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

Third Street Firehouse  
September 16, 2021  
7:00 P.M.

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

1 (The meeting was called to order at 7:00 p.m.)

2 MAYOR HUBBARD: Okay. I call the meeting to  
3 order. Pledge to the Flag.

4 TRUSTEE PHILLIPS: You can do the one up  
5 there. That's what we did --

6 MAYOR HUBBARD: We'll use this one. The  
7 meeting night, they moved it out back and --

8 (All Stood for the Pledge of Allegiance)

9 MAYOR HUBBARD: Thank you. Okay. We'll  
10 start with the Fire Department report. Chief  
11 Manwaring is here.

12 CHIEF MANWARING: It don't matter?

13 MAYOR HUBBARD: No, you don't need to  
14 wear it.

15 CHIEF MANWARING: All right. I hope you got  
16 all our Department reports for the month, and that  
17 was a big thing.

18 Peconic Landing had their Community  
19 Give-Back Sunday. You were there.

20 MAYOR HUBBARD: Uh-huh.

21 CHIEF MANWARING: The Department received a  
22 check for \$20,350, which was really cool, and will  
23 go towards more medical stuff and stuff for the  
24 Department.

25 I'd like you to approve applications of

1       Lainey Rutkowski, Deanna, Josh and Angela Brice  
2       for the Juniors. Remember when we had the two,  
3       one down at Mitchell Park, Junior affair, and then  
4       we did another with Cutchogue, come out and  
5       everything, so we winded up picking up four, four  
6       Juniors.

7               MAYOR HUBBARD: That's excellent.

8               CHIEF MANWARING: You know, so, hopefully,  
9       the program now, if we can branch in the school,  
10      and, hopefully, it will all work out a little bit  
11      better.

12              And on the same note, I also need you to  
13      accept the name of Alson Edwards, Al, Alson  
14      Edwards for the Phenix Hook and Ladder Company,  
15      and Nicole -- Nicholas Diaz to the Standard Hose  
16      Company. Those are regular firefighters. All  
17      right? That's easy stuff.

18              All right. Firehouse Plus has been doing  
19      our PESH training and all that stuff, you know,  
20      with the blood borne, HAZMAT, and all, and plus  
21      the hands-on training, which we've been running.  
22      We'd like to -- he gave me an applica -- not an  
23      application. He gave me a quote for next year's  
24      for -- we would like to extend his -- we'll have a  
25      resolution, whatever you want to do, to extend his

1 services for another year while we're getting the  
2 paperwork and stuff. Everything, he's keeping the  
3 paperwork up and all that and he's doing an  
4 excellent job. And the whole Department really  
5 likes to push behind him, so.

6 MAYOR HUBBARD: Okay. Get the paperwork  
7 together, give it to the Treasurer, and we have no  
8 problem with that at all.

9 CLERK PIRILLO: Chief, you may -- excuse me.  
10 You may want to mention that it's the same price.

11 CHIEF MANWARING: Right, same. Yeah, he  
12 did -- he didn't up the price, he just kept it the  
13 same.

14 MAYOR HUBBARD: Same price, okay. That's  
15 excellent, that's a very good move.

16 CHIEF MANWARING: All right. All that's  
17 under -- all on the easy notes. Now for the sad  
18 note. The bad note was the Ladder Company came in  
19 last night to the Board of Wardens and they  
20 presented us with bid specs for a new ladder truck  
21 and drawings. So they were -- they are actively  
22 looking for a new truck. So you got that down for  
23 it, so you know that.

24 TRUSTEE PHILLIPS: Chief, they're actively  
25 looking for some other stuff, too, are they not?

1 Wasn't there other equipment besides the hook and  
2 ladder, the Gator, and the new ambulance? Aren't  
3 you looking for that as well?

4 CHIEF MANWARING: Well, the ambulance is,  
5 yeah. The ambulance and stuff, and the Gator.

6 TRUSTEE PHILLIPS: All right.

7 CHIEF MANWARING: And that's all. The  
8 ambulance is already in the budget for what we --  
9 I've sat down with your Board and we discussed  
10 what we needed this year, which would be important  
11 stuff, the Chiefs car and the ambulance.

12 TRUSTEE PHILLIPS: Oh, the Chiefs car is  
13 done.

14 CHIEF MANWARING: Right. But the ambulance,  
15 is still --

16 TRUSTEE PHILLIPS: But the ambulance is the  
17 next one?

18 CHIEF MANWARING: I just finally got the  
19 Ambulance Company to decide they'll start coming  
20 out --

21 TRUSTEE PHILLIPS: Oh, okay.

22 CHIEF MANWARING: -- for their call. There  
23 was -- a lot of companies wouldn't. They won't  
24 bring their -- they used to bring them out, we  
25 could check them out and see what was lining out.

1 A lot of these companies don't want to do that no  
2 more. They want you to pick it off their -- pick  
3 it out of a picture and say that's what you want.

4 TRUSTEE PHILLIPS: Okay.

5 CHIEF MANWARING: But we would like  
6 something that's built the same way that we have  
7 now.

8 TRUSTEE PHILLIPS: I just wanted the Board  
9 to be aware that the ambulance was still in the --  
10 in the hopper.

11 CHIEF MANWARING: Yes, the ambulance is  
12 still in -- yep, it's still in the hopper. I do  
13 have a guy coming out at the end of the month  
14 to -- one of them, finally, so -- but we will be  
15 working -- we're working at a slower pace than the  
16 rest of them.

17 TRUSTEE PHILLIPS: Okay.

18 CHIEF MANWARING: So that's all I have,  
19 that's it.

20 MAYOR HUBBARD: Okay. Any questions for the  
21 Chief?

22 TRUSTEE PHILLIPS: Chief, wasn't there a  
23 question about -- and I'm sorry, I forgot to  
24 mention it this morning. There was a question  
25 about the point system. Apparently, the cutoff

1 date for the COVID --

2 CHIEF MANWARING: I think, yeah, the  
3 Governor cut off the COVID at January.

4 TRUSTEE PHILLIPS: January, and  
5 some companies --

6 CHIEF MANWARING: And a lot of guys didn't  
7 realize that and they thought it was still going.  
8 So they --

9 TRUSTEE PHILLIPS: Oh, okay.

10 CHIEF MANWARING: They were looking -- they  
11 were actually looking for the extra five points  
12 for doing nothing, but now they have to work to  
13 get their points.

14 TRUSTEE PHILLIPS: Oh, okay. All right. So  
15 the January --

16 CHIEF MANWARING: So there is some -- there  
17 is some guys that are a little --

18 MAYOR HUBBARD: But he extended to the end  
19 of January. Those five points are for everybody.

20 CHIEF MANWARING: Right.

21 MAYOR HUBBARD: But February 1st the COVID  
22 points ended.

23 CHIEF MANWARING: Right, so --

24 TRUSTEE PHILLIPS: There seemed to be  
25 confusion.

1 CHIEF MANWARING: There was confusion.  
2 Some -- I guess one of the Companies thought that  
3 it was still in play, so that they can, you  
4 know --

5 MAYOR HUBBARD: If you look at the point  
6 sheet, you'll see there's only five points for the  
7 first month and that's it.

8 CHIEF MANWARING: Yeah, well, they just --

9 MAYOR HUBBARD: It's the ninth month now.

10 CHIEF MANWARING: Yeah, they just realized  
11 it now, but okay.

12 MAYOR HUBBARD: All right. Maybe you could  
13 ask also Captain Hanold to bring the flag back in,  
14 so we have it in the meeting room.

15 CHIEF MANWARING: I'll see if he's out there  
16 and take care of it tomorrow.

17 MAYOR HUBBARD: Okay. He took it back out  
18 for the meeting Monday night, and if he could  
19 bring it back, that would be appreciated.

20 CHIEF MANWARING: You got it.

21 MAYOR HUBBARD: Thank you. Okay. We were  
22 going to put in Jim Ryan with a presentation from  
23 Hampton Jitney. Come on up and --

24 GEOFF LYNCH: Good evening. Actually, I'm  
25 not Jim Ryan.

1 MAYOR HUBBARD: No, I know. I just --

2 (Laughter)

3 GEOFF LYNCH: I'm Geoff Lynch.

4 MAYOR HUBBARD: You were -- we were debating  
5 that was --

6 GEOFF LYNCH: Yes. Thank you for seeing us  
7 on such short notice.

8 MAYOR HUBBARD: Just your name for the  
9 Transcriptionist.

10 GEOFF LYNCH: Oh, sorry. Geoff Lynch,  
11 President of Hampton Jitney, and I'm a resident of  
12 Sag Harbor. But thank you for seeing us on short  
13 notice. I did want to have Jim and the other  
14 partners here tonight, but because of the holiday  
15 and other conflicts, they couldn't be here, but I  
16 appreciate you seeing us.

17 I do have some materials I'd like to bring  
18 up --

19 MAYOR HUBBARD: Okay.

20 GEOFF LYNCH: -- if that's okay. So I am  
21 not here on behalf of Hampton Jitney this evening.  
22 I'm here to discuss the potential reintroduction  
23 of the Peconic Jitney ferry service between  
24 Greenport and Sag Harbor. I'd probably better  
25 start by reading some of these materials.

1           For those -- for those of you that -- that  
2           don't know the background on this, in 2012,  
3           Hampton Jitney created a subsidiary called Peconic  
4           Jitney for the purpose of implementing a passenger  
5           ferry service between Greenport and Sag Harbor.  
6           Peconic Jitney operated as a pilot program during  
7           the summer season under the terms and conditions  
8           of a license franchise agreement issued by Suffolk  
9           County in order to evaluate, evaluate the  
10          viability and potential impacts of a ferry service  
11          between these two port villages. This -- and next  
12          year, in 2022, Peconic Jitney would like to  
13          reintroduce its ferry service on a longer term  
14          basis.

15                 Peconic Jitney is requesting a franchise  
16                 license from the County for a term of five years  
17                 for passenger ferry service between the two  
18                 villages. Both landing sites, as in the past,  
19                 would be located on municipal property, and  
20                 obviously require Village authorizations.

21                 The ferry route will travel around either  
22                 the western or eastern shoreline of Shelter  
23                 Island, depending upon the sea and weather  
24                 conditions, and the service would, at least  
25                 initially, operate seasonally, commencing on or

1 about Memorial Day weekend and ending on or about  
2 Columbus Day weekend. The scheduled service would  
3 be weekends only during the beginning and end of  
4 the season, with 7-day scheduled service during  
5 the peak months, July and August.

