 2:3, 4:22, 12:12, 16:12, 16:13, 17:18, 29:8, 54:17, 58:21, 62:19, 62:23, 69:8, 71:14, 78:24, 93:14, 107:22 meetings [1] - 62:15 meetings [1] - 62:25</p> | <p>members [1] - 88:6 mention [6] - 11:21, 30:3, 60:21, 60:23, 63:8, 85:10 mentioned [3] - 28:18, 58:20, 62:22 merchant's [1] - 95:9 merchants [1] - 94:4 message [7] - 78:19, 78:20, 78:21, 80:4, 82:9, 82:10, 87:5 met [1] - 8:21 metal [1] - 77:22 meters [4] - 49:12, 49:14, 49:15, 49:19 method [1] - 95:6 mic [2] - 18:3, 30:12 microphone [3] - 2:11, 4:8, 30:11 middle [1] - 40:14 midnight [1] - 40:11 might [7] - 20:25, 21:2, 24:20, 74:21, 74:22, 74:24, 92:6 mile [1] - 69:16 miles [1] - 73:19 Mills [1] - 104:23 minimum [1] - 10:23 minor [1] - 51:15 minute [1] - 60:6 minutes [4] - 21:17, 60:12, 60:15 mish [1] - 105:15 mish-mash [1] - 105:15 miss [2] - 85:2, 100:23 missed [1] - 85:7 misses [1] - 45:21 missing [2] - 58:8, 76:17 mistake [2] - 38:24, 86:19 mistaken [5] - 15:13, 21:14, 21:20, 31:17, 61:7 Mitchell [3] - 40:10, 51:2, 52:15 modification [4] - 9:17, 9:25, 11:16, 14:6 modifications [5] - 8:18, 8:22, 9:12, 12:16, 13:10</p> | <p>modify [2] - 14:7, 14:19 money [6] - 82:18, 100:6, 100:8, 100:18, 101:2, 101:7 monitor [1] - 49:19 month [9] - 8:7, 21:6, 21:7, 27:11, 54:3, 54:24, 55:25, 88:20, 91:18 month's [1] - 62:5 months [7] - 24:8, 63:14, 69:7, 80:10, 84:2, 85:4, 102:15 moon [1] - 41:5 morning [4] - 41:25, 72:3, 87:7, 91:2 most [6] - 20:16, 26:15, 50:17, 55:14, 64:21, 87:7 Motion [1] - 107:18 motion [2] - 33:5, 107:9 mount [1] - 81:7 move [14] - 4:16, 18:2, 19:21, 22:23, 27:20, 29:19, 41:20, 44:3, 46:8, 62:21, 88:19, 99:15, 100:12, 106:11 moved [1] - 42:1 movement [2] - 84:23, 102:10 moving [10] - 2:21, 20:20, 38:1, 48:22, 49:10, 49:22, 50:16, 50:23, 68:3, 73:18 MR [46] - 8:13, 13:21, 14:20, 14:23, 15:8, 15:25, 16:12, 16:20, 19:7, 20:13, 21:12, 21:18, 26:13, 27:25, 28:5, 28:8, 28:16, 28:21, 28:25, 29:2, 29:5, 38:8, 60:20, 61:13, 62:8, 64:3, 64:6, 64:9, 64:11, 65:10, 66:13, 67:12, 69:3, 102:7, 102:11, 102:23, 103:8, 103:10, 103:12, 103:20, 103:21, 104:8, 104:9,</p> | <p>106:20, 107:1, 107:4 municipalities [1] - 103:1 must [1] - 86:1 MUT [1] - 66:12 MUTC [2] - 66:12, 66:18</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>name [4] - 2:12, 68:17, 102:4, 102:7 named [1] - 14:4 narrative [1] - 65:25 nationally [1] - 80:5 nature [2] - 39:20, 89:18 near [3] - 45:21, 77:24, 95:13 near-misses [1] - 45:21 nearly [1] - 10:8 necessarily [1] - 43:21 necessary [1] - 33:5 need [47] - 6:22, 13:1, 15:3, 18:21, 19:4, 25:8, 25:19, 28:16, 29:22, 31:22, 33:8, 33:23, 34:1, 34:4, 36:25, 39:2, 39:9, 41:3, 41:9, 41:20, 42:25, 59:13, 69:20, 73:13, 73:14, 73:20, 73:23, 75:3, 75:25, 79:21, 83:17, 84:9, 84:13, 85:21, 85:22, 85:23, 87:24, 91:13, 92:1, 97:3, 97:10, 97:13, 97:17, 100:10, 101:15, 102:17 needed [6] - 30:20, 35:11, 50:9, 64:19, 68:4, 84:16 needs [8] - 5:9, 6:11, 7:17, 64:11, 69:10, 88:19, 97:7, 102:12 negotiate [1] - 85:11 negotiation [2] - 59:18, 63:12 neighbor [1] - 39:21 neighborhood [5] - 12:21, 24:11, 91:1,</p> | <p>97:16 Neighborhood [1] - 29:7 neighbors [4] - 8:21, 12:2, 39:12, 41:21 never [3] - 24:15, 24:20, 86:18 NEW [2] - 1:1, 108:3 new [4] - 27:18, 63:9, 79:11, 100:3 New [10] - 1:6, 33:20, 45:7, 50:19, 66:14, 69:11, 103:8, 103:10, 108:8 newer [1] - 28:6 news [1] - 30:8 next [26] - 8:7, 11:19, 13:19, 14:17, 16:13, 18:21, 27:11, 34:5, 36:9, 37:3, 41:22, 42:9, 42:12, 42:16, 44:7, 47:5, 54:17, 60:19, 61:1, 61:4, 62:5, 63:10, 72:11, 74:20, 77:10 nicer [1] - 12:20 night [10] - 3:7, 4:22, 38:12, 40:14, 83:22, 90:16, 91:1, 91:14, 93:14, 93:25 nighttime [1] - 93:20 nobody's [1] - 36:7 non [1] - 67:21 non-closure [1] - 67:21 none [4] - 33:2, 35:9, 66:1, 97:2 normal [2] - 29:9, 29:11 normally [1] - 36:11 North [1] - 56:20 north [2] - 77:6, 86:14 Notary [1] - 108:8 note [3] - 9:11, 29:5, 84:24 noted [1] - 49:12 nothing [8] - 32:24, 38:7, 52:5, 52:18, 99:25, 100:3, 100:11, 101:14 notice [6] - 21:21, 57:12, 57:15, 61:9, 62:1, 94:24</p> |
|--|---|--|--|--|

| | | | | |
|--|--|--|--|---|
| <p>noticeable [1] - 53:3 noticed [4] - 57:20, 65:1, 65:3, 95:18 notified [1] - 61:22 number [4] - 50:12, 55:7, 78:14, 79:8 numbers [1] - 55:24</p> | <p>89:4, 91:1, 92:16, 93:2, 93:9, 95:17, 96:7, 96:10, 96:14, 97:5, 97:25, 101:21, 102:19, 105:5 one-sentence [1] - 79:6 one-way [4] - 49:5, 67:21, 96:10, 97:5 ones [1] - 51:15 ongoing [2] - 79:22, 85:19 online [2] - 59:14, 103:22 onsite [2] - 12:24, 28:14 open [11] - 30:5, 36:10, 37:22, 51:12, 53:6, 89:7, 91:12, 91:17, 97:5, 100:15, 102:3 opening [3] - 32:11, 38:5, 54:6 operate [1] - 33:6 opinion [4] - 87:6, 87:16, 96:5, 96:6 opinions [1] - 85:19 opportunity [6] - 20:7, 44:14, 45:5, 69:14, 70:7, 71:2 Opposed [1] - 107:16 Optimum [2] - 63:9, 63:10 options [4] - 48:6, 48:7, 48:9, 92:24 order [7] - 2:1, 2:3, 46:20, 79:7, 79:9, 80:21, 80:25 Order [1] - 76:8 ordered [1] - 95:20 Orders [1] - 79:3 organization [1] - 42:22 orientation [2] - 27:21, 28:1 original [5] - 37:5, 65:19, 79:2, 104:25, 105:20 otherwise [1] - 21:22 outcome [2] - 25:12, 108:16 outlines [1] - 76:1 outlining [1] - 8:25</p> | <p>outside [3] - 5:15, 60:8, 80:8 outstanding [1] - 58:16 overall [3] - 22:3, 22:8, 25:24 overtaxed [1] - 71:9 overtime [1] - 83:21 overworked [2] - 71:9, 85:1 own [9] - 14:11, 16:5, 28:20, 35:6, 69:24, 78:1, 87:16, 88:11, 93:23 owner [1] - 22:23 owners [1] - 24:11</p> | <p>paperwork [3] - 62:20, 102:11, 102:12 parallel [1] - 67:16 parcel [4] - 26:3, 26:4, 26:11, 26:14 pardon [1] - 61:12 Park [5] - 40:10, 40:23, 41:4, 51:2, 52:15 park [14] - 31:9, 31:10, 32:8, 35:1, 35:8, 37:7, 37:11, 38:14, 41:9, 41:17, 41:19, 42:3, 53:5 parked [1] - 86:24 parking [27] - 9:2, 11:4, 11:21, 11:22, 11:23, 11:24, 27:24, 28:8, 28:13, 28:14, 28:17, 33:14, 33:15, 38:6, 44:3, 49:2, 61:2, 61:3, 64:2, 65:15, 65:18, 88:16, 91:8, 91:9, 96:24, 105:22 parklet [7] - 63:23, 67:20, 79:14, 94:3, 95:22, 96:22, 97:3 parklets [4] - 87:1, 87:20, 92:10, 93:8 part [19] - 6:23, 6:25, 22:3, 25:2, 26:20, 43:11, 46:2, 49:18, 58:16, 58:19, 67:23, 69:11, 71:4, 71:18, 74:7, 78:20, 100:10, 104:25, 105:1 particular [8] - 18:8, 42:23, 45:22, 50:9, 76:5, 104:2 particularly [1] - 95:4 parties [3] - 39:5, 43:13, 108:14 party [6] - 13:24, 14:2, 17:1, 19:4, 39:1, 39:8 pass [3] - 35:23, 48:18, 75:18 past [2] - 24:20, 92:5 Patchogue [2] - 74:8, 74:19 patrol [1] - 37:11 patterns [1] - 74:14</p> | <p>Paul [19] - 3:12, 4:13, 6:9, 8:9, 16:1, 17:20, 18:2, 27:18, 30:23, 31:9, 41:15, 44:10, 56:17, 58:7, 65:1, 65:2, 73:1, 90:8, 94:17 PAUL [1] - 1:20 Pause [1] - 50:19 PAWLOWSKI [9] - 8:13, 27:25, 28:5, 28:8, 28:16, 28:21, 28:25, 29:2, 29:5 Pawlowski [4] - 2:18, 8:9, 27:2, 105:16 payment [1] - 54:23 pedestals [2] - 50:5 pedestrian [1] - 86:11 people [53] - 2:9, 23:13, 30:25, 33:1, 33:11, 33:16, 34:12, 35:13, 35:16, 36:9, 36:11, 37:22, 39:1, 39:5, 39:6, 39:11, 39:23, 40:13, 41:4, 41:8, 46:3, 51:6, 51:9, 51:22, 52:20, 54:14, 55:14, 55:23, 60:5, 69:16, 72:6, 74:12, 76:4, 84:3, 85:6, 85:7, 86:17, 86:20, 86:22, 86:23, 86:24, 86:25, 87:15, 87:25, 91:11, 91:17, 93:3, 94:3, 95:5, 95:19, 96:17, 102:25 per [5] - 10:6, 14:1, 19:5, 57:5, 57:6 perceived [2] - 33:10, 86:21 perhaps [12] - 18:24, 69:20, 69:23, 70:19, 78:4, 82:1, 82:11, 87:24, 89:4, 89:14, 89:16, 89:20 period [1] - 44:24 permission [4] - 39:9, 96:23, 97:2, 100:6 permit [5] - 33:21, 34:8, 39:2, 56:22, 105:18 Permits [1] - 56:15 permitted [1] - 106:2</p> |
| <p>O</p> | | <p>P</p> | | |
| <p>objections [1] - 16:7 obligation [1] - 47:12 obscured [1] - 77:14 observed [1] - 94:2 obviously [3] - 35:15, 59:9, 63:14 occasion [1] - 52:12 occur [1] - 86:6 occurred [1] - 102:15 October [2] - 70:7, 98:19 OF [6] - 1:1, 1:1, 1:3, 108:3, 108:5 off-site [1] - 28:16 offer [2] - 90:1, 107:9 Officer [1] - 97:11 officer [1] - 70:14 officers [2] - 69:25, 90:20 official [1] - 79:8 officially [1] - 30:5 often [1] - 103:25 OGS [1] - 68:15 old [1] - 104:23 once [5] - 19:9, 29:21, 36:20, 48:3, 88:20 one [68] - 2:10, 3:9, 3:22, 4:12, 6:21, 9:13, 15:12, 16:5, 16:19, 19:24, 20:13, 21:7, 21:8, 21:24, 23:7, 23:18, 23:25, 25:17, 26:1, 29:5, 29:8, 30:23, 35:19, 37:6, 37:9, 41:25, 44:23, 45:11, 46:24, 48:7, 48:8, 49:5, 50:2, 52:11, 54:18, 54:19, 59:4, 62:24, 67:21, 69:16, 70:2, 75:25, 76:11, 77:15, 78:2, 78:15, 79:6, 80:2, 82:11, 87:3,</p> | <p>P.M [1] - 1:8 p.m [5] - 2:1, 57:19, 60:16, 107:22 package [4] - 8:25, 75:22, 81:12, 87:25 page [1] - 58:3 PALLAS [65] - 1:20, 3:16, 3:19, 5:19, 6:2, 8:11, 15:17, 15:19, 16:3, 17:4, 17:21, 17:25, 18:9, 18:13, 18:19, 19:8, 19:13, 19:25, 20:10, 20:12, 21:15, 30:2, 30:13, 31:2, 31:13, 31:23, 32:1, 32:13, 32:22, 42:4, 42:7, 42:14, 42:16, 44:12, 44:16, 46:5, 46:15, 46:20, 48:16, 48:20, 48:22, 58:13, 58:17, 59:1, 61:8, 61:11, 61:16, 64:8, 64:10, 64:24, 65:12, 65:16, 66:10, 66:20, 68:6, 73:4, 94:20, 98:22, 99:2, 99:9, 99:18, 99:20, 101:16, 101:20, 101:25 Palumbo [1] - 74:25 pandemic [4] - 24:7, 35:15, 49:24, 76:5 panel [3] - 4:23, 5:8 paper [1] - 57:16</p> | <p>P.M [1] - 1:8 p.m [5] - 2:1, 57:19, 60:16, 107:22 package [4] - 8:25, 75:22, 81:12, 87:25 page [1] - 58:3 PALLAS [65] - 1:20, 3:16, 3:19, 5:19, 6:2, 8:11, 15:17, 15:19, 16:3, 17:4, 17:21, 17:25, 18:9, 18:13, 18:19, 19:8, 19:13, 19:25, 20:10, 20:12, 21:15, 30:2, 30:13, 31:2, 31:13, 31:23, 32:1, 32:13, 32:22, 42:4, 42:7, 42:14, 42:16, 44:12, 44:16, 46:5, 46:15, 46:20, 48:16, 48:20, 48:22, 58:13, 58:17, 59:1, 61:8, 61:11, 61:16, 64:8, 64:10, 64:24, 65:12, 65:16, 66:10, 66:20, 68:6, 73:4, 94:20, 98:22, 99:2, 99:9, 99:18, 99:20, 101:16, 101:20, 101:25 Palumbo [1] - 74:25 pandemic [4] - 24:7, 35:15, 49:24, 76:5 panel [3] - 4:23, 5:8 paper [1] - 57:16</p> | <p>paperwork [3] - 62:20, 102:11, 102:12 parallel [1] - 67:16 parcel [4] - 26:3, 26:4, 26:11, 26:14 pardon [1] - 61:12 Park [5] - 40:10, 40:23, 41:4, 51:2, 52:15 park [14] - 31:9, 31:10, 32:8, 35:1, 35:8, 37:7, 37:11, 38:14, 41:9, 41:17, 41:19, 42:3, 53:5 parked [1] - 86:24 parking [27] - 9:2, 11:4, 11:21, 11:22, 11:23, 11:24, 27:24, 28:8, 28:13, 28:14, 28:17, 33:14, 33:15, 38:6, 44:3, 49:2, 61:2, 61:3, 64:2, 65:15, 65:18, 88:16, 91:8, 91:9, 96:24, 105:22 parklet [7] - 63:23, 67:20, 79:14, 94:3, 95:22, 96:22, 97:3 parklets [4] - 87:1, 87:20, 92:10, 93:8 part [19] - 6:23, 6:25, 22:3, 25:2, 26:20, 43:11, 46:2, 49:18, 58:16, 58:19, 67:23, 69:11, 71:4, 71:18, 74:7, 78:20, 100:10, 104:25, 105:1 particular [8] - 18:8, 42:23, 45:22, 50:9, 76:5, 104:2 particularly [1] - 95:4 parties [3] - 39:5, 43:13, 108:14 party [6] - 13:24, 14:2, 17:1, 19:4, 39:1, 39:8 pass [3] - 35:23, 48:18, 75:18 past [2] - 24:20, 92:5 Patchogue [2] - 74:8, 74:19 patrol [1] - 37:11 patterns [1] - 74:14</p> | <p>Paul [19] - 3:12, 4:13, 6:9, 8:9, 16:1, 17:20, 18:2, 27:18, 30:23, 31:9, 41:15, 44:10, 56:17, 58:7, 65:1, 65:2, 73:1, 90:8, 94:17 PAUL [1] - 1:20 Pause [1] - 50:19 PAWLOWSKI [9] - 8:13, 27:25, 28:5, 28:8, 28:16, 28:21, 28:25, 29:2, 29:5 Pawlowski [4] - 2:18, 8:9, 27:2, 105:16 payment [1] - 54:23 pedestals [2] - 50:5 pedestrian [1] - 86:11 people [53] - 2:9, 23:13, 30:25, 33:1, 33:11, 33:16, 34:12, 35:13, 35:16, 36:9, 36:11, 37:22, 39:1, 39:5, 39:6, 39:11, 39:23, 40:13, 41:4, 41:8, 46:3, 51:6, 51:9, 51:22, 52:20, 54:14, 55:14, 55:23, 60:5, 69:16, 72:6, 74:12, 76:4, 84:3, 85:6, 85:7, 86:17, 86:20, 86:22, 86:23, 86:24, 86:25, 87:15, 87:25, 91:11, 91:17, 93:3, 94:3, 95:5, 95:19, 96:17, 102:25 per [5] - 10:6, 14:1, 19:5, 57:5, 57:6 perceived [2] - 33:10, 86:21 perhaps [12] - 18:24, 69:20, 69:23, 70:19, 78:4, 82:1, 82:11, 87:24, 89:4, 89:14, 89:16, 89:20 period [1] - 44:24 permission [4] - 39:9, 96:23, 97:2, 100:6 permit [5] - 33:21, 34:8, 39:2, 56:22, 105:18 Permits [1] - 56:15 permitted [1] - 106:2</p> |

| | | | | |