6 Peconic Jitney intends to build upon the  
7 lessons learned from 20 -- the 2012 pilot program  
8 to provide this service. It's a service that is  
9 based upon recommendations from the publicly  
10 funded SEEDS study, that's Sustainable East End  
11 Development Strategies, which was completed back  
12 in 2005. This study, among other things,  
13 identified waterborne transportation on Peconic  
14 Bay as one of the initiatives to enhance  
15 East End's transportation infrastructure in order  
16 to accommodate our growing population.

17 Our objective on this proposed passenger  
18 ferry is to directly connect these two villages  
19 and potentially reduce traffic congestion on local  
20 roadways, not further tax the limited parking in  
21 both villages, and increase foot traffic and  
22 tourism to both these towns in a sustainable  
23 manner.

24 I've also included on the next page some  
25 projections for this service that we'd like to

1 operate in 2022. It is -- it is essentially a  
2 carbon copy of what we operated 10 years ago,  
3 including the same vessel, which became available  
4 this year. It's owned by New York Cruise Lines in  
5 New York Harbor. And because of COVID and the  
6 lack of tourism in New York City, it's basically  
7 been sitting for the past year. But luckily,  
8 luckily for us, or unluckily for them, when they  
9 purchased this boat from the previous owners, they  
10 went through a full refurbishment about 14 months  
11 ago, including repowering the vessel, so it is  
12 essentially like new. So we would be looking to  
13 operate that vessel again. And it worked very  
14 well both in Mitchell Park Marina, as well as  
15 Long Wharf in Sag Harbor.

16 The intent to start out is, as I said,  
17 seasonal, starting around Memorial Day weekend  
18 with just weekends only in June. Once school is  
19 out, we would then go to, hopefully, a 7-day  
20 schedule cycle, and then in September and into  
21 Columbus Day weekend, probably back down to  
22 weekends.

23 But what -- one of the things that has  
24 changed, or what's different between now and 2012,  
25 number one, the volume of people out here, both

1 tourists visiting both these villages, as well as  
2 residents, has surged quite a bit over the past  
3 decade, and we think there's just a lot more of a  
4 customer base.

5 And also, and I'm sorry these gentlemen  
6 couldn't be here tonight, the owners of Claudio's,  
7 PWIB, as well as their operator, Tora from  
8 Seasoned Hospitality, they have partnered with us,  
9 not so much in an equity manner, but as a vendor  
10 partner. We're selling concessions on the ferry  
11 during the course of the trips, using -- using  
12 their product, as well as potentially some fueling  
13 from them as well. And, as an alternative, using  
14 the Crabby Jerry's pier as a potential alternate  
15 for the ferry, if Mitchell Park is deemed not  
16 suitable. But we do -- we do have these new  
17 partners.

18 Last time we did it, it was my brother and  
19 I. We basically did it on a shoestring budget  
20 and, you know, could not sustainably move forward  
21 on it. But we've done -- this partnership has  
22 enabled us to come in and look at a -- look at  
23 this long term and actually put some investment  
24 behind it.

25 So, hopefully, the real reason I'm here

1        tonight is to see what appetite the Village of  
2        Greenport has for reintroducing this service, and  
3        if Mitchell Park Marina is still an option, and if  
4        the Village is willing to be a partner in this  
5        endeavor.

6                MAYOR HUBBARD: Okay. Just a quick  
7        question. Have you gone to Sag Harbor yet?

8                GEOFF LYNCH: Just met with the Mayor on it,  
9        not on a formal basis --

10                MAYOR HUBBARD: Okay.

11                GEOFF LYNCH: -- in a work session, but they  
12        are in favor of this, and looking forward to --

13                MAYOR HUBBARD: The Mayor was. You haven't  
14        gone before the Board yet?

15                GEOFF LYNCH: We have not gone in front of  
16        the Board.

17                MAYOR HUBBARD: Okay, that's fine. You lost  
18        something there.

19                GEOFF LYNCH: Thank you.

20                MAYOR HUBBARD: Does anybody on the Board  
21        have questions?

22                TRUSTEE ROBINS: I do. So, yes, you  
23        addressed -- my first question was going to be,  
24        obviously, that there's 10 years, there's a big  
25        difference in the increasing number of people here

1 as visitors and residents. And my concern is that  
2 these people are coming and they're going to drive  
3 here in a car and they're going to need to park  
4 that car. It's not a passenger ferry, where the  
5 cars are going over like to like Shelter Island,  
6 and we already have a pretty tight parking  
7 situation here in the Village right now. So that  
8 would be probably my greatest concern, is where  
9 are these people going to park?

10 GEOFF LYNCH: Yes, and that certainly is  
11 something that has come up quite a bit. Last time  
12 around, in 2012, we entered into a lease agreement  
13 with Greenport School District and leased their  
14 lot for the summer, and actually ran a shuttle,  
15 shuttle service between -- between that lot and  
16 into town, so people could -- could park over  
17 there. In all honesty, it -- we had 123 people.  
18 We did this on both sides, we also did this with  
19 the Sag Harbor School District. There was 123  
20 people that used it over the course of the whole  
21 summer, over the -- over the 100-day pilot  
22 program, about one person a day, a little bit more  
23 than that. And it was a lot of -- you know, it  
24 was a lot of money for the lease agreements, and  
25 really underutilized.

1           So I do understand the concern. I don't  
2 know if it's necessary to enter into that type of  
3 agreement again. But I know Claudio's has done  
4 that as well, and we've certainly talked about  
5 partnering with them to do that, if necessary.  
6 Maybe not the entire six-month period, but at  
7 least during those peak months when parking is  
8 truly an issue in the Village here. And we could,  
9 with Hampton Jitney involved, operate a shuttle  
10 service, if that is required.

11           TRUSTEE ROBINS: I do recall at some point  
12 there was some pushback from the school.

13           GEOFF LYNCH: Yeah.

14           TRUSTEE ROBINS: Or certain residents  
15 worrying about the safety of children, because  
16 they do have summer school there, and we have  
17 playgrounds and stuff like that, and they were  
18 concerned about the danger to children from people  
19 in parking lots and stuff like that, which are  
20 kind of notoriously dangerous for children. So  
21 how did you address that?

22           GEOFF LYNCH: I -- well, it was a concern  
23 back then. But, again, because of the lack of  
24 utilization, it became a moot point, it was -- it  
25 was not an issue.

1 TRUSTEE ROBINS: But it might not be the  
2 same way now, because there are so many more  
3 people here. So that would -- that would be  
4 probably another concern on my part, you know --

5 GEOFF LYNCH: Yeah.

6 TRUSTEE ROBINS: -- the safety of the  
7 children.

8 TRUSTEE PHILLIPS: I just have a couple of  
9 questions.

10 GEOFF LYNCH: What -- I'm sorry, before you  
11 -- the other thing that I would like you to take  
12 into consideration, though, is that yes, there's  
13 people that would come into the Village to take  
14 this excursion. And really, we found it was -- it  
15 was mostly people -- people weren't driving from  
16 Nassau County or Western Suffolk County to drive  
17 their car to Greenport to go to Sag Harbor.

18 TRUSTEE ROBINS: Right.

19 GEOFF LYNCH: It was people who were  
20 essentially here, whether -- whether they're  
21 residents or tourists, and they were -- they were  
22 in the Village anyway. They were coming here  
23 regardless, not just for our service, but they  
24 were coming to the Village of Greenport. So I  
25 don't know how much we actually increase the

1 volume of cars that were coming into the Village.

2 I do know that people coming from Sag Harbor  
3 to this village were not bringing their cars, and  
4 so there is that offset there. Yes, there might  
5 be some people coming to park to go to Sag Harbor,  
6 but there's people that may -- may have driven  
7 around or driven with -- over the ferries to come  
8 here that otherwise did not because of this  
9 service.

10 TRUSTEE ROBINS: And you would have no way  
11 of tracking and letting us know who those  
12 passengers were in terms of email addresses or  
13 anything like that, credit card charges?

14 GEOFF LYNCH: Yeah, well, I'm sure we -- I  
15 honestly don't know if we still have the last one,  
16 but, certainly, our intent with this, this service  
17 would be reservation only, and there would be  
18 customer accounts, and there would certainly be a  
19 customer database at the end of the first year.

20 TRUSTEE ROBINS: Okay. Thank you.

21 GEOFF LYNCH: Sure. I'm sorry.

22 TRUSTEE PHILLIPS: That's okay. I'm glad  
23 you came tonight. But I do know that you do have  
24 a meeting with the Mayor and our Village  
25 Administrator at some point, where I think you're

1 going to be discussing some finer points that  
2 really are more important to us at the moment.  
3 The concept has been here before, okay?

4 GEOFF LYNCH: Uh-huh.

5 TRUSTEE PHILLIPS: But it's the details that  
6 I would prefer to hear. And, hopefully, you'll  
7 come back after the 14th, after the meeting with  
8 the Mayor, and we have some more information as  
9 to, you know, lease amount.

10 GEOFF LYNCH: Yeah.

11 TRUSTEE PHILLIPS: You know, what are the  
12 benefits are going to be for the Village as a  
13 whole. What services you're going to require from  
14 the Village, besides just the Mitchell -- proposed  
15 Mitchell Marina site. You know, your business  
16 plan, that -- I think that's probably what I'm  
17 looking for, is a little bit more of how you're  
18 going to operate.

19 GEOFF LYNCH: Yes.

20 TRUSTEE PHILLIPS: And I think that's an  
21 important component, considering that we do have a  
22 high volume of waterfront traffic, recreational  
23 boating, which has expanded this year, and  
24 expanded extremely -- a large number of vessels  
25 come into this community, and we also have a large

1 clientele of larger boats that come into Mitchell  
2 Marina that are important to our economic bases  
3 for the Marina.

4 So, you know, there's a lot of questions  
5 that I hope we'll get further answers after you  
6 meet with the Mayor and the Village Administrator.

7 GEOFF LYNCH: Yeah. To be perfectly honest,  
8 we -- you know, there's -- this is still really in  
9 the initial stages. We have -- we started talking  
10 about this prior to COVID, and we've actually, you  
11 know, put some money into some boat designs. And,  
12 really, this became what we thought would be a  
13 more feasible service when Claudio's actually  
14 approached us about reintroducing this. So you  
15 may be right, the marina may be too crowded 10  
16 years on and not -- not able to handle this type  
17 of service.

18 It's -- you know, we're -- the schedule is  
19 in there. It's basically the same schedule, we  
20 might tweak it a little bit. But we're talking  
21 about this 50-foot boat going in and out of -- out  
22 of Mitchell Park Marina seven times a day, pushing  
23 up to the -- to the northeast corner for about 15  
24 minutes. So it's actually not that impactful.