|---|---|--|--|--|
| <p>perpetuity [2] - 10:3, 10:19</p> <p>person [2] - 8:14, 62:23</p> <p>perspective [2] - 18:1, 25:11</p> <p>PETER [1] - 1:13</p> <p>Peter [1] - 40:21</p> <p>petition [1] - 14:18</p> <p>Phillips [2] - 69:6, 74:4</p> <p>PHILLIPS [50] - 1:14, 4:19, 4:21, 5:6, 6:13, 17:24, 18:4, 18:10, 18:15, 19:12, 19:20, 20:6, 20:11, 21:10, 23:3, 23:6, 24:18, 25:4, 25:15, 26:7, 30:23, 31:6, 31:10, 31:20, 32:19, 33:7, 34:21, 34:25, 35:4, 38:11, 40:8, 41:1, 41:11, 44:10, 44:13, 44:22, 46:13, 46:17, 48:6, 69:7, 71:10, 72:16, 73:12, 75:3, 93:13, 94:10, 94:19, 100:20, 107:10, 107:14</p> <p>photos [2] - 58:19, 59:4</p> <p>phrase [1] - 79:6</p> <p>physical [1] - 70:13</p> <p>physically [2] - 57:14, 70:1</p> <p>pick [3] - 37:8, 82:11, 97:25</p> <p>pictures [1] - 79:14</p> <p>piece [1] - 76:18</p> <p>pieces [4] - 20:18, 22:7, 49:4, 76:10</p> <p>Pier [1] - 50:3</p> <p>PIRILLO [23] - 1:19, 3:24, 4:2, 17:20, 18:2, 30:11, 56:11, 58:15, 58:24, 59:2, 60:3, 81:15, 81:19, 81:22, 81:24, 82:5, 82:8, 82:14, 82:24, 83:5, 83:11, 83:15, 84:15</p> <p>place [7] - 7:17, 18:22, 37:15, 62:15, 72:7,</p> | <p>80:21, 82:6</p> <p>Place [1] - 27:19</p> <p>placed [1] - 78:8</p> <p>plain [1] - 105:10</p> <p>plan [24] - 6:21, 8:23, 9:1, 9:14, 11:20, 15:8, 17:14, 19:11, 22:13, 26:10, 30:17, 37:6, 37:14, 43:20, 43:23, 43:24, 44:4, 44:7, 64:12, 67:16, 67:18, 67:23, 97:21</p> <p>Plan [1] - 27:18</p> <p>planned [3] - 39:1, 39:7, 39:14</p> <p>Planner [1] - 9:11</p> <p>Planning [19] - 12:8, 13:12, 14:21, 17:13, 18:7, 18:20, 19:10, 20:19, 21:5, 21:12, 21:19, 22:12, 23:22, 25:22, 26:9, 29:14, 61:5, 61:19, 91:7</p> <p>planning [3] - 13:25, 98:12, 105:12</p> <p>plans [3] - 43:16, 63:22, 67:19</p> <p>plants [1] - 87:10</p> <p>plastic [1] - 78:18</p> <p>plate [3] - 68:10, 94:5, 94:13</p> <p>playing [1] - 41:24</p> <p>pleased [1] - 59:21</p> <p>pleasure [3] - 32:16, 32:17, 53:9</p> <p>pledge [1] - 2:3</p> <p>Pledge [1] - 2:4</p> <p>plenty [1] - 78:3</p> <p>plus [1] - 70:15</p> <p>plywood [1] - 99:5</p> <p>podium [1] - 2:9</p> <p>point [19] - 2:21, 26:2, 45:24, 49:11, 51:18, 52:25, 54:21, 56:2, 58:7, 69:14, 72:11, 90:1, 92:12, 93:6, 94:13, 98:4, 98:13, 99:12, 105:19</p> <p>pointed [1] - 67:3</p> <p>points [1] - 81:19</p> <p>police [1] - 69:22</p> <p>Police [12] - 40:12, 70:19, 71:24, 71:25,</p> | <p>85:1, 85:15, 90:17, 93:23, 97:7, 97:11, 97:15</p> <p>policies [3] - 58:2, 69:13, 71:4</p> <p>policing [2] - 70:14, 85:3</p> <p>policy [2] - 40:5, 59:9</p> <p>portion [4] - 11:3, 36:8, 40:20, 55:18</p> <p>position [3] - 47:8, 47:18, 88:17</p> <p>positions [1] - 83:8</p> <p>possibility [1] - 3:14</p> <p>possible [4] - 76:2, 76:13, 92:6, 93:16</p> <p>possibly [3] - 4:17, 91:19, 97:23</p> <p>post [3] - 35:18, 40:9, 83:14</p> <p>posted [9] - 32:10, 34:14, 35:8, 38:4, 39:23, 40:1, 40:13, 40:15, 41:10</p> <p>postings [1] - 83:2</p> <p>potential [3] - 10:7, 61:24, 86:11</p> <p>potentially [2] - 85:1, 85:5</p> <p>power [4] - 7:9, 50:4, 50:5, 50:11</p> <p>powerful [1] - 93:17</p> <p>pre [7] - 18:7, 18:12, 18:14, 24:9, 39:1, 39:7, 39:14</p> <p>pre-planned [3] - 39:1, 39:7, 39:14</p> <p>pre-submission [4] - 18:7, 18:12, 18:14, 24:9</p> <p>precedence [1] - 24:1</p> <p>precinct [1] - 69:24</p> <p>prefer [1] - 34:6</p> <p>preference [1] - 19:18</p> <p>preliminarily [1] - 21:13</p> <p>preliminary [4] - 43:5, 44:6, 44:7, 44:14</p> <p>premature [1] - 106:9</p> <p>premium [1] - 59:11</p> <p>prepared [1] - 29:15</p> <p>prescribed [3] - 61:21, 66:22, 67:5</p> | <p>presence [2] - 69:22, 70:13</p> <p>present [1] - 8:18</p> <p>presentation [2] - 2:25, 24:7</p> <p>Preservation [1] - 57:24</p> <p>president [1] - 94:22</p> <p>pretty [3] - 55:25, 70:17, 81:2</p> <p>prevent [2] - 86:25, 91:2</p> <p>previous [1] - 5:1</p> <p>price [3] - 10:10, 59:17, 59:18</p> <p>Price [2] - 59:7, 59:12</p> <p>priced [1] - 59:16</p> <p>primarily [1] - 50:17</p> <p>primary [2] - 76:6, 76:17</p> <p>print [1] - 79:3</p> <p>printed [3] - 32:9, 78:17, 78:18</p> <p>printings [1] - 75:21</p> <p>problem [4] - 44:18, 44:21, 48:2, 52:3</p> <p>procedural [1] - 23:18</p> <p>procedure [3] - 15:7, 24:4, 25:12</p> <p>procedures [1] - 58:2</p> <p>proceed [4] - 13:14, 14:13, 14:15, 14:16</p> <p>proceeding [1] - 18:17</p> <p>proceedings [1] - 108:11</p> <p>process [36] - 2:22, 12:11, 12:13, 13:19, 14:1, 14:8, 15:24, 17:19, 18:16, 18:21, 18:24, 19:2, 19:23, 20:3, 21:20, 24:16, 25:5, 25:6, 25:9, 25:20, 29:6, 29:10, 29:11, 37:2, 43:2, 43:11, 43:16, 46:2, 47:3, 47:20, 63:11, 69:11, 70:18, 72:11, 81:5, 103:19</p> <p>processes [1] - 19:1</p> <p>produce [1] - 32:14</p> <p>Program [1] - 56:18</p> <p>project [14] - 20:23, 25:18, 25:23, 26:5,</p> | <p>42:19, 47:6, 50:2, 50:3, 57:10, 100:11, 100:24, 101:5, 104:11, 104:12</p> <p>projects [2] - 26:15, 100:5</p> <p>PROKOP [44] - 1:18, 13:21, 14:20, 14:23, 15:8, 15:11, 15:16, 15:18, 15:25, 16:12, 16:20, 16:24, 19:7, 20:13, 21:12, 21:18, 24:23, 26:13, 38:8, 38:15, 60:20, 61:9, 61:12, 61:13, 61:17, 62:8, 64:3, 64:6, 64:9, 64:11, 64:25, 65:10, 65:13, 66:13, 66:16, 66:18, 67:12, 68:24, 69:3, 102:11, 103:4, 103:10, 103:16, 103:21</p> <p>prominent [1] - 95:21</p> <p>promotional [1] - 78:7</p> <p>propensity [1] - 95:18</p> <p>proper [5] - 9:3, 11:15, 24:22, 24:24, 37:7</p> <p>properties [1] - 26:18</p> <p>property [11] - 22:23, 24:11, 25:7, 26:21, 33:6, 39:13, 76:23, 77:7, 77:12, 78:9, 102:22</p> <p>proposal [4] - 27:18, 75:14, 95:4, 95:14</p> <p>propose [2] - 9:2, 106:10</p> <p>proposed [11] - 9:12, 9:14, 9:17, 9:20, 11:22, 12:22, 13:10, 14:12, 28:1, 28:9, 105:23</p> <p>proposing [3] - 8:19, 9:21, 11:25</p> <p>pros [1] - 23:15</p> <p>protected [3] - 36:13, 36:14, 36:16</p> <p>protocol [1] - 97:14</p> <p>protocols [1] - 98:17</p> <p>proud [2] - 52:19, 76:7</p> <p>provide [1] - 35:2</p> <p>provided [3] - 43:10, 43:12, 66:5</p> |
|---|---|--|--|--|

| | | | | |