25 It is -- it is really a question of the

1 number of people that are on the -- on the  
2 bulkhead, and if you are, in fact, using that  
3 section of the bulkhead for other means. But that  
4 is the -- really, the big question for us is,  
5 okay, if not Mitchell Park Marina, is the Village  
6 open to the private property and the private dock  
7 of Claudio's, and what, if any, permitting or  
8 variances we might need from the Village, and  
9 that's the purpose of that meeting.

10 But our -- just from an infrastructure point  
11 of view, the marina is much more suitable than  
12 this private dock. It's because of the -- because  
13 it is enclosed, and it's -- there's less wind  
14 pushing, pushing a boat around that needs to be up  
15 against a bulkhead. And, frankly, it's more open  
16 space for people to gather and board or disembark,  
17 I suppose.

18 So, from a liability standpoint, from an  
19 aesthetic standpoint, Mitchell Park just makes  
20 more sense from us. But we are willing and open,  
21 and Claudio's is willing and open to utilize that  
22 property. Obviously, their agenda is they want to  
23 bring people into their restaurants, but there's  
24 other, other motives as well. They also think  
25 that this is a sustainable service that would be

1 good for both villages, particularly because of  
2 the congestion and parking, and all the other  
3 problems that both villages have.

4 TRUSTEE PHILLIPS: Okay, great. Thank you  
5 very much.

6 GEOFF LYNCH: Sure. So yes, we have this  
7 meeting, and that will certainly be a lot more  
8 detailed. But I -- really, I guess my main  
9 purpose tonight, aside from reintroducing this  
10 idea, is what the appetite is for Mitchell Park  
11 Marina and landing a vessel there.

12 MAYOR HUBBARD: Okay. Do you have any  
13 questions, Peter?

14 TRUSTEE CLARKE: No.

15 MAYOR HUBBARD: Okay.

16 TRUSTEE CLARKE: I'm very supportive of the  
17 service. I think it's a great addition to the  
18 Village. I'd love to see more water travel all  
19 over the East End, wherever we can get it.

20 GEOFF LYNCH: Yes, I agree.

21 MAYOR HUBBARD: Okay. So what is your time  
22 frame on this? And I know it sounded like it was  
23 urgent in some of the emails that I saw, that you  
24 want to have --

25 GEOFF LYNCH: Well, yes. And it's not so

1 much the Village of Greenport that we -- and I'm  
2 sorry, I was -- you know, I pushed Sylvia a little  
3 bit on this, sorry about that. But on --  
4 certainly, on the Sag Harbor side, there is some  
5 potential law changes that have to go on the  
6 books. But the biggest piece is we actually have  
7 to get a franchise license from Suffolk County,  
8 and that involves a businessman plan and things,  
9 and we have to know the landing sites in both  
10 locations. So we have to put together exactly  
11 what the service is going to look like before we  
12 can go to Suffolk County.

13 So it's -- in our experience, it's a good  
14 seven, eight-month process, and so we just were  
15 trying to get ahead, so we're not scrambling come  
16 May or June to get this thing off the ground.

17 MAYOR HUBBARD: Okay. Well, the sooner you  
18 could get us the complete business plan would make  
19 it easier for everybody here to decide if we're  
20 going to say yes or no for it.

21 GEOFF LYNCH: Okay.

22 MAYOR HUBBARD: So a complete business plan  
23 I think is the urgent thing to get that done,  
24 because you need it for Suffolk County, we also  
25 need that. I'm sure Sag Harbor is going to want

1 to see --

2 GEOFF LYNCH: Yep.

3 MAYOR HUBBARD: -- what it is. I mean, this  
4 is nice, but a lot of this is stuff from 2012.

5 GEOFF LYNCH: It's all stuff from 2012.  
6 There is some projections there in the back,  
7 just to go through it.

8 MAYOR HUBBARD: Okay. I mean, I'll --

9 GEOFF LYNCH: There is some potential new  
10 boat that we are looking at investing in. But I  
11 think -- so, if you're okay, this -- the plan,  
12 then, would move forward with either/or in terms  
13 of landing sites, Mitchell Park or Crabby Jerry's.

14 MAYOR HUBBARD: Right.

15 GEOFF LYNCH: Because we really don't --

16 MAYOR HUBBARD: That's up to the Village  
17 Attorney of what we would need, if they're going  
18 to do a ferry service on private property. I  
19 don't know.

20 GEOFF LYNCH: Yes.

21 MAYOR HUBBARD: I don't know what would be  
22 needed from us for that, you know.

23 ATTORNEY PROKOP: We need a -- you probably  
24 need at least one or two Board approvals, other  
25 than this Board.

1 MAYOR HUBBARD: Okay.

2 GEOFF LYNCH: Yes.

3 TRUSTEE PHILLIPS: They would be changing  
4 their site plan, correct?

5 ATTORNEY PROKOP: Yeah, yes.

6 MAYOR HUBBARD: Yeah, they would have to  
7 change their site plan and add that to what  
8 they're doing and everything else. So they would  
9 probably have to go before the Planning Board to  
10 modify their site plan to make it as a ferry  
11 terminal.

12 GEOFF LYNCH: Okay.

13 MAYOR HUBBARD: So just -- I know they're  
14 not here tonight, but, I mean --

15 GEOFF LYNCH: Yep.

16 MAYOR HUBBARD: -- just so that they know  
17 that's what they're going to take. So that could  
18 take them three or four months to go through the  
19 process, if that's where that's going to end up  
20 going. If it's going to be on Village property  
21 coming into Mitchell Park, then we could deal with  
22 that ourselves without going through the Planning  
23 Board, because we have control over that.

24 GEOFF LYNCH: Okay. And I think the last  
25 time, if I remember, there was some type of at

1       Least public comments for use of Mitchell Park  
2       Marina at some point.

3               TRUSTEE PHILLIPS: We did that as a Board to  
4       make the public aware of what was going on, and  
5       Mitchell Park is their park.

6               GEOFF LYNCH: Sure.

7               TRUSTEE PHILLIPS: And that was the reason  
8       why we did the public hearing.

9               GEOFF LYNCH: Okay.

10              TRUSTEE PHILLIPS: But I think -- and I  
11       support the Mayor, in fact, the sooner you get  
12       information to us, the sooner it will help you in  
13       which direction you need to go.

14              GEOFF LYNCH: Okay. All right. Thank you  
15       very much, appreciate your time.

16              MAYOR HUBBARD: Okay, thank you.

17              TRUSTEE PHILLIPS: Have a good day.

18              MAYOR HUBBARD: Okay. We'll move on to the  
19       Village Administrator report.

20              ADMINISTRATOR PALLAS: Thank you, Mayor and  
21       Board. The first discussion item is on the ferry  
22       queue redesign. We had -- I had a meeting with  
23       our consultants on this on -- with the New York  
24       State DOT Tuesday, I think it was. This meeting  
25       was scheduled as a result of a new slate of

1        comments received from the DOT. We had had  
2        multiple meetings, as you're aware, and had gone  
3        through their initial slate of comments, and the  
4        design, in our opinion, was completely in keeping  
5        with that.

6                They have a lot of new comments that were  
7        not part of the original. They were also  
8        questioning some responses that we made that were  
9        responsive to the original comments. It's kind of  
10       hard to explain, but needless to say, they're  
11       really scrutinizing this project a lot. And it's  
12       a little bit frustrating, but we're working  
13       through all of those comments from the DOT, and,  
14       you know, we'll just keep plugging away at it. I  
15       really -- yeah, I couldn't possibly get into all  
16       the details of them. They're not any -- no one  
17       comment is anything major. There's no fundamental  
18       problem, it's little things.

19               Without going into too much detail, some --  
20       there was an environmental question about why put  
21       in -- why we put in the report about a buried oil  
22       tank, an old buried oil tank, which was -- we put  
23       that in because we were required to check on it.  
24       So then they asked why we put it in. So this is  
25       the type of comments that we're receiving. You

1 know, we do what they ask, then they ask us why we  
2 did it. So, you know, I won't -- I won't say  
3 anymore, I think you get the idea. So that's  
4 where we are with it.

5 You know, we do -- we are still fine on the  
6 funding piece of it. We -- in order to maintain  
7 the current funding -- and understand, each year  
8 funds are added. So even if we lose a year, we  
9 pick up the following year. So it's a -- it's a  
10 moving target on this. And the current slate of  
11 funding, we need to what they call obligate by  
12 September of next year, and to obligate that, we  
13 have to have a formal design approved.

14 So we're at the preliminary design phase.  
15 We're hopeful that once we get through this set of  
16 comments, they'll approve the preliminary design.  
17 That will authorize the detailed design. And once  
18 we go through that, then they'll approve that, and  
19 then we can start talking about bidding, bidding  
20 out, or whatever we need to do for the next phase.  
21 So --

22 TRUSTEE PHILLIPS: Paul, I'm sorry, what was  
23 that date again?

24 ADMINISTRATOR PALLAS: September of '22.  
25 We -- our goal is really to get it to them by

1 July, so that there's a buffer just in case  
2 something doesn't -- all the administrative things  
3 don't line up exactly right, so we want to give  
4 them enough of a buffer to do that. And I don't  
5 mean get them the design, I mean get it approved  
6 by them by July, that's our goal.

7 TRUSTEE PHILLIPS: The approval date is as  
8 of September 2022?

9 ADMINISTRATOR PALLAS: Yeah, the actual  
10 approval date is September, but we're going to try  
11 to get it approved by July, yes.

12 TRUSTEE PHILLIPS: No, no, but --

13 ADMINISTRATOR PALLAS: The formal date is  
14 September, yes. So that's that project.

15 The microgrid project, I had sent, sent you  
16 all some emails on that. That is actually  
17 starting up -- will be starting up in earnest, and  
18 technically, it has started, because they've done  
19 some clearing for their laydown yards, as I  
20 described. That actually is the trigger from the  
21 Governor's Office of Storm Recovery as a start  
22 date for the project officially. Now they're  
23 still gathering materials and all of that, and all  
24 of those bits and pieces will start happening all  
25 at once, all setting and all of that.

1           In terms of the solar battery systems,  
2           particularly for the Firehouse, I'm waiting for a  
3           new redesigned document for the panels. They had  
4           gone through in detail of the structural integrity  
5           of this building for those panels. They have  
6           decided that it would make the most sense to keep  
7           the panels to the north end of the building on  
8           both the east and the west side of the roof. So  
9           there'll be some panels on the east side and some  
10          on the west, and as soon as I get that drawing, I  
11          will forward that out, and it's particularly to  
12          Fire Chiefs. I will then set up a meeting with  
13          them to discuss both that and just the sequencing  
14          of the project, replacing of the generator, what  
15          that means in terms of their reliability for here.  
16          So we'll try to minimize any downtime.

17                 And we're doing new panels, so it will be --  
18                 you know, the building itself will need to be shut  
19                 down, in addition to not having a generator for a  
20                 time, not weeks, or at most, a couple of days.  
21                 But the generator might be not available for more  
22                 than that. I don't have a handle on it yet, but  
23                 as soon as I do, I will get everybody involved in  
24                 that.

25                 On the effluent reuse project, I actually

1 don't have any updates. I still haven't had an  
2 opportunity to schedule a couple of meetings, so I  
3 really don't have any update on that project.

4 Two things that are not on my list. One of  
5 the things we've been talking about internally  
6 staff-wise is a review of our rates for what we  
7 call our concessions. For example, the Marina,  
8 Carousel, and the Campground. We are just getting  
9 started on that process. We're hopeful that we'll  
10 have some kind of a document for you all to review  
11 by the October meeting. But I just wanted to put  
12 it on here to let you know we were starting that  
13 process.

14 The last discussion item, the -- I had just  
15 sent out today, and I do apologize that it was so  
16 late, and I'm not asking for any action on it  
17 anyway at this point, but from the Historic  
18 Preservation Commission, their request memo. I  
19 had suggested that they perhaps, after you review  
20 it, if you have any comments for them, funnel them  
21 through me and I'll make sure they get them, and  
22 then perhaps invite the Chair to October's  
23 meeting, so that she can present it in more detail  
24 for you all. So I'm just, you know, again,  
25 letting -- that's just a notice more than anything

1 else.

2 TRUSTEE ROBINS: Paul, can we just go back  
3 to the microgrid project for one moment?

4 ADMINISTRATOR PALLAS: Sure.

5 TRUSTEE ROBINS: So I think last meeting you  
6 said that the first piece that they're going to be  
7 working on is the distribution system; is that  
8 correct?

9 ADMINISTRATOR PALLAS: They -- probably. I  
10 mean, that's where the -- because they're further  
11 ahead in terms of material gathering. And we  
12 still have some design issues, minor design issues  
13 that we're working out on the solar battery  
14 pieces.

15 TRUSTEE ROBINS: Utilities, are they  
16 suffering any kind of supply issues, like other  
17 areas in terms of lumber and, you know, materials?

18 ADMINISTRATOR PALLAS: They -- yes. The  
19 short answer is yes. But for this project, this  
20 company in particular that we're working with, you  
21 know, HEG, Haugland Energy Group, they -- they  
22 have a much better supply line, supply chain than  
23 a lot of them. So they were able to reach out to  
24 a multitude of sources to get us material in time.

25 Initially, there was going to be some

1 significant delays, but they were able to go to  
2 some alternate suppliers. And our engineers, of  
3 course, are looking through to make sure that they  
4 all meet spec, and I'm looking at them as well  
5 peripherally just to make sure there's nothing  
6 glaring on what they're buying.

7 TRUSTEE ROBINS: Thanks.

8 ADMINISTRATOR PALLAS: Sure. On my  
9 resolutions, the first resolution I want to talk  
10 about is the Empire State Development Grant  
11 associated with the sewer extension for the Sandy  
12 Beach area and for the two marinas. As you know,  
13 that was a \$390,000 grant that was associated with  
14 the entire project. It's not an engineering  
15 grant, it's not a construction grant, it's just  
16 the whole project. We -- I have asked for an  
17 extension twice. We -- they are willing to give  
18 us one more extension. Basically now, at this  
19 point, was why I asked for approval.

20 And what -- what your approval will  
21 basically do is get us to a point where we've  
22 accepted the grant. That's the extent of what  
23 that will do. We can then -- we -- in addition to  
24 that, we are working on agreements between the  
25 Village and Safe Harbor. They have agreed, as you

1 know, to fund and build, construct their portion  
2 from the two marinas across the harbor to the  
3 Manor Place pump station. We're working on just  
4 the formal paperwork for that. We're -- it will  
5 be ready in time, I hope, for next month's  
6 meeting.

7 In addition, we're working with the Sandy  
8 Beach Homeowners on similar agreements for them to  
9 assist in the funding of the project. But this is  
10 really just step one. If all the -- if we accept  
11 this grant, number one, and then the next two sets  
12 of agreements get authorized, we can start the  
13 engineering, if you will, out for the project.  
14 Once we have the engineering completed for the  
15 entire project, we will then have an engineer's  
16 estimate for the whole project. We'll know how  
17 much the whole thing costs, and we can put  
18 together the grant money, plus the Safe Harbor  
19 funding portion and the Sandy Beach Homeowners'  
20 portion, and then we will know what's left to see  
21 how we would fund that, whether we do it with  
22 Village funds, or additional grants, or whatever.

23 But it's an un-- right now, given the  
24 duration of time that has passed since we have the  
25 engineer's estimate, it's just -- there's no way

1 to really know what the true number is. That  
2 estimate came in back then at 1.8 million. That  
3 was three, I think almost four years ago now.

4 TRUSTEE PHILLIPS: It was four years ago,

5 ADMINISTRATOR PALLAS: Four years ago now,  
6 about 1.8 million. I'm sure it's a lot more than  
7 that now. So we'll see where we are at that  
8 point, and we'll come back here and discuss it,  
9 and see what the next step is at that point, so.

10 TRUSTEE PHILLIPS: But, Paul, so I'm clear,  
11 okay, this resolution they're proposing is only  
12 for us to safeguard the \$390,000 grant, correct?

13 ADMINISTRATOR PALLAS: At this point, that's  
14 all it will do.

15 TRUSTEE PHILLIPS: At this point, okay. I  
16 just wanted to clarify that.

17 ADMINISTRATOR PALLAS: Yep. Okay?

18 MAYOR HUBBARD: Okay.

19 ADMINISTRATOR PALLAS: The only other item I  
20 have in terms of resolutions, central pump station  
21 upgrade. There was a tree, a fairly large tree  
22 that we had hoped to preserve. At the onset of  
23 the design, the engineer didn't think it was  
24 possible to do, and I, obviously, was wrong. They  
25 could not salvage it, so it did have to come down.

1 So it wasn't in the original estimate of the  
2 project. And they were at point where it had to  
3 be done that day, so we had to authorize that, and  
4 that's just a change order for the removal of the  
5 tree.

6 And that's all I have, unless anybody has  
7 any questions on anything else.

8 MAYOR HUBBARD: Any questions for Paul?

9 (No Response)

10 MAYOR HUBBARD: Thank you. Okay. Village  
11 Treasurer, Robert Brandt.

12 TREASURER BRANDT: Okay. This is going to  
13 be a little involved. Good evening, everyone. I  
14 have no additional information to bring to the  
15 Board tonight, so I'm wondering if anyone has any  
16 questions on my report as submitted.

17 TRUSTEE PHILLIPS: The only question I have  
18 is, you know, we received all the information on  
19 the funding for the road improvements or for  
20 the bond.

21 TREASURER BRANDT: I didn't hear you.

22 TRUSTEE PHILLIPS: For the paving.

23 MAYOR HUBBARD: The funding, the bond  
24 resolutions for the paving.

25 TREASURER BRANDT: We're working on -- I

1 gave you the timeline on that. We just did the  
2 official statement. I just received it this  
3 morning and sent it out for review amongst  
4 Counsel, as well as upper management.

5 We're projecting that the interest rate  
6 should be roughly around 2 1/2%. We're doing a  
7 weighted average spread on this, which brings the  
8 total borrowing amount to 20 years, I think I  
9 explained this prior in another work session,  
10 which would be advantageous. It would save us a  
11 lot of interest, and it will also keep the  
12 payments fairly low.

13 I have a projected schedule. It's about  
14 125,000 a year. Seventy of that would be for the  
15 General Fund, and the balance would be with the  
16 Sewer Department. That's rough numbers. We'll  
17 see where we come in and where we actually  
18 sell it.

19 I was told by Financial Advisors that the  
20 rates that we're work off of are on the high side,  
21 bonds have been selling at a much lower rate. So  
22 we're just -- we're optimistic at this point, but  
23 being the conservative person I am, I'm shooting  
24 with these higher numbers.

25 TRUSTEE PHILLIPS: Okay. And then the

1           Munistat is -- this agreement you have here is to  
2           re-up a contract with them?

3           TREASURER BRANDT: That agreement is our  
4           annual agreement with them for this, this type of  
5           service, and also for our SCC filing.

6           TRUSTEE PHILLIPS: Okay.

7           TREASURER BRANDT: All right? We usually  
8           get that agreement some time in November or  
9           December. It's a little early this year. It just  
10          coincidentally is tied in with this borrowing.

11          TRUSTEE PHILLIPS: Okay. And our auditors  
12          are --

13          TREASURER BRANDT: Due back at the last week  
14          of September, and that's the field work for the  
15          general ledger, and, hopefully, we'll have the  
16          report soon after that.

17          TRUSTEE PHILLIPS: Okay. Thank you.

18          TREASURER BRANDT: Okay? And everybody  
19          received the NYPA report. The electric portion  
20          has been completed.

21          TRUSTEE PHILLIPS: Yep.

22          TREASURER BRANDT: And we should be seeing  
23          the draft on this soon.

24          MAYOR HUBBARD: Okay. Any questions for the  
25          Treasurer?

1 (No Response)

2 MAYOR HUBBARD: Thank you.

3 TREASURER BRANDT: Thank you.

4 MAYOR HUBBARD: Okay. The Village Clerk  
5 report, Clerk Pirillo.

6 CLERK PIRILLO: Hi. Good evening, everyone.  
7 Thank you. Just to expand on what the Treasurer  
8 was just telling us, you'll see two resolutions as  
9 part of my report. Those are additions. Those  
10 are pursuant to the bonding that we were just  
11 discussing, which was approved in 2020. We're  
12 going to be asking for two resolutions, one for  
13 Corazzini and one for DeAl Concrete. Those  
14 involve the paving, the apron, sidewalks, curbs,  
15 and those are per County and Town contracts, okay,  
16 respectively.

17 Going on to other additions to my report, we  
18 have a public assembly permit application from the  
19 High School for the Homecoming Parade. That's to  
20 be held on the 22nd, between 5:30 and 6:30.

21 We also are asking for -- we will be asking  
22 for the Halloween parade, because it's that time  
23 of year, which we anticipate to be held on  
24 October 30th, from 9:30 through 11:30. We're  
25 asking for street closure.

1           The committee actually hasn't met yet.  
2           Everyone's been quite busy with Maritime, and with  
3           summer ending, and with other things, so we will  
4           be meeting on the 23rd next week.

5           And our Skate Park Committee would like to  
6           be included in that as well, with a possible event  
7           of a Trunk or Treat, but we'll be discussing that  
8           at our committee meeting.