|--|--|---|---|---|
| <p>provides [3] - 43:8, 50:11, 62:3</p> <p>providing [1] - 66:5</p> <p>provisions [1] - 64:1</p> <p>public [36] - 8:14, 9:5, 9:6, 14:10, 14:11, 14:12, 15:2, 15:4, 15:23, 16:5, 16:6, 16:10, 16:13, 16:15, 16:17, 17:15, 20:7, 22:5, 22:10, 22:16, 23:9, 23:11, 24:25, 27:11, 29:16, 29:21, 30:22, 32:10, 35:8, 36:2, 38:6, 53:1, 56:21, 88:23, 89:7, 102:3</p> <p>Public [10] - 56:15, 103:4, 103:6, 103:8, 103:11, 103:14, 103:17, 103:24, 104:6, 108:8</p> <p>publicly [1] - 62:17</p> <p>pull [1] - 7:2</p> <p>pump [2] - 49:13, 49:20</p> <p>pumper [1] - 45:1</p> <p>purchase [1] - 10:10</p> <p>purpose [1] - 49:15</p> <p>pursuant [1] - 62:2</p> <p>purview [2] - 5:25, 26:9</p> <p>push [6] - 7:3, 47:19, 75:25, 80:2, 84:10, 106:23</p> <p>put [31] - 3:14, 7:17, 10:11, 10:16, 12:17, 15:22, 16:4, 23:8, 30:24, 33:6, 34:9, 42:12, 49:19, 51:2, 51:5, 52:20, 59:14, 62:5, 66:25, 72:14, 73:13, 78:6, 81:13, 84:5, 87:13, 89:23, 94:7, 94:24, 95:8, 96:2, 105:10</p> <p>puts [1] - 88:16</p> <p>putting [8] - 4:17, 8:22, 11:4, 51:6, 51:8, 66:24, 67:1, 67:6</p> <p>puzzle [1] - 76:11</p> | <p style="text-align: center;">Q</p> <p>quality [1] - 52:16</p> <p>questions [13] - 8:4, 16:8, 24:15, 27:2, 52:10, 53:21, 55:2, 56:8, 59:23, 59:25, 62:6, 63:17, 85:20</p> <p>queue [1] - 48:13</p> <p>quick [5] - 29:5, 42:17, 42:18, 48:24, 81:2</p> <p>quite [7] - 33:18, 48:7, 55:4, 59:6, 81:11, 90:4, 95:2</p> <p>quo [1] - 48:8</p> <p>quoted [1] - 59:16</p> | <p>receipts [1] - 55:4</p> <p>receive [1] - 87:14</p> <p>received [4] - 62:1, 64:12, 64:16, 83:9</p> <p>receiving [2] - 81:1, 85:20</p> <p>recently [5] - 26:15, 64:22, 72:8, 87:7, 87:17</p> <p>recess [1] - 60:7</p> <p>Recess [1] - 60:16</p> <p>recognize [2] - 74:22, 87:16</p> <p>recognized [1] - 9:14</p> <p>recommend [2] - 43:21, 85:16</p> <p>recommendation [3] - 76:16, 88:24, 90:2</p> <p>recommendations [1] - 85:25</p> <p>recommended [1] - 12:14</p> <p>record [3] - 2:13, 72:12, 102:5</p> <p>Recreation [1] - 50:23</p> <p>rectified [1] - 38:1</p> <p>redesigning [2] - 43:19, 46:18</p> <p>redoing [1] - 45:18</p> <p>reduce [1] - 11:9</p> <p>Reed [1] - 3:8</p> <p>reference [1] - 70:23</p> <p>reflection [1] - 89:24</p> <p>regarding [3] - 56:24, 57:15, 61:24</p> <p>regardless [1] - 95:8</p> <p>regards [1] - 104:10</p> <p>register [1] - 104:4</p> <p>registry [2] - 10:17, 10:21</p> <p>regular [7] - 6:5, 29:19, 29:22, 29:23, 88:8, 89:2, 89:3</p> <p>regulate [1] - 103:5</p> <p>regulated [1] - 103:6</p> <p>regulations [2] - 62:2, 62:9</p> <p>regulator [1] - 103:2</p> <p>regulatory [1] - 102:25</p> <p>reiterated [1] - 95:7</p> <p>rejection [3] - 68:2, 68:8, 68:19</p> <p>related [3] - 47:6,</p> | <p>49:24, 108:13</p> <p>relation [1] - 63:23</p> <p>relationship [1] - 56:25</p> <p>relatively [2] - 10:10, 52:7</p> <p>relay [2] - 98:7, 98:9</p> <p>relocate [1] - 9:23</p> <p>remain [1] - 82:12</p> <p>remainder [3] - 76:2, 79:19, 88:5</p> <p>remember [6] - 26:3, 31:16, 52:24, 74:5, 74:10, 79:5</p> <p>reminded [1] - 95:1</p> <p>reminder [1] - 27:16</p> <p>removed [1] - 66:1</p> <p>renderings [1] - 65:11</p> <p>renewal [4] - 54:22, 63:12, 63:13, 103:19</p> <p>rent [1] - 10:18</p> <p>rental [1] - 63:5</p> <p>reopened [1] - 60:25</p> <p>repairing [1] - 4:16</p> <p>repaving [1] - 100:13</p> <p>repetitive [1] - 79:12</p> <p>replace [1] - 6:21</p> <p>replaced [1] - 101:21</p> <p>report [10] - 30:1, 30:4, 43:6, 51:12, 55:3, 56:12, 56:13, 59:24, 60:19, 83:2</p> <p>Reporter [1] - 108:7</p> <p>reports [2] - 29:20, 69:5</p> <p>representation [1] - 85:13</p> <p>request [10] - 14:5, 15:22, 47:9, 57:25, 77:19, 78:13, 79:20, 82:15, 84:20, 85:11</p> <p>requested [8] - 12:9, 12:15, 47:9, 47:13, 56:24, 60:5, 71:3, 71:20</p> <p>requesting [1] - 79:25</p> <p>requests [2] - 43:17, 85:19</p> <p>require [4] - 19:3, 47:2, 47:23, 78:5</p> <p>required [7] - 18:22, 28:13, 58:5, 75:24, 78:22, 79:8, 81:25</p> | <p>requirement [8] - 9:18, 10:2, 11:17, 12:7, 66:8, 69:12, 77:1, 77:21</p> <p>requirements [6] - 11:24, 19:6, 28:14, 38:19, 67:9, 75:23</p> <p>requires [1] - 52:23</p> <p>requiring [1] - 76:8</p> <p>reread [1] - 46:6</p> <p>rerouting [1] - 42:19</p> <p>Rescue [1] - 93:21</p> <p>reservations [1] - 50:24</p> <p>resident [2] - 46:10, 52:13</p> <p>residential [2] - 11:6, 104:19</p> <p>residents [8] - 8:21, 10:22, 43:13, 45:6, 70:16, 70:22, 72:20, 85:22</p> <p>residents' [1] - 46:21</p> <p>resolution [4] - 56:24, 79:21, 80:15, 82:16</p> <p>resolve [1] - 46:20</p> <p>respect [5] - 24:3, 24:10, 27:15, 85:20, 86:2</p> <p>respective [1] - 62:19</p> <p>respond [1] - 86:10</p> <p>respondent [1] - 14:4</p> <p>Responders [1] - 85:23</p> <p>response [8] - 65:2, 68:13, 68:15, 71:7, 71:21, 72:25, 84:21, 95:15</p> <p>Response [7] - 8:5, 53:23, 56:9, 60:1, 69:2, 107:7, 107:17</p> <p>responses [1] - 68:10</p> <p>responsibility [4] - 22:15, 48:9, 73:1, 95:9</p> <p>responsible [1] - 76:2</p> <p>rest [5] - 2:14, 23:1, 53:2, 70:21, 89:13</p> <p>restaurants [2] - 49:3, 83:23</p> <p>restrictive [1] - 89:15</p> <p>result [4] - 25:5, 43:14, 43:22, 102:21</p> |
| | <p style="text-align: center;">R</p> <p>raised [1] - 65:21</p> <p>rate [4] - 9:19, 9:20, 9:22, 57:3</p> <p>rates [1] - 9:23</p> <p>rather [7] - 17:21, 20:17, 24:2, 43:25, 59:16, 96:8, 101:2</p> <p>re [2] - 43:20, 55:8</p> <p>re-engineering [1] - 43:20</p> <p>re-levy [1] - 55:8</p> <p>reach [1] - 70:8</p> <p>reached [1] - 104:17</p> <p>reaching [2] - 69:9, 70:18</p> <p>reacting [1] - 35:13</p> <p>reads [2] - 34:9, 34:10</p> <p>ready [1] - 37:3</p> <p>real [1] - 77:5</p> <p>realistically [2] - 96:20, 97:22</p> <p>realize [1] - 55:6</p> <p>realized [1] - 86:16</p> <p>really [22] - 6:4, 22:14, 24:9, 25:15, 27:6, 27:17, 52:20, 68:20, 69:17, 69:19, 71:5, 73:20, 76:1, 86:7, 87:24, 91:23, 92:9, 92:19, 92:20, 97:24, 98:2, 101:6</p> <p>reason [4] - 5:6, 9:25, 27:21, 78:25</p> <p>reasons [1] - 91:24</p> | <p>record [3] - 2:13, 72:12, 102:5</p> <p>Recreation [1] - 50:23</p> <p>rectified [1] - 38:1</p> <p>redesigning [2] - 43:19, 46:18</p> <p>redoing [1] - 45:18</p> <p>reduce [1] - 11:9</p> <p>Reed [1] - 3:8</p> <p>reference [1] - 70:23</p> <p>reflection [1] - 89:24</p> <p>regarding [3] - 56:24, 57:15, 61:24</p> <p>regardless [1] - 95:8</p> <p>regards [1] - 104:10</p> <p>register [1] - 104:4</p> <p>registry [2] - 10:17, 10:21</p> <p>regular [7] - 6:5, 29:19, 29:22, 29:23, 88:8, 89:2, 89:3</p> <p>regulate [1] - 103:5</p> <p>regulated [1] - 103:6</p> <p>regulations [2] - 62:2, 62:9</p> <p>regulator [1] - 103:2</p> <p>regulatory [1] - 102:25</p> <p>reiterated [1] - 95:7</p> <p>rejection [3] - 68:2, 68:8, 68:19</p> <p>related [3] - 47:6,</p> | <p>reopened [1] - 60:25</p> <p>repairing [1] - 4:16</p> <p>repaving [1] - 100:13</p> <p>repetitive [1] - 79:12</p> <p>replace [1] - 6:21</p> <p>replaced [1] - 101:21</p> <p>report [10] - 30:1, 30:4, 43:6, 51:12, 55:3, 56:12, 56:13, 59:24, 60:19, 83:2</p> <p>Reporter [1] - 108:7</p> <p>reports [2] - 29:20, 69:5</p> <p>representation [1] - 85:13</p> <p>request [10] - 14:5, 15:22, 47:9, 57:25, 77:19, 78:13, 79:20, 82:15, 84:20, 85:11</p> <p>requested [8] - 12:9, 12:15, 47:9, 47:13, 56:24, 60:5, 71:3, 71:20</p> <p>requesting [1] - 79:25</p> <p>requests [2] - 43:17, 85:19</p> <p>require [4] - 19:3, 47:2, 47:23, 78:5</p> <p>required [7] - 18:22, 28:13, 58:5, 75:24, 78:22, 79:8, 81:25</p> | <p>requirement [8] - 9:18, 10:2, 11:17, 12:7, 66:8, 69:12, 77:1, 77:21</p> <p>requirements [6] - 11:24, 19:6, 28:14, 38:19, 67:9, 75:23</p> <p>requires [1] - 52:23</p> <p>requiring [1] - 76:8</p> <p>reread [1] - 46:6</p> <p>rerouting [1] - 42:19</p> <p>Rescue [1] - 93:21</p> <p>reservations [1] - 50:24</p> <p>resident [2] - 46:10, 52:13</p> <p>residential [2] - 11:6, 104:19</p> <p>residents [8] - 8:21, 10:22, 43:13, 45:6, 70:16, 70:22, 72:20, 85:22</p> <p>residents' [1] - 46:21</p> <p>resolution [4] - 56:24, 79:21, 80:15, 82:16</p> <p>resolve [1] - 46:20</p> <p>respect [5] - 24:3, 24:10, 27:15, 85:20, 86:2</p> <p>respective [1] - 62:19</p> <p>respond [1] - 86:10</p> <p>respondent [1] - 14:4</p> <p>Responders [1] - 85:23</p> <p>response [8] - 65:2, 68:13, 68:15, 71:7, 71:21, 72:25, 84:21, 95:15</p> <p>Response [7] - 8:5, 53:23, 56:9, 60:1, 69:2, 107:7, 107:17</p> <p>responses [1] - 68:10</p> <p>responsibility [4] - 22:15, 48:9, 73:1, 95:9</p> <p>responsible [1] - 76:2</p> <p>rest [5] - 2:14, 23:1, 53:2, 70:21, 89:13</p> <p>restaurants [2] - 49:3, 83:23</p> <p>restrictive [1] - 89:15</p> <p>result [4] - 25:5, 43:14, 43:22, 102:21</p> |

| | | | | |
|---|---|---|--|---|
| <p>retainer [2] - 57:3 retire [1] - 84:7 revamped [1] - 58:3 revamping [2] - 69:12, 71:3 revenue [3] - 54:15, 55:19, 89:14 review [13] - 4:25, 16:18, 21:19, 21:21, 22:5, 43:15, 44:15, 45:5, 48:21, 61:20, 62:20, 67:1, 75:15 Review [1] - 13:13 reviewed [3] - 9:12, 45:15, 67:5 reviewing [2] - 34:2, 58:9 revise [1] - 58:1 revised [4] - 43:24, 44:7, 48:2, 89:8 revising [1] - 43:16 revision [1] - 13:22 reworked [1] - 50:10 Rich [4] - 92:10, 92:17, 98:9, 98:12 rid [1] - 29:2 ride [1] - 93:9 riding [1] - 70:2 right-of-way [2] - 73:6, 73:8 risk [1] - 35:6 road [17] - 13:12, 49:4, 57:10, 63:23, 67:21, 68:17, 68:18, 74:23, 90:18, 90:22, 90:23, 93:8, 97:24, 98:13, 100:14, 101:22 Road [3] - 48:23, 48:25, 81:6 roadblock [1] - 92:7 roads [2] - 11:7, 90:15 roadside [3] - 76:19, 76:24, 78:7 roadway [1] - 95:21 Robert [1] - 100:6 ROBERT [1] - 1:21 Roberts [1] - 73:2 ROBINS [1] - 1:15 Robins [1] - 70:11 rolling [1] - 27:6 room [1] - 78:4 ropes [4] - 34:6, 36:15, 36:21, 37:16</p> | <p>Roselle [1] - 59:3 roughly [2] - 13:5, 28:25 Route [5] - 77:18, 77:20, 77:23, 78:4, 78:9 routing [1] - 42:23 RPA [1] - 42:22 rude [1] - 99:7 rule [4] - 26:14, 31:14, 36:17, 41:16 rules [19] - 30:25, 31:9, 31:10, 31:11, 32:9, 32:12, 32:21, 34:16, 35:17, 35:20, 52:8, 76:21, 105:8, 105:12, 105:13, 106:5, 106:7, 106:8, 106:14 ruling [1] - 91:7 run [3] - 8:24, 101:18 running [1] - 52:6 rural [1] - 69:18</p> | <p>se [1] - 14:1 searching [1] - 84:12 season [5] - 56:19, 76:3, 76:4, 88:5, 89:15 second [3] - 13:6, 76:12, 107:10 secondarily [1] - 82:9 secondary [2] - 28:22, 29:3 section [4] - 57:23, 91:12, 92:5, 100:16 sections [1] - 18:6 sector [1] - 70:2 see [22] - 4:25, 5:9, 8:7, 21:3, 22:21, 30:20, 34:6, 44:25, 53:6, 53:19, 55:4, 58:22, 70:9, 73:6, 83:1, 85:13, 86:15, 95:23, 96:1, 100:7, 100:12, 107:20 seeing [1] - 74:11 seem [1] - 92:8 segregated [1] - 105:23 sell [1] - 10:6 semi [1] - 37:11 semi-park [1] - 37:11 send [7] - 44:8, 44:17, 48:1, 48:2, 93:23, 103:25, 104:5 sending [2] - 44:18, 44:21 sense [1] - 34:19 sent [5] - 43:7, 44:9, 68:12, 71:7, 72:12 sentence [1] - 79:6 separate [2] - 16:9, 17:19 separately [1] - 19:16 SEQRA [4] - 9:16, 21:10, 21:23, 62:9 serve [1] - 89:19 Service [8] - 103:4, 103:7, 103:9, 103:11, 103:14, 103:17, 103:24, 104:6 service [4] - 69:20, 84:4, 93:22, 103:5 SESSION [1] - 1:4 session [3] - 12:8,</p> | <p>29:22, 62:6 set [10] - 6:8, 14:11, 30:17, 32:21, 34:16, 35:22, 37:1, 37:20, 108:17 sets [1] - 87:1 setting [1] - 40:13 setup [2] - 49:5, 98:3 several [3] - 8:20, 63:14, 102:15 sewer [4] - 55:7, 93:24, 101:15 Sewer [2] - 49:10, 101:9 shape [2] - 51:16, 52:7 share [2] - 26:5, 68:21 sharing [1] - 53:1 Sharples [4] - 64:12, 64:21, 64:23, 65:2 SHoP [2] - 64:12, 65:2 short [1] - 77:5 show [7] - 39:5, 39:11, 65:14, 65:20, 66:2, 66:3, 68:20 showing [1] - 66:23 shows [1] - 39:22 shut [2] - 92:13, 93:1 shutdown [1] - 102:16 sick [1] - 2:16 side [17] - 3:11, 5:11, 5:12, 5:22, 6:4, 7:18, 36:13, 77:4, 77:17, 77:23, 78:4, 78:8, 86:13, 86:14, 95:17, 104:24 sides [2] - 32:10, 87:20 sidewalk [7] - 12:2, 28:11, 28:12, 77:8, 77:10, 100:9, 100:13 sidewalks [2] - 9:3, 9:8 sign [16] - 32:10, 