9           Going back to the Skate Park, the Skate Park  
10          Committee would also like to hold a familiarity  
11          event, so that everyone becomes more familiar with  
12          the skate park, has an opportunity to see it, has  
13          an opportunity to donate. And they'd like that to  
14          be a weekend event on October 22nd and 23rd.  
15          Potential times are 6 to 10 p.m. on the 22nd, and  
16          10 to 8 on the 23rd.

17          Additional resolutions are involving bids.  
18          We will be rejecting all bids received for the  
19          surplus John Deere tractor, and asking to go out  
20          to rebid. The bids we received were noncompliant.

21          Similar situation when we went out to bid  
22          for the two Ford Ranger SuperCab vehicles. We  
23          received one noncompliant bid. We received no  
24          bids for the compact cars. We'd like to rebid  
25          those. And we will be tweaking the bid specs a

1 little bit, so that we can be more inclusive when  
2 we revamp. Okay?

3 It's becoming quite difficult to get the  
4 model year cars that we've gone out to bid for, so  
5 we need to set our sites differently. Together,  
6 with the rest of the Management Team and the  
7 Utilities Supervisors, we'll discuss what we think  
8 is most feasible and realistic in this market.

9 TRUSTEE PHILLIPS: Sylvia.

10 CLERK PIRILLO: Yes.

11 TRUSTEE PHILLIPS: Were those bids -- I  
12 would hope that -- is that something that you're  
13 going to be working towards accomplishing before  
14 the end of September, or how soon do you think the  
15 rebids -- excuse me. How soon do you think the  
16 rebid for the vehicles can be done?

17 CLERK PIRILLO: We will -- we can rebid the  
18 compact cars without any further action from the  
19 Board.

20 TRUSTEE PHILLIPS: Okay.

21 CLERK PIRILLO: So that we can do almost  
22 immediately, but I didn't want to do that without  
23 discussing it with the Board. So we can get  
24 started on that process immediately.

25 The Ford Ranger bids we need your approval

1 for to go out to bid, because we actually did  
2 receive bids. So we need you to tell us, please,  
3 to reject all bids.

4 TRUSTEE PHILLIPS: Okay. So once we reject  
5 the bids, which I'm assuming is going to be on  
6 next Thursday's agenda, then you'll be able to  
7 start the process?

8 CLERK PIRILLO: Yes.

9 TRUSTEE PHILLIPS: Now, do you need -- if I  
10 remember correctly, you don't need another -- I'm  
11 sorry, I'm starting to lose it.

12 CLERK PIRILLO: That's okay.

13 TRUSTEE PHILLIPS: You don't need another --  
14 an approval from us to go out to rebid, you go  
15 back to the --

16 CLERK PIRILLO: (Shook head no)

17 TRUSTEE PHILLIPS: Okay. I just want to  
18 check, that's all.

19 CLERK PIRILLO: No. So next week is the  
20 23rd. So we should be in the paper in early  
21 October, and we should be, hopefully, voting in  
22 October --

23 TRUSTEE PHILLIPS: Okay. That's what I  
24 wanted to know.

25 CLERK PIRILLO: -- to accept something.

1 TRUSTEE PHILLIPS: Okay.

2 CLERK PIRILLO: Okay?

3 TRUSTEE PHILLIPS: That's what I wanted to  
4 know.

5 CLERK PIRILLO: And we have widened our  
6 reach in various respects, and we'll try for an  
7 even wider reach.

8 If you've noticed, I've also used Constant  
9 Contact for things that I wouldn't normally do,  
10 because we're really at whits end with certain  
11 things, including employment, which is on my  
12 report. We went out for an open full-time  
13 position, the Senior Office Assistant  
14 Spanish-Speaking, and received no resumes or  
15 applications using an additional newspaper, and  
16 also Constant Contact. So that's probably the  
17 fourth title I've tried to fill an open position  
18 in my department, so we remain short-staffed. I'm  
19 sorry, did that answer your question?

20 TRUSTEE PHILLIPS: Yeah. No, that answered  
21 my question. Thank you.

22 CLERK PIRILLO: You're welcome.

23 Informational: Our Housing Authority is  
24 actively seeking a new member, so if anyone's  
25 interested, if they could kindly contact either

1 myself or Treasurer Brandt, we would appreciate  
2 that.

3 Any questions or comments?

4 MAYOR HUBBARD: Any questions? No?

5 (No Response)

6 MAYOR HUBBARD: Thank you.

7 CLERK PIRILLO: Thank you.

8 MAYOR HUBBARD: Okay. The Village Attorney  
9 report.

10 ATTORNEY PROKOP: Thank you. Good evening,  
11 everybody. So I have a number of things I've been  
12 working on, just to give you an update.

13 I worked with Paul Pallas and Management and  
14 we created a Letter Agreement for Safe Harbor.  
15 It's the Safe Harbor Marina project that was  
16 spoken of before. And I think we're pretty close  
17 to something that we find we feel is satisfactory.

18 We also created an agreement for the --  
19 proposed agreement for Sandy Beach property owners  
20 for that project that Paul described earlier.

21 I drafted covenants a couple of weeks ago  
22 for the 123 Sterling project. So pursuant to the  
23 Stipulation of Settlement Agreement, we were --  
24 the Village and the owner is supposed to enter  
25 covenants that get recorded against the property

1 as to how some of the apartments will be sold, the  
2 units will be sold. The owner has commented on  
3 those covenants and we responded to those -- to  
4 those comments, and now we have a document that I  
5 believe was provided to the Board recently.

6 The Genesys -- the Mini Railroad agreements  
7 were executed right after the last meeting, so  
8 that matter has been closed now.

9 The Genesys settlement, both sides have  
10 executed what I would call countersigned versions  
11 of the agreement, so we -- they both independently  
12 signed a copy of the agreement. Now we have to  
13 get them both to sign the same copies, so we have  
14 copies for both of us with original signatures on  
15 it. But we -- that agreement, for all intents and  
16 purposes, has been concluded now, the Genesys  
17 settlement.

18 Corollary of that is that the Village  
19 started an action against NYMIR, the Village  
20 insurance company, seeking coverage for legal fees  
21 in the Genesys action. Since that -- the Genesys  
22 action is now concluded, it's my recommendation  
23 that we discontinue any action regarding the NYMIR  
24 lawsuit, so we don't have any -- first off,  
25 there's no need for that any longer. And

1       secondly, we don't want to incur any other  
2       expenses. So I did make a request in my report  
3       that we put on the agenda a resolution authorizing  
4       the Attorneys to discontinue action in the NYMIR  
5       litigation.

6               I discussed with Paul and Management the  
7       possibility of a Local Law regarding curb cuts.  
8       So this would be -- the proposal is to adopt a  
9       Local Law changing our code, which would have the  
10      Planning Board make decisions about curb cuts,  
11      rather than the Trustees. Generally, the Trustees  
12      in villages make decisions regarding curb cuts,  
13      because it actually has to do with access to  
14      public roads that are owned by the Village. We  
15      would like to formalize it, so that in Greenport  
16      the Planning Board makes those decisions. And  
17      then also help them by creating a list of criteria  
18      that they should adopt in their consideration of  
19      curb cuts.

20             Normally, it's things like how close is the  
21      nearest corner, how close is an adjoining  
22      driveway, whether or not there's a driveway across  
23      the street, things like that, but we -- you know,  
24      we wanted to develop that in a Local Law, if  
25      that's okay with the Board. And --

1 TRUSTEE PHILLIPS: Joe.

2 ATTORNEY PROKOP: Yes.

3 TRUSTEE PHILLIPS: Just take a step back for  
4 a second, okay? The curb cuts really entail more  
5 of roadway flow, do they not? I mean, you know,  
6 for this --

7 ATTORNEY PROKOP: Traffic.

8 TRUSTEE PHILLIPS: -- traffic flow.

9 ATTORNEY PROKOP: Yes, exactly.

10 TRUSTEE PHILLIPS: So, normally, the Village  
11 Boards have always been responsible for roadway  
12 activity.

13 ATTORNEY PROKOP: Yes.

14 TRUSTEE PHILLIPS: Planning Board is going  
15 to be looking at that in the same view that we do,  
16 or are they going to be looking at it in the view  
17 of the overall site?

18 ATTORNEY PROKOP: It's in terms of the  
19 overall site and the impacts to the site on  
20 traffic, but -- and the egress to the road, you  
21 know, the access and egress to the road. But it's  
22 also -- the importance of curb cut, curb cut  
23 decisions is to realize the impact, assess the  
24 impact on the neighboring properties, and also the  
25 flow of traffic in front of the property, or

1 nearby intersections. You know, all of those  
2 things have to be taken into consideration.

3 TRUSTEE PHILLIPS: Okay. So would that also  
4 put under their review if they authorize a curb  
5 cut, and then all of a sudden a new property owner  
6 comes in and decides to grass over the driveway,  
7 and now we no longer have parking on the property  
8 that was originally there? Can that be included  
9 in that particular legislation, that if they're  
10 going to remove the curb cut, that they have to  
11 come back?

12 ATTORNEY PROKOP: Yes. No, we could do  
13 that.

14 TRUSTEE PHILLIPS: Okay.

15 ATTORNEY PROKOP: That will be one of the  
16 criteria that we use, okay?

17 TRUSTEE PHILLIPS: Okay, because it's  
18 happened a couple of times, where, you know,  
19 parking -- let's face it, parking is a problem in  
20 the Village, whether it's residential or  
21 commercial, okay? And I've observed at least two  
22 properties that have grassed over their driveway.  
23 So now their tenants are now parking out in the  
24 street.

25 ATTORNEY PROKOP: Oh.

1 TRUSTEE PHILLIPS: So that's -- that, I  
2 think, is something that we need to be extremely  
3 aware of in the future. And if that's what you're  
4 going to be doing with curb cuts and the Planning  
5 Board, then I think my suggestion would be that it  
6 would be written into it somewhere.

7 ATTORNEY PROKOP: Okay. Thank you. Any  
8 other questions about that?

9 TRUSTEE PHILLIPS: (Shook Head No)

10 ATTORNEY PROKOP: I have -- I mentioned in  
11 my report, I'll just mention it briefly now and  
12 see if you had a question about it, the -- there  
13 is a Suffolk -- there is a resolution that's been  
14 proposed to the Suffolk County Legislature that  
15 would change the reporting requirements that we  
16 now have for reporting site plan, special permit  
17 and variance approvals, subdivision approvals to  
18 Suffolk County. Currently, we are required to  
19 refer those to Suffolk County if they're within  
20 500 feet of the boundary of the Village, or also a  
21 State or County highway, or a State or County  
22 park.