41:7, 41:19, 65:14, 66:11, 66:24, 67:8, 76:20, 76:24, 77:9, 77:22, 77:25, 78:1, 78:7, 78:15, 95:24 signage [16] - 30:24, 38:17, 38:19, 64:1, 66:8, 66:22, 75:13, 76:17, 79:4, 79:12, 80:16, 94:7, 95:14,</p> | <p>96:2, 98:16 signed [1] - 95:11 signs [20] - 31:3, 40:18, 40:23, 40:24, 41:3, 41:15, 42:2, 42:11, 65:11, 65:19, 66:14, 66:23, 66:25, 67:5, 78:16, 94:24, 95:8, 95:20, 95:22, 98:19 similar [4] - 28:6, 42:2, 89:6, 95:18 similarly [1] - 56:20 simplify [1] - 78:19 single [1] - 9:13 sit [4] - 3:4, 71:17, 72:10, 94:8 sit-down [1] - 72:10 site [14] - 8:23, 9:1, 9:7, 11:5, 11:20, 12:5, 13:3, 13:4, 13:6, 17:14, 19:11, 22:13, 26:10, 28:16 Site [1] - 27:18 sitting [6] - 2:24, 41:5, 51:7, 86:22, 94:3, 95:5 situation [10] - 12:1, 20:14, 23:12, 33:18, 35:16, 37:24, 52:17, 73:21, 86:3, 88:18 situations [1] - 33:10 six [1] - 76:20 Sixth [4] - 100:8, 100:13, 101:16 size [2] - 31:14 slightly [1] - 28:19 slowly [1] - 51:1 small [4] - 26:2, 26:4, 104:25, 105:1 social [4] - 2:7, 37:7, 38:8, 70:24 solidified [1] - 67:22 solution [1] - 51:23 solves [1] - 97:6 someplace [1] - 5:3 sometimes [1] - 34:11 somewhere [3] - 5:3, 74:25, 84:7 soon [2] - 7:8, 76:23 sooner [1] - 37:25 sorry [8] - 3:24, 4:6, 17:20, 24:13, 30:13,</p> |
| <p>S</p> | | <p>sad [1] - 53:6 safe [3] - 5:23, 48:11, 92:8 safely [2] - 92:25, 98:14 safety [10] - 85:21, 85:22, 85:23, 86:8, 86:11, 87:3, 91:15, 91:23, 98:17, 100:15 sale [1] - 10:18 sandwich [1] - 79:10 Saturday [4] - 30:6, 53:8, 92:14, 92:15 save [2] - 59:11, 59:20 saw [3] - 42:22, 52:3, 99:12 schedule [8] - 15:2, 15:23, 16:15, 16:17, 22:15, 23:8, 27:11, 54:12 scheduled [3] - 30:7, 30:16, 62:16 scheduling [1] - 23:9 school [4] - 49:25, 91:8, 100:14, 100:16 scope [1] - 57:3 screaming [1] - 93:4</p> | <p>sell [1] - 10:6 semi [1] - 37:11 semi-park [1] - 37:11 send [7] - 44:8, 44:17, 48:1, 48:2, 93:23, 103:25, 104:5 sending [2] - 44:18, 44:21 sense [1] - 34:19 sent [5] - 43:7, 44:9, 68:12, 71:7, 72:12 sentence [1] - 79:6 separate [2] - 16:9, 17:19 separately [1] - 19:16 SEQRA [4] - 9:16, 21:10, 21:23, 62:9 serve [1] - 89:19 Service [8] - 103:4, 103:7, 103:9, 103:11, 103:14, 103:17, 103:24, 104:6 service [4] - 69:20, 84:4, 93:22, 103:5 SESSION [1] - 1:4 session [3] - 12:8,</p> | <p>set [10] - 6:8, 14:11, 30:17, 32:21, 34:16, 35:22, 37:1, 37:20, 108:17 sets [1] - 87:1 setting [1] - 40:13 setup [2] - 49:5, 98:3 several [3] - 8:20, 63:14, 102:15 sewer [4] - 55:7, 93:24, 101:15 Sewer [2] - 49:10, 101:9 shape [2] - 51:16, 52:7 share [2] - 26:5, 68:21 sharing [1] - 53:1 Sharples [4] - 64:12, 64:21, 64:23, 65:2 SHoP [2] - 64:12, 65:2 short [1] - 77:5 show [7] - 39:5, 39:11, 65:14, 65:20, 66:2, 66:3, 68:20 showing [1] - 66:23 shows [1] - 39:22 shut [2] - 92:13, 93:1 shutdown [1] - 102:16 sick [1] - 2:16 side [17] - 3:11, 5:11, 5:12, 5:22, 6:4, 7:18, 36:13, 77:4, 77:17, 77:23, 78:4, 78:8, 86:13, 86:14, 95:17, 104:24 sides [2] - 32:10, 87:20 sidewalk [7] - 12:2, 28:11, 28:12, 77:8, 77:10, 100:9, 100:13 sidewalks [2] - 9:3, 9:8 sign [16] - 32:10, 41:7, 41:19, 65:14, 66:11, 66:24, 67:8, 76:20, 76:24, 77:9, 77:22, 77:25, 78:1, 78:7, 78:15, 95:24 signage [16] - 30:24, 38:17, 38:19, 64:1, 66:8, 66:22, 75:13, 76:17, 79:4, 79:12, 80:16, 94:7, 95:14,</p> |

| | | | | |
|--|--|---|---|--|
| <p>31:24, 61:18, 66:11 sort [6] - 20:15, 20:21, 20:22, 21:24, 76:13, 77:22 sounded [1] - 106:20 south [5] - 77:12, 77:17, 77:23, 78:8, 86:14 Southold [7] - 40:12, 60:24, 69:9, 69:18, 69:23, 70:5, 85:2 space [4] - 44:2, 58:4, 77:10, 95:10 spaces [3] - 35:2, 49:2, 65:24 Spanish [3] - 81:22, 81:25, 82:2 speaking [3] - 10:11, 29:7, 88:6 special [1] - 57:23 specialist [1] - 43:3 specific [1] - 20:18, 27:8, 27:20, 31:11, 32:8, 48:23, 49:20, 66:11, 103:23, 104:18 specifically [1] - 105:3 specifics [2] - 31:5, 65:23 speed [2] - 20:4, 81:9 spent [2] - 79:17, 86:7 spiked [1] - 7:5 spirit [2] - 105:25, 106:1 spoken [2] - 90:8, 94:25 spot [2] - 69:25, 96:23 spots [3] - 11:23, 96:24 spread [1] - 92:11 spring [1] - 54:8 square [4] - 28:19, 28:20, 69:16, 105:5 SS [1] - 108:4 staff [4] - 33:23, 52:14, 81:7, 83:19 staffing [1] - 84:2 stand [5] - 2:12, 8:11, 9:24, 10:12, 10:24 stand-alone [3] - 9:24, 10:12, 10:24 Standard [1] - 3:9 stands [1] - 100:7</p> | <p>start [18] - 2:17, 6:16, 6:22, 7:2, 24:22, 24:25, 27:6, 56:13, 69:5, 69:8, 69:15, 70:5, 70:8, 70:17, 70:18, 71:3, 72:19, 102:19 started [5] - 6:18, 21:19, 54:5, 63:11, 75:24 starting [5] - 29:12, 30:16, 48:23, 70:20, 72:17 starts [3] - 7:9, 33:24, 70:6 State [12] - 31:18, 33:20, 57:18, 66:14, 67:5, 73:6, 73:8, 73:10, 74:23, 103:8, 103:10, 108:8 STATE [2] - 1:1, 108:3 state [1] - 75:12 State's [1] - 69:11 stating [1] - 70:9 station [1] - 49:14 stations [1] - 49:20 status [4] - 21:13, 21:23, 48:5, 48:8 Statutory [1] - 15:22 statutory [2] - 20:17, 22:2 stay [2] - 13:8, 29:24 step [8] - 13:19, 14:17, 22:15, 23:16, 53:21, 94:15, 104:5 stepping [1] - 8:15 steps [3] - 18:21, 94:11, 94:12 Sterling [16] - 2:19, 8:9, 8:19, 9:2, 9:4, 9:6, 9:9, 11:3, 11:9, 11:11, 11:23, 12:2, 23:10, 104:9, 104:10, 104:11 stick [1] - 13:2 sticking [1] - 88:4 still [7] - 11:24, 13:2, 13:7, 19:4, 55:8, 84:11, 87:15 stipulation [20] - 8:23, 10:6, 11:1, 13:22, 13:24, 14:6, 14:7, 14:9, 17:1, 17:13,</p> | <p>19:3, 19:10, 22:9, 22:24, 25:18, 104:13, 105:3, 105:12, 105:20, 106:12 stood [1] - 2:4 stop [5] - 52:23, 73:17, 95:25, 97:12, 97:17 stories [2] - 104:21, 104:22 story [3] - 77:5, 105:2, 106:2 straight [3] - 38:20, 71:12, 74:13 stream [1] - 54:15 street [1] - 28:13, 39:12, 45:22, 74:10, 74:13, 77:17, 85:8, 85:18, 86:23, 87:1, 90:7 Street [39] - 1:6, 26:24, 26:25, 40:23, 44:23, 45:2, 45:19, 46:9, 46:19, 48:14, 49:5, 61:6, 61:8, 61:10, 61:11, 61:13, 61:15, 61:16, 61:17, 61:18, 72:24, 77:7, 77:12, 77:15, 77:16, 78:6, 86:13, 88:10, 88:14, 88:15, 88:25, 89:21, 91:11, 91:12, 91:20, 93:3, 93:4, 