23 What the -- Suffolk County is proposing is  
24 that that is changed so that any neighboring  
25 municipality, which in our case would be the Town,

1 and would have the ability to issue, basically, an  
2 objection, which would be sort of a veto, you  
3 know, not a formal veto, or that would exclude  
4 the -- or over override the approval. But what it  
5 would do is on the -- on the objection of a  
6 neighboring municipality, it would automatically  
7 set the -- their requirement for a super-majority  
8 in order to approve the application.

9 So I don't recommend necessarily that the --  
10 if the Village wanted to write a letter,  
11 there's -- the continuation of the public hearing  
12 is the first week in October. I don't necessarily  
13 recommend that. The resolution as it is seems to  
14 be stuck and -- but I wanted to make you aware of  
15 that, and then if you wanted to talk about it or  
16 ask me questions further, it could be -- you could  
17 take a position on that, if you wanted to. But it  
18 would be -- it would take -- basically, add  
19 another layer of review that would potentially  
20 obstruct actions by the Village that are within --  
21 on properties that are within 500 feet of the  
22 boundary of the Village.

23 The other proviso is that it would be  
24 nonresidential properties, and that they would be  
25 two acres in -- at least two acres in size. But

1 the Village has a lot -- has a number of  
2 properties that are greater than two acres,  
3 nonresidential, that are within 500 feet of its  
4 boundaries. So it would potentially affect  
5 several properties in the Village.

6 TRUSTEE PHILLIPS: If I remember correctly,  
7 did they not pass years ago -- their policy was  
8 that they didn't -- they just return the  
9 application for local decisions? Are they going  
10 away from that as a Planning Board, as the Suffolk  
11 County Planning Board? Is -- I mean, is that --  
12 is this their recommendation, the Suffolk County  
13 Planning Board's --

14 ATTORNEY PROKOP: Yes.

15 TRUSTEE PHILLIPS: -- recommendation? So  
16 are they trying to tighten the reins a little bit  
17 on municipalities?

18 ATTORNEY PROKOP: Yeah. Well, that -- well,  
19 what they want to do is they -- so, as an example,  
20 an application that normally would have gotten a  
21 local determination letter, the surrounding  
22 adjoining municipality, which, you know, is in  
23 this case is the Town, the Town would have the  
24 ability to object to that. You know, and I don't  
25 know, this is all hypothetical. We have a --

1 TRUSTEE PHILLIPS: And vice versa, we would  
2 have the right to object to something within the  
3 Town, too, correct?

4 ATTORNEY PROKOP: We also have the right, it  
5 also gives us the right to object, right.

6 TRUSTEE PHILLIPS: That's right, okay.

7 ATTORNEY PROKOP: Right.

8 TRUSTEE PHILLIPS: All right. So it's a  
9 two-way street.

10 ATTORNEY PROKOP: So it works both ways.

11 TRUSTEE PHILLIPS: Okay.

12 ATTORNEY PROKOP: So everybody's trying to  
13 figure out -- you know, the 32 villages in the  
14 County are -- 31, 32 villages in the County are  
15 trying to figure out what the position is on this,  
16 because it does help in some ways and it does hurt  
17 in some ways, yes.

18 The Suffolk County Village Officials  
19 Association hasn't taken a position on -- has not  
20 taken a position on it, but they've been very good  
21 about making everybody aware of the Local Law,  
22 because it was kind of a low-key process that's  
23 gone through --

24 TRUSTEE PHILLIPS: The Suffolk County  
25 Planning Board was very inactive for quite a

1 while. Does it have new membership on it  
2 that's -- or a new Chairperson?

3 ATTORNEY PROKOP: There's new -- there are  
4 new people on the Board, the Commission, yes. The  
5 Suffolk County Planning Commission, there are new  
6 people there. There is -- I think the two people  
7 that are representing villages, one person  
8 represents villages with populations under  
9 5,000 --

10 TRUSTEE PHILLIPS: Right.

11 ATTORNEY PROKOP: -- and one represents  
12 villages with populations over 5,000, and they're  
13 supposed to be our spokespeople there, so.

14 TRUSTEE PHILLIPS: All right.

15 ATTORNEY PROKOP: And that's all I had,  
16 unless there's any questions.

17 MAYOR HUBBARD: Okay. Any questions --

18 ATTORNEY PROKOP: Thank you.

19 MAYOR HUBBARD: -- for the Village Attorney?

20 (No Response)

21 MAYOR HUBBARD: All right. Thank you, Joe.  
22 Okay. Trustee reports, we'll start with Trustee  
23 Clarke.

24 TRUSTEE CLARKE: I have no report,  
25 Mr. Mayor.

1           MAYOR HUBBARD: Okay, thank you. Trustee  
2           Phillips?

3           TRUSTEE PHILLIPS: The only thing that I've  
4           been toying around with, or thinking about, was  
5           some of the topics that Trustee Robins has put  
6           into her report. One of them is, of course, the  
7           LWRP. But I also think that now that 123 Sterling  
8           has finally come to -- come to a conclusion, that  
9           I think we need to take a look at our waterfront  
10          commercial code and perhaps rethink some of the  
11          wording of the code, and perhaps change some of  
12          the conditional uses, or review it, or just get it  
13          out there for a discussion among ourselves.

14          We have a few pieces of large and small  
15          waterfront commercial that are actively working  
16          waterfront commercial, and I would hope that we  
17          all would agree that that needs to stay that way.  
18          And I think we need to strengthen the code so that  
19          that does happen.

20          As I said, I've been thinking about it, and  
21          part of it has been from discussing some of the  
22          stuff that Trustee Robins has on her report, but I  
23          would hope at some point we could entertain it.

24          So that's really it. Other than that, it's  
25          been a busy summer, and I've been just keeping up

1 with everything. And, hopefully, after this  
2 weekend, I can get back to normal.

3 MAYOR HUBBARD: Okay. Thank you.

4 TRUSTEE PHILLIPS: Thank you.

5 MAYOR HUBBARD: Okay. Trustee Robins.

6 TRUSTEE ROBINS: Okay. So I'm going to read  
7 what I've written, because there's several  
8 thoughts here of issues that I think that we as a  
9 Board should seriously enter into discussions on  
10 as soon as possible.

11 We, as a community, must find a way to  
12 preserve the way of life and the Village we love  
13 and to protect our local residents. We need to  
14 find a way to provide housing security for the  
15 workers and families that provide the services  
16 that our community needs, the workers that support  
17 infrastructure, provide emergency services,  
18 teachers and tradespeople, retail and service  
19 workers. We need a Task Force to address the dire  
20 housing crisis that exists for local residents.

21 We must update our LWRP for use as a  
22 planning guide for development that benefits the  
23 entire community. I'm going to call for a  
24 moratorium on permits for development in the  
25 waterfront commercial and retail commercial

1 districts to give the Board an opportunity to  
2 review the LWRP, and to address two areas of the  
3 code that I think are putting a burden on the  
4 community, and leading to overdevelopment and  
5 overuse of our infrastructure. And those two  
6 parts of the code would be to eliminate the  
7 grandfathering of buildings, and payment in lieu  
8 of parking, which lead to overdevelopment with  
9 limited infrastructure.

10 I think it's time to hit the pause button,  
11 and I'm respectfully asking the Mayor and my  
12 fellow Board Members that these be added for  
13 discussion at the upcoming -- at the next work  
14 session.

15 So I had a conversation with the Mayor about  
16 this during the week, and he seemed to feel that  
17 the two parts of the code that could be most  
18 effective, and kind of putting some checks and  
19 balances on what I'm afraid is going to be rampant  
20 overdevelopment, and money coming in and doing  
21 whatever they want here in the Village. And I  
22 feel that we, as a Village Board, need to protect  
23 the basic needs of the residents and our  
24 infrastructure.

25 So I think that -- the grandfathering clause

1 is something that has always bothered me, and, you  
2 know, it basically allows businesses to come in  
3 and expand their footprint, and bring in, you  
4 know, more business, and increase the size of  
5 restaurants and other venues and not provide  
6 parking.

7 And we've seen this summer, parklets aside,  
8 that we are -- we have a terrible parking problem  
9 in this Village, and the more, you know, business  
10 that comes in here, if we don't address the need  
11 for parking, and a way to protect our  
12 infrastructure, we are -- we are -- our streets  
13 are so clogged with trucks and cars and everything  
14 else right now, that I don't think that we have  
15 the ability to keep up with what's going on.

16 So, as I said, the Mayor told me that the  
17 parts of the code that we should -- that we have  
18 some control over would be grandfathering. And  
19 the other thing is the payment in lieu of parking.  
20 I had a conversation with Robert Brandt about --  
21 Treasurer Brandt about that today, and he told me  
22 that there is a fund of -- from three businesses  
23 that did work the past five or six years, the  
24 Menhaden, 222 Manor Place and --

25 TREASURER BRANDT: I'd like to just correct

1 that. Paul pointed out that it wasn't Menhaden.

2 TRUSTEE ROBINS: It wasn't Menhaden?

3 TREASURER BRANT: No, it was just Manor  
4 Place.

5 TRUSTEE PHILLIPS: No, just Manor Place.

6 MAYOR HUBBARD: No.

7 TRUSTEE ROBINS: So is that fund really what  
8 you told me the amount has --

9 TREASURER BRANDT: The amount is correct. I  
10 was just saying that where the funds came from --

11 TRUSTEE ROBINS: The funds.

12 TREASURER BRANDT: -- I was incorrect.  
13 Village Administrator corrected me --

14 TRUSTEE ROBINS: Okay.

15 TREASURER BRANDT: -- after you left.

16 TRUSTEE ROBINS: Yeah. But the way I -- the  
17 way payment in lieu of parking looks to me is  
18 basically that you're paying to play. In other  
19 words, you're not creating a parking space, you're  
20 simply buying us off, and being allowed to build  
21 something and not provide the parking that's  
22 required in the code. So, you know, so I think  
23 those two things would be something we could look  
24 at.

25 The LWRP should be updated, and the 2014

1 version that I've looked at now does call for that  
2 to become the main planning guide for the entire  
3 Village. It's not just for the waterfront, it  
4 recommends that we use it as a planning guide for  
5 the entire Village. So I think those two things  
6 are, you know, extremely important.

7 I'm not going to talk about the housing  
8 crisis as much tonight, but I have some other  
9 proposals that I will bring to the Board, maybe  
10 next month, ideas I have that I think we need to  
11 talk about this as a community. I know it's not  
12 only on the Village of Greenport, but we need to  
13 find a way to maintain housing for some -- for the  
14 people that we need to run this Village.

15 So those are my concerns. I think it's very  
16 important that we have these conversations. And  
17 I'm sure all of my fellow Board Members have ideas  
18 and things to bring to the table about this. So I  
19 look forward to getting into a conversation with  
20 everybody in it. Thank you, Mayor, for speaking  
21 with me the other day, I appreciate it.