96:18, 102:8 streets [2] - 85:25, 88:11 stressed [1] - 85:1 stretch [3] - 60:13, 77:15, 77:16 stroller [1] - 73:17 strongly [4] - 45:25, 46:1, 76:20 structure [2] - 13:3, 13:6 structures [2] - 13:2, 13:7 struggling [1] - 55:23 study [5] - 47:2, 47:18, 47:23, 47:24, 49:16 stuff [8] - 6:5, 27:9, 34:2, 72:1, 72:8, 94:8, 100:2, 100:17</p> | <p>style [1] - 58:19 subject [3] - 65:9, 90:9, 103:5 submission [7] - 18:7, 18:12, 18:14, 24:9, 47:10, 47:11, 65:4 submit [1] - 65:6 submittal [1] - 65:20 submitted [4] - 8:25, 62:20, 64:6, 64:14 subsequent [1] - 75:21 subsequently [2] - 64:16, 84:21 substance [1] - 17:10 substantial [1] - 59:6 successful [1] - 63:5 Suffolk [2] - 34:8, 57:20 SUFFOLK [2] - 1:1, 108:5 suggest [1] - 35:10 suggesting [1] - 18:23 suggestion [2] - 19:14, 44:23 summer [1] - 85:4 summertime [1] - 69:21 Sunday [7] - 91:16, 91:17, 92:15, 92:19, 97:25, 98:1 Supervisor [4] - 71:18, 71:23, 72:18, 85:12 supplement [1] - 64:7 supply [2] - 5:10, 5:22 support [3] - 44:24, 80:1, 88:12 supposed [4] - 27:3, 34:1, 39:25, 87:12 surplused [2] - 57:14 surprised [1] - 55:8 surveyed [1] - 77:5 suspect [1] - 73:7 swimming [2] - 30:6, 35:6 switch [2] - 7:1, 7:8 switches [1] - 7:9 switchgear [1] - 7:19 SYLVIA [1] - 1:19 system [3] - 4:15, 4:18, 49:13</p> | <p style="text-align: center;">T</p> <p>T's [1] - 24:6 table [2] - 87:13, 89:2 tables [1] - 51:2 tax [3] - 55:4, 55:19, 55:22 taxes [1] - 55:24 Taylor [1] - 3:8 TCO [1] - 83:2 TCOs [1] - 72:6 team [2] - 25:14, 25:16 tear [1] - 101:15 technical [1] - 44:20 technically [1] - 69:17 tents [1] - 40:13 term [5] - 6:20, 7:7, 47:3, 95:10 terms [2] - 24:3, 81:9 test [1] - 89:10 text [1] - 72:3 THAT [1] - 108:10 themselves [1] - 10:13 there'll [1] - 54:3 they've [7] - 18:11, 49:3, 49:6, 49:8, 71:8, 72:3, 95:11 third [2] - 13:3, 82:14 Third [4] - 1:6, 40:23, 72:24, 91:20 three [16] - 13:7, 23:24, 31:3, 37:5, 57:2, 64:15, 76:19, 78:17, 81:19, 83:7, 88:9, 89:5, 104:21, 104:22, 105:2, 106:2 three-by-five [1] - 76:19 three-day [1] - 88:9 three-story [1] - 106:2 three-year [1] - 57:2 throughout [3] - 5:13, 49:7, 79:12 throw [1] - 89:1 throwing [1] - 89:12 Thursday [1] - 53:8 Thursday's [1] - 57:16 tied [1] - 101:8 tight [1] - 88:4 timing [1] - 47:10 title [1] - 102:14 today [10] - 48:5, 52:12, 57:16, 64:23,</p> |
|--|--|---|---|--|

| | | | | |
|---|--|--|---|--|
| <p>64:24, 64:25, 65:5, 67:4, 86:7, 87:9 today's [1] - 58:20 together [10] - 4:24, 6:7, 15:4, 23:25, 25:14, 59:7, 72:15, 81:14, 82:20, 106:22 tomorrow [4] - 36:15, 65:7, 96:1 tonight [6] - 8:14, 8:17, 27:3, 27:10, 62:6, 88:22 tonight's [1] - 78:24 took [3] - 52:4, 52:14, 58:1 totally [4] - 10:19, 29:6, 39:19, 45:14 towards [1] - 63:12 town [1] - 76:25 Town [11] - 40:12, 69:9, 69:18, 69:22, 70:5, 70:19, 85:2, 100:10, 100:19, 100:22, 101:7 towns [1] - 76:22 tractor [2] - 44:25, 45:1 traffic [9] - 11:10, 47:2, 47:18, 47:19, 47:23, 70:23, 74:14, 97:13, 97:17 tragedy [1] - 73:21 tragic [2] - 72:7, 72:23 trailer [2] - 45:1 transaction [1] - 102:13 transcription [1] - 108:11 transcriptionist [1] - 2:14 Transcriptionist [1] - 4:3 transfer [1] - 102:21 transfers [2] - 53:20, 53:24 transformers [2] - 50:7, 50:9 transmission [1] - 54:22 Transportation [2] - 64:14, 64:17 trap [1] - 51:24 travel [2] - 77:17,</p> | <p>77:24 TREASURER [13] - 1:21, 53:14, 53:17, 53:24, 54:2, 55:2, 55:5, 55:12, 55:16, 55:20, 56:1, 56:4, 56:7 Treasurer [3] - 53:13, 59:8, 82:17 treat [1] - 14:5 treated [1] - 26:15 trees [3] - 77:13, 77:16, 87:9 Trespassing [1] - 40:18 tried [2] - 47:20, 92:24 trouble [1] - 30:9 true [2] - 44:20, 108:11 trustee [1] - 80:19 TRUSTEE [159] - 1:13, 1:14, 1:15, 3:25, 4:19, 4:21, 5:6, 6:13, 17:24, 18:4, 18:10, 18:15, 19:12, 19:20, 20:6, 20:11, 21:10, 23:3, 23:4, 23:6, 23:7, 23:18, 23:20, 23:24, 24:18, 25:4, 25:11, 25:15, 26:1, 26:7, 26:8, 26:19, 26:23, 27:1, 27:14, 28:4, 28:7, 28:15, 28:18, 28:24, 29:1, 29:4, 30:23, 31:6, 31:9, 31:10, 31:11, 31:18, 31:20, 31:22, 31:25, 32:7, 32:17, 32:19, 33:4, 33:7, 34:15, 34:21, 34:23, 34:25, 35:1, 35:4, 35:6, 36:3, 36:19, 36:24, 37:12, 38:3, 38:10, 38:11, 38:13, 38:16, 39:3, 39:10, 39:16, 39:19, 40:6, 40:8, 41:1, 41:11, 41:12, 44:10, 44:13, 44:22, 46:13, 46:17, 48:6, 52:11, 53:12, 54:1, 61:10, 61:14, 63:18, 63:20, 64:4, 65:8, 66:7, 68:5, 68:22, 69:7, 71:10,</p> | <p>72:16, 73:12, 74:2, 75:3, 75:7, 75:11, 75:16, 75:17, 75:19, 76:16, 78:12, 79:25, 80:8, 80:13, 80:17, 80:19, 80:24, 80:25, 81:4, 81:18, 81:21, 81:23, 82:3, 82:6, 82:13, 82:22, 83:1, 83:10, 83:12, 83:17, 83:24, 84:18, 90:12, 90:14, 93:11, 93:13, 94:10, 94:19, 96:4, 96:11, 97:19, 98:5, 98:15, 98:23, 99:3, 99:6, 99:22, 100:20, 100:25, 101:4, 101:8, 101:12, 101:24, 102:1, 107:10, 107:12, 107:13, 107:14 Trustee [10] - 40:21, 69:5, 69:6, 70:11, 73:25, 74:4, 75:10, 81:15, 95:15 Trustees [9] - 12:10, 13:13, 20:14, 21:22, 23:22, 29:12, 53:3, 62:4, 80:2 TRUSTEES [1] - 1:3 try [16] - 15:23, 22:17, 23:16, 25:13, 27:9, 27:14, 30:11, 35:25, 40:5, 73:5, 78:20, 83:13, 91:16, 100:4, 101:6, 106:11 trying [17] - 2:7, 2:15, 13:10, 16:10, 36:22, 37:10, 38:13, 38:20, 40:21, 45:2, 80:23, 83:22, 84:1, 96:16, 99:6, 100:7 Tuesday [1] - 54:18 turn [2] - 4:7, 54:14 turned [2] - 16:19, 50:8 turning [1] - 86:17 turns [1] - 68:9 TV [1] - 56:20 tweaked [1] - 59:8 two [18] - 10:23, 12:24, 13:2, 13:8, 37:6, 37:10, 41:25,</p> | <p>69:7, 70:4, 73:14, 76:10, 78:17, 87:1, 88:8, 89:4, 89:5, 91:1, 96:24 two-by-three [1] - 78:17 type [4] - 48:13, 50:19, 85:3, 94:7 types [1] - 66:9 typical [2] - 18:20, 58:19 typically [2] - 43:7, 78:6</p> <p style="text-align: center;">U</p> <p>under [3] - 56:15, 88:3, 105:8 understaffed [1] - 71:9 understood [4] - 17:5, 17:16, 34:17, 36:3 undertake [1] - 61:19 underway [1] - 54:8 undue [1] - 87:21 unfortunately [6] - 56:18, 72:2, 72:7, 83:6, 83:11, 84:1 units [5] - 9:20, 9:22, 10:5, 10:13, 10:21 unless [6] - 15:13, 15:16, 52:9, 62:6, 63:16, 87:18 unnerving [1] - 74:16 unrecognizable [1] - 105:19 unsteam [1] - 60:9 unwritten [1] - 36:17 up [67] - 2:10, 2:12, 3:2, 3:16, 3:20, 5:7, 6:8, 6:13, 7:3, 7:5, 8:1, 17:9, 22:15, 23:9, 23:16, 30:17, 31:3, 33:10, 35:22, 37:1, 37:8, 37:20, 39:5, 39:6, 39:11, 39:22, 40:5, 40:13, 40:16, 41:3, 41:5, 42:12, 43:4, 51:20, 51:23, 52:2, 65:21, 68:7, 72:23, 75:21, 76:12, 77:3, 77:9, 79:16, 84:15, 88:22,</p> | <p>91:17, 93:3, 94:5, 94:12, 94:24, 95:4, 95:8, 95:14, 96:17, 97:13, 100:3, 100:9, 100:14, 100:15, 100:18, 101:15, 102:6, 103:18, 104:1, 105:14 update [7] - 42:17, 42:18, 62:12, 63:21, 64:5, 64:22 updates [1] - 59:14 updating [1] - 58:9 upgrade [1] - 98:19 upstairs [1] - 104:19 urban [1] - 69:19 utility [2] - 65:17, 104:2 Utility [1] - 54:11</p> <p style="text-align: center;">V</p> <p>vacation [1] - 5:20 variances [2] - 17:15, 22:14 various [1] - 59:14 vehicle [1] - 69:25 vehicles [2] - 57:13, 57:15 ventured [2] - 87:7, 87:8 venue [2] - 56:20, 56:23 verify [1] - 43:1 version [3] - 63:9, 65:5, 81:22 versus [4] - 27:22, 28:22, 63:3 vertical [1] - 27:22 viable [2] - 83:9, 84:4 view [2] - 44:6, 90:1 views [2] - 25:23, 48:12 village [1] - 76:25 VILLAGE [5] - 1:1, 1:18, 1:19, 1:20, 1:21 Village [72] - 5:1, 9:11, 10:16, 10:20, 10:22, 12:21, 13:17, 13:24, 14:3, 14:18, 19:15, 20:17, 22:3, 22:18, 22:22, 23:10, 24:10,</p> |
|---|--|--|---|--|

| | | |
|--|--|---|
| <p>25:24, 29:23, 30:1, 31:12, 31:19, 40:4, 48:10, 49:7, 52:13, 53:11, 55:22, 56:10, 59:5, 59:7, 59:10, 60:19, 60:25, 61:21, 63:1, 63:2, 63:4, 63:5, 64:13, 64:21, 69:1, 69:10, 69:15, 70:10, 70:15, 72:19, 72:20, 74:19, 75:13, 76:9, 76:21, 77:6, 77:7, 77:11, 78:3, 78:9, 81:6, 83:8, 85:14, 85:22, 92:14, 103:3, 103:14, 103:18, 104:7, 104:14, 106:1, 106:9, 106:10</p> <p>Village's [1] - 7:18</p> <p>villages [1] - 76:22</p> <p>violations [2] - 60:25, 61:2</p> <p>virtually [1] - 68:10</p> <p>voice [2] - 16:7, 23:15</p> <p>volt [1] - 50:5</p> <p>volunteers [2] - 79:1, 81:14</p> <p>vote [4] - 14:14, 14:15, 14:16, 23:9</p> <p>voted [1] - 16:12</p> | <p>water [4] - 37:9, 49:21, 55:7, 93:24</p> <p>Waterfront [1] - 26:6</p> <p>waterfront [2] - 9:5, 104:15</p> <p>ways [1] - 92:24</p> <p>wear [2] - 76:7, 80:5</p> <p>wearing [1] - 76:9</p> <p>Webb [2] - 77:15, 102:8</p> <p>website [2] - 57:24, 77:25</p> <p>Wednesday [1] - 61:1</p> <p>weeds [1] - 105:1</p> <p>week [15] - 30:18, 30:20, 31:15, 37:15, 42:9, 42:12, 44:8, 57:16, 62:5, 62:14, 62:18, 74:20, 92:22, 99:17</p> <p>week's [1] - 16:13</p> <p>weekend [8] - 30:16, 32:15, 42:8, 88:8, 89:2, 89:5, 89:9, 97:1</p> <p>weekends [2] - 30:17, 91:18</p> <p>weeks [5] - 64:15, 67:17, 75:12, 92:5, 102:18</p> <p>Welcome [1] - 78:1</p> <p>welcome [3] - 29:24, 82:14, 82:24</p> <p>west [1] - 77:17</p> <p>western [1] - 11:2</p> <p>WHEREOF [1] - 108:17</p> <p>whole [8] - 13:19, 23:25, 25:17, 25:18, 48:10, 48:19, 92:14</p> <p>wide [1] - 77:8</p> <p>Wiggins [1] - 44:1</p> <p>willing [1] - 23:24</p> <p>Winter [1] - 76:4</p> <p>wintertime [1] - 69:21</p> <p>wires [1] - 5:11</p> <p>wish [1] - 107:5</p> <p>wishes [1] - 70:9</p> <p>WITNESS [1] - 108:17</p> <p>won [1] - 63:1</p> <p>word [2] - 3:25, 82:18</p> <p>wording [2] - 79:2, 81:24</p> | <p>words [2] - 58:10, 93:17</p> <p>WORK [1] - 1:4</p> <p>workable [2] - 43:1, 98:2</p> <p>workforce [4] - 10:20, 12:6, 12:22, 13:4</p> <p>works [2] - 46:23, 98:17</p> <p>worry [1] - 22:6</p> <p>worth [3] - 75:2, 92:17, 92:20</p> <p>write [4] - 40:5, 51:18, 103:13, 103:16</p> <p>writing [2] - 35:22, 103:12</p> <p>written [5] - 30:4, 33:3, 36:1, 82:1, 82:2</p> |
| W | | |
| <p>Wade [1] - 3:24</p> <p>wait [1] - 27:3</p> <p>waiting [3] - 44:25, 71:7, 71:21</p> <p>walk [4] - 60:8, 84:8, 87:12, 95:19</p> <p>walk-around [1] - 84:8</p> <p>walkable [1] - 91:12</p> <p>walking [5] - 37:10, 85:7, 86:12, 95:23, 100:15</p> <p>wall [1] - 86:22</p> <p>wants [5] - 2:11, 21:3, 39:8, 84:7, 102:4</p> <p>Wardens [2] - 3:7, 93:14</p> <p>warnings [1] - 73:14</p> <p>watching [3] - 37:6, 37:9, 41:5</p> | <p>water [4] - 37:9, 49:21, 55:7, 93:24</p> <p>Waterfront [1] - 26:6</p> <p>waterfront [2] - 9:5, 104:15</p> <p>ways [1] - 92:24</p> <p>wear [2] - 76:7, 80:5</p> <p>wearing [1] - 76:9</p> <p>Webb [2] - 77:15, 102:8</p> <p>website [2] - 57:24, 77:25</p> <p>Wednesday [1] - 61:1</p> <p>weeds [1] - 105:1</p> <p>week [15] - 30:18, 30:20, 31:15, 37:15, 42:9, 42:12, 44:8, 57:16, 62:5, 62:14, 62:18, 74:20, 92:22, 99:17</p> <p>week's [1] - 16:13</p> <p>weekend [8] - 30:16, 32:15, 42:8, 88:8, 89:2, 89:5, 89:9, 97:1</p> <p>weekends [2] - 30:17, 91:18</p> <p>weeks [5] - 64:15, 67:17, 75:12, 92:5, 102:18</p> <p>Welcome [1] - 78:1</p> <p>welcome [3] - 29:24, 82:14, 82:24</p> <p>west [1] - 77:17</p> <p>western [1] - 11:2</p> <p>WHEREOF [1] - 108:17</p> <p>whole [8] - 13:19, 23:25, 25:17, 25:18, 48:10, 48:19, 92:14</p> <p>wide [1] - 77:8</p> <p>Wiggins [1] - 44:1</p> <p>willing [1] - 23:24</p> <p>Winter [1] - 76:4</p> <p>wintertime [1] - 69:21</p> <p>wires [1] - 5:11</p> <p>wish [1] - 107:5</p> <p>wishes [1] - 70:9</p> <p>WITNESS [1] - 108:17</p> <p>won [1] - 63:1</p> <p>word [2] - 3:25, 82:18</p> <p>wording [2] - 79:2, 81:24</p> | <p style="text-align: center;">Y</p> <p>year [14] - 8:20, 34:4, 34:5, 37:3, 51:15, 53:18, 53:20, 54:9, 57:2, 57:8, 59:11, 63:10, 70:6, 79:19</p> <p>year's [1] - 72:11</p> <p>year-end [2] - 53:18, 54:9</p> <p>years [8] - 3:22, 7:11, 10:23, 24:20, 45:20, 70:22, 74:5, 85:3</p> <p>yes [1] - 96:11</p> <p>yesterday [2] - 73:15, 94:22</p> <p>YORK [2] - 1:1, 108:3</p> <p>York [10] - 1:6, 33:20, 45:7, 50:19, 66:14, 69:11, 103:8, 103:10, 108:9</p> <p>yous [1] - 8:7</p> |
| Z | | |
| | | <p>ZBA [4] - 13:12, 17:15, 21:6, 29:13</p> <p>zoning [3] - 20:16, 26:4, 105:13</p> <p>Zoning [7] - 14:21, 18:25, 20:18, 22:13, 23:22, 24:19, 25:22</p> <p>Zoom [1] - 62:25</p> |