22 MAYOR HUBBARD: Okay, no problem. All  
23 right. So I just want to ask the Board right now,  
24 Chapter 150-12, Paragraph C, "The use, adaptation  
25 or change of use of any building within the CR and

1 WC Districts in existence as of January 1st, 1991,  
2 shall be entirely exempt from any off-street  
3 parking requirements as provided in this or in any  
4 other Article. This exemption shall apply  
5 thenceforth to improved parcels only and shall not  
6 apply to unimproved parcels, notwithstanding other  
7 provisions to the contrary."

8 Now that was changed in November 15, 1990.  
9 Things have changed a lot. Do we want to look at  
10 this section and say we want to do away with the  
11 grandfathering, to have the Village Attorney and  
12 the Village Administrator start working on a  
13 proposal to do a code change?

14 TRUSTEE PHILLIPS: Mayor, I don't have it in  
15 front of me. Does that also include the  
16 residential area?

17 MAYOR HUBBARD: No, this is CR-WC.

18 TRUSTEE PHILLIPS: Okay. CR-WC? Okay.

19 TRUSTEE ROBINS: Yeah.

20 MAYOR HUBBARD: Well, residential, I mean,  
21 if you're just changing a house, it doesn't add to  
22 a large amount of additional parking.

23 TRUSTEE PHILLIPS: Didn't -- okay. Didn't  
24 we have some issues with some property where they  
25 improved, and then the parking increased? Was it

1 on Fifth Avenue somewhere we had some issues?

2 ADMINISTRATOR PALLAS: I'm not -- I'm  
3 struggling. I don't recall specifically, but I  
4 don't think there's any -- I don't think there's  
5 anything in the code that grandfathers, if you  
6 will, anything in the residential zones. It's a  
7 very simple, you need -- when you build something,  
8 you need parking.

9 TRUSTEE PHILLIPS: Okay. So off-street  
10 parking?

11 ADMINISTRATOR PALLAS: If you don't have it  
12 currently, and that's a preexisting nonconforming,  
13 and you expand, or something like that, and  
14 depending on what they're doing may -- may require  
15 them to put the parking in or get a variance  
16 currently. So there's no similar provision in the  
17 residential zone that I'm aware of. Joe, are you?

18 ATTORNEY PROKOP: Well, there's no  
19 exemption. There's requirements for parking in  
20 residential, and you just have to meet the  
21 requirements, there's no exemption.

22 ADMINISTRATOR PALLAS: Right.

23 ATTORNEY PROKOP: The problem --

24 TRUSTEE PHILLIPS: But the -- okay. No,  
25 keep going.

1           ATTORNEY PROKOP: The problem with  
2 residential applications has always been the flow  
3 of traffic on he -- actually, on the property,  
4 because, you know, the conversions of one-family  
5 to two-family, you know, brings the requirement  
6 for a couple of extra cars, and there often  
7 isn't -- you know, the parking has been in the  
8 back, and now is -- now they try to do like the  
9 fishbone parking on the -- the diagonal parking on  
10 the side.

11           TRUSTEE PHILLIPS: Or taking away the  
12 driveway altogether.

13           ATTORNEY PROKOP: Yeah, take away the  
14 driveway, and it's just -- that's really the  
15 hassles that had developed with residential  
16 properties. But it's a different set of issues,  
17 it's not the same as --

18           TRUSTEE PHILLIPS: Okay. But, I mean,  
19 Mayor, and I agree with you, I think it's time we  
20 reevaluate that portion of the commercial districts.

21           MAYOR HUBBARD: Right.

22           TRUSTEE PHILLIPS: But I also think we also  
23 should look into the residential districts as well  
24 and see if there is something that we can at least  
25 perhaps provide some relief for the neighbors who

1 all of a sudden now have a one-family, turned it  
2 into a two-family, and no parking on the property.  
3 So I think that that -- and it's two separate  
4 issues, but I think --

5 MAYOR HUBBARD: Oh, it is, and I believe  
6 when they go to get a permit to go and make it  
7 from one-family to two-family, it will say right  
8 on the site plan that you now need four parking  
9 spots.

10 TRUSTEE PHILLIPS: Right.

11 MAYOR HUBBARD: But we need to stop the  
12 people that buy the properties, want to have the  
13 whole yard, they do away with the driveway, leave  
14 the curb cut, do away with driveway and tell  
15 everybody to park in the street.

16 TRUSTEE PHILLIPS: Yes, yes.

17 MAYOR HUBBARD: But that's part of the site  
18 plan that's gone through the process of going to  
19 the Planning Board and Zoning Board if they need a  
20 variance.

21 TRUSTEE PHILLIPS: Right.

22 MAYOR HUBBARD: And they did tell them you  
23 need to have four parking spots, like the B&Bs did  
24 and everything else, and that needs to be enforced  
25 that way to stop the people from doing that. But

1 that, we already have something that's already  
2 written in there that we can enforce. This one  
3 really is just saying, if you have a piece of  
4 property that's got a building on it and you're  
5 downtown, you don't have to provide any parking.

6 TRUSTEE PHILLIPS: No, no.

7 MAYOR HUBBARD: So, I mean, I think to do  
8 away with that -- maybe in 1990 they were trying  
9 to spur development to get people to -- you know,  
10 to build buildings, improve buildings and do  
11 stuff. But now, when you take a store that had  
12 maybe two parking spots and you convert it to a  
13 restaurant, and now you should have 10 parking  
14 spots, you don't need to provide anything, and  
15 you're putting everybody out on the street, and  
16 you're quadrupling or ten-times-fold the use of  
17 the property. So I think, you know, it's 30 years  
18 later.

19 TRUSTEE ROBINS: That law was passed 30  
20 years ago. I mean, that's --

21 MAYOR HUBBARD: It's 30 years later and I  
22 think it's time that we actually start working on  
23 drafting a code change.

24 The LWRP is a guideline, but it's only  
25 recommendations, it's not -- as I told Trustee

1 Robins, we could change the code right now to deal  
2 with this issue. If we change the code, the code  
3 is what the LWRP might recommend, but you can't  
4 enforce anything from that document. We could do  
5 this right now. So is everybody comfortable with  
6 us starting to draft some kind of code change for  
7 that section?

8 TRUSTEE PHILLIPS: I think it's time.  
9 And as -- you know, back in 1990, that was done,  
10 because we had a variety of empty buildings.

11 MAYOR HUBBARD: Uh-huh.

12 TRUSTEE PHILLIPS: And we all -- many of us  
13 remember how empty it was down the street, and  
14 struggling to find retail stores and restaurants  
15 that developed. But I agree with you, it's time  
16 to review it and kind of take a direction of where  
17 we want to be, because we're not the same as we  
18 were 30 years ago.

19 MAYOR HUBBARD: Okay.

20 TRUSTEE CLARKE: Mr. Mayor, you'll remember,  
21 and my fellow Board Members will remember, I came  
22 out in my first year as a Trustee strongly  
23 advocating for this. It was on every work session  
24 report that I wrote for months, so I'm pleased to  
25 see it come back, and I strongly advocate

1 eliminating that part of the code.

2 In terms of Trustee Robins' statements about  
3 payment in lieu of parking, I believe that since  
4 there has been relatively no payment made, that  
5 it's kind of a moot point. And I do believe that  
6 using development as a tool to further the  
7 Village's goals, and simultaneously charging for  
8 development rights is a good way for us to  
9 increase our fiscal budgets to develop smartly in  
10 the Village.

11 So I'm not trying to digress from your  
12 question, but I do -- I think that many things  
13 should be paid for by businesses coming in to the  
14 Village.

15 One suggestion I made, in addition to the  
16 Administrator several years ago, was that if  
17 sidewalks are not in good repair in front of a  
18 business parcel, and that business parcel is  
19 changing ownership, that part of the Planning  
20 Board review should be to make sure that those  
21 sidewalks are made whole and repaired to create  
22 safety in the Village.

23 So I believe that there's a responsibility  
24 for business owners to invest in the Village where  
25 they make their money. So I am not in favor of

1 eliminating any idea of charging business owners,  
2 I'm only in agreement with eliminating the  
3 grandfathering portion.

4 MAYOR HUBBARD: Okay, that part. All right.  
5 Because the other section that had come up -- you  
6 were right, you had brought this up before. We  
7 had projects that were in the middle of being  
8 done, and Planning Board was trying -- Zoning  
9 Board was trying to get Planning Board to approve  
10 something, and Planning Board said, "We don't" --  
11 "It's not in the code, so we can't do that back,"  
12 and we had all this back and forth and real  
13 contentious meetings with a project that was going  
14 on when this all first --

15 TRUSTEE CLARKE: Sure.

16 MAYOR HUBBARD: You got on board with me  
17 when this all started.

18 TRUSTEE CLARKE: And then it all changed  
19 and, you know, here we are.

20 MAYOR HUBBARD: So we got a little lull  
21 right now, so I think this is the time to address  
22 it, where we don't have anything pending, major  
23 things pending before the Board --

24 TRUSTEE CLARKE: Yes, sir.

25 MAYOR HUBBARD: -- before the next big

1 project comes up.

2 All right. Well, the other section, just to  
3 give the Planning Board tools to actually use, is  
4 Section 150-16, Paragraph G. "The Planning Board  
5 may, when deemed to be in the best interest of the  
6 Village, require an owner to deposit a cash  
7 payment in lieu of parking requirements set forth  
8 in Section 150-12," which it talked about, which  
9 said you don't need any parking.

10 TRUSTEE PHILLIPS: Right.

11 MAYOR HUBBARD: So this kind of goes along  
12 with that. So we're going to do away with the  
13 grandfathering, then we need the Planning Board a  
14 tool to use to get and enforce something. "But  
15 not to exceed a waiver of more than 20 required  
16 parking spots. The amount to be paid shall be  
17 \$2,500 per parking spot" -- "space required, but  
18 not provided."

19 Now, in my opinion, the \$2,500 is a number  
20 from 1990. So if you need 10 parking spots, and  
21 with everything else, nowadays, should be -- I'm  
22 just talking a number, \$20,000 per parking spot.

23 TRUSTEE ROBINS: How about 25,000?

24 MAYOR HUBBARD: Well, we can work on all  
25 this. I'm just --

1 TRUSTEE ROBINS: I think -- I don't know.

2 MAYOR HUBBARD: But, I mean, I'm just saying  
3 if places want to go and do this and increase  
4 their -- the boutique into a restaurant, and  
5 they're supposed to have 20 parking spots and  
6 they've got two, then they need to pay for this  
7 stuff. And we could use this to rehab a -- we're  
8 not going to tear down buildings to put in more  
9 parking areas.

10 TRUSTEE PHILLIPS: No.

11 MAYOR HUBBARD: But we've talked at Moore's  
12 Lane --

13 TRUSTEE CLARKE: You could develop the  
14 Moore's Lane area.

15 MAYOR HUBBARD: -- making a section of  
16 Moore's Lane, paving --

17 TRUSTEE CLARKE: You could have a shuttle.  
18 You could do it on the spot.

19 MAYOR HUBBARD: -- the other side of Moore's  
20 Lane and doing a shuttle. Say here is our offsite  
21 parking. Let's do something at Moore's Lane.  
22 Let's pave that, make that into a hub where people  
23 can park, and buses come down, or whatever, and  
24 transport people. So that's where we could use  
25 the money, because we're not going tear things

1 down.

2 TRUSTEE CLARKE: No.

3 MAYOR HUBBARD: But we could use money to  
4 rehab that area, which I've talked about, we just  
5 don't have the funding to do it.

6 TRUSTEE CLARKE: Absolutely.

7 MAYOR HUBBARD: So I think by doing away  
8 with the grandfathering and then increasing this  
9 to a bigger amount, we can curb people to say,  
10 "You know what? I want to take this boutique and  
11 I want to make it a restaurant, but it's going to  
12 cost me" -- "for the 20 parking spots, it's going  
13 to cost me \$400,000." They're going to think  
14 about that, and maybe they -- they might still do  
15 it. But at lease then they're paying into the  
16 infrastructure of the Village to move it forward.  
17 And we could try to slow and curb some of the  
18 overuse and the overdevelopment by doing that with  
19 our code.

20 TRUSTEE ROBINS: That's what this is all  
21 about, is to just --

22 MAYOR HUBBARD: No, I understand that.  
23 We're repeating comments we had before, but now  
24 we're actually trying to go ahead and move  
25 something forward to try to do it.

1 TRUSTEE PHILLIPS: But, on the other hand,  
2 okay --

3 MAYOR HUBBARD: Yes.

4 TRUSTEE PHILLIPS: -- and I'm going to say  
5 that it's a valid point for raising the fees, but  
6 we, as a Board, need to decide, as we're  
7 discussing this, the investment that they're --  
8 because that's a big investment if they proceed to  
9 do it. We need to have what we're going to do and  
10 have a plan, so when we do have that money, we can  
11 move forward.

12 I think on one hand, if you're asking to  
13 increase the fees, which I totally agree, okay,  
14 you also have to give on the other end what we're  
15 actually going to do with it, that it's not -- you  
16 know, a lot of people are going to say, well, it's  
17 just going to go end up into the general budget  
18 and then nothing's going to -- I think we have to  
19 have a definite plan to not only for those who  
20 want to invest, but also for the business people  
21 that are here, that, you know, we're working  
22 towards some type of a solution with the parking  
23 situations.

24 MAYOR HUBBARD: Uh-huh.

25 TRUSTEE PHILLIPS: I think it has to be a --

1       whatever we do, it has to be a whole picture of  
2       the code change, and not -- because some people  
3       will look at that as a discouragement of  
4       encouraging businesses to come to the Village, and  
5       others are going to say, great, you know, we're  
6       shutting the gates. I don't think that's what we  
7       want to do. I think we want to --

8               MAYOR HUBBARD: No, definitely not.

9               TRUSTEE PHILLIPS: So I think we, as a  
10       Board, have to take the further step to say,  
11       "Okay, this is what we're going to do," and put it  
12       out there, so that we can move it forward. That's  
13       how I'm looking at it.

14              MAYOR HUBBARD: Right. When this first came  
15       up several years ago, that was my question, what  
16       are we going to do with the money? If we get the  
17       money and we're charging people for it, what are  
18       we going to do with the money? We had no plan or  
19       anything in place. We have a plan now to do  
20       something on Moore's Lane.

21              We -- also, we spent \$60,000 to replace --  
22       repaving part of Adams Street, but all of Adams  
23       Street needs to repaved. It needs to be ground  
24       down, it needs to be done. All right? So we're  
25       not making new, but we're improving what's there

1 to get rid of the ruts and everything else. The  
2 center median, with the curb all broken up, and  
3 everything else, we need to do some of that stuff  
4 and those repairs. All the way through the other  
5 parking lots, they're all going to need repairs.  
6 So we're not saying we're taking down a house on  
7 Second Street to put in a parking lot, we're just  
8 going to repair. The money is going to go to  
9 repair what we have, instead of using the General  
10 Fund or bonding for it. This fund is going to go  
11 and improve what we have to bring it up to today's  
12 standards.

13 So that's -- I know, but everybody's going  
14 to ask, what is it, a money grab, or whatever.  
15 It's not a money grab. I don't want to stop  
16 people from investing in the Village. But some of  
17 these things people do take advantage of what we  
18 have by a 32-year-old code, and so that's --

19 TRUSTEE PHILLIPS: No, you and I have  
20 had this discussion.

21 MAYOR HUBBARD: I just want to update  
22 everything and get us going with it. And we'll do  
23 the LWRP, but this is something we could start  
24 working on now to try to bring this -- you know,  
25 before we get to the next building season, next

1       spring, or whatever, and before other properties  
2       change and other things happen, we could start on  
3       this now.

4               So I would like the Village Attorney and the  
5       Village Administrator to start working on  
6       proposals on those two sections, get it back to  
7       us, and we could all review it, talk it over.  
8       We'll have to do the public hearing to hear from  
9       the whole public. But I think it's a step in the  
10      direction to try to control what's happened over  
11      the past five years. And yes, keep building, keep  
12      doing stuff, keep improving, you know, fix up  
13      these other buildings, but we need to have some  
14      constraint on that, and we could just slow down  
15      some of the development by doing that.

16             TRUSTEE ROBINS: Just have to stop unchecked  
17      development. That's what this is about, you know?

18             MAYOR HUBBARD: Oh, yeah. Well, that's, you  
19      know --

20             TRUSTEE ROBINS: And it puts a strain on our  
21      infrastructure, which we can't -- it's  
22      unsustainable the way it is right now. That's --  
23      I mean, that's my feeling and --

24             TRUSTEE CLARKE: Mr. Mayor.

25             MAYOR HUBBARD: Yes.

1 TRUSTEE ROBINS: Thank you.

2 TRUSTEE CLARKE: As a -- as a new Trustee,  
3 when I was first on the Board, I called for a  
4 moratorium on food and beverage development in the  
5 business district, and I took a lot of heat for  
6 that, because shortly after, we had a terrible  
7 pandemic, which caused enormous damage to food and  
8 beverage businesses, and that was very difficult.  
9 Bad timing on my part, I imagine, but --

10 MAYOR HUBBARD: We knew -- we never knew  
11 what was going to happen.

12 TRUSTEE CLARKE: No. But someone at the  
13 time said something to me that I'm happy to  
14 repeat, which is that it's one thing to inhibit  
15 development, and it's another to encourage the  
16 development that you're looking for.

17 TRUSTEE PHILLIPS: Uh-huh.

18 TRUSTEE CLARKE: And concurrent with what  
19 Trustee Phillips is saying, to have a plan for the  
20 money, I also think that the Business Improvement  
21 District, as well as the Board, should have some  
22 additional thoughts and suggestions that we  
23 develop for what kind of development are we  
24 looking for that will serve as, first and  
25 foremost, our residents.

1 I'm certainly happy to have things that  
2 please visitors and tourists, but, at the same  
3 time, I firmly believe that developing business  
4 that is first and foremost for our residents, and  
5 then for those residents who live in the greater  
6 Greenport zip code, as well as our greater trading  
7 area from Orient Point to here. You know, every  
8 time I get off the ferry, you see that old sign  
9 from, what was it, the '60s, maybe, that sign?

10 TRUSTEE PHILLIPS: The '70s.

11 TRUSTEE CLARKE: The '70s. You know,  
12 Greenport, the Shopping Hub of the North Fork.  
13 And when I first arrived in Greenport, it was a  
14 place where you could pretty much find most what  
15 you needed without using Amazon or going to  
16 Riverhead. And I know that those days have  
17 changed and they're never coming back. I'm not  
18 looking to go backwards in time, but unless you  
19 actively look for and encourage the kind of  
20 development that you want, it's probably not going  
21 to happen.

22 So that's just another pitch, since I've got  
23 the microphone, on this subject to try and work  
24 both with my fellow Trustees and with the Business  
25 Improvement District to find out what is it our

1 residents want to see in the Village, and how can  
2 we encourage the development of those services or  
3 businesses that we're lacking.

4 MAYOR HUBBARD: Okay.

5 TRUSTEE CLARKE: Thank you very much.

6 MAYOR HUBBARD: All right. Okay. I kind of  
7 morphed off of your report, but is there anything  
8 else on your report?

9 TRUSTEE ROBINS: No, no. You know, I'll  
10 give you a little bit of BID and --

11 MAYOR HUBBARD: Okay.

12 TRUSTEE ROBINS: -- the Carousel, but we're  
13 good. You know, it's Maritime weekend. I hope  
14 everything works out okay for the Village and  
15 things are calm. And I know the -- some of the  
16 parklets came down, and the rest of the parklets,  
17 I know, are coming down on -- I think they said by  
18 the 27th, so --

19 MAYOR HUBBARD: The end of next week.

20 TRUSTEE ROBINS: We'll be back to normal.

21 And the other thing I'll bring to the Board,  
22 I did want to ask if we could consider possibly,  
23 maybe next month, having this person, Lex Blum,  
24 from ParkMobile come and give us a presentation.  
25 It's a parking app that would bring revenue to the

1 Village. It does not require the investment in  
2 parking meters. And he's been meaning to do it,  
3 and I told him, well, with the parklets and  
4 everything like that this year, it really wasn't a  
5 good time to come. But now that we're going to  
6 actually have our parking spaces back again, I  
7 thought maybe we could invite him to come here  
8 next month and give a presentation to the Board  
9 about his product.

10 I know it's -- I think they might have  
11 started to use this over in Sag Harbor and East  
12 Hampton this summer, so I think he has more  
13 information to bring us. So that would be  
14 something I can send you, his contact information.  
15 I could let him know if he, you know, could come.  
16 Probably you'd prefer to do that at a regular  
17 meeting, a presentation? He could come to either  
18 a work session, regular meeting, he could do it  
19 Zoom, or he's willing -- he'll come live, you  
20 know, he'll come out here. So whatever --

21 MAYOR HUBBARD: Okay. If you want to  
22 schedule that for the regular meeting next month,  
23 we could do that, have a brief presentation.

24 TRUSTEE ROBINS: Okay.

25 MAYOR HUBBARD: Put that on the calendar and

1 we can look at that. At least see what's there  
2 now. The last time we had, it was the Muni Meters  
3 and everything else, and it was a huge outlay of  
4 money. So if there's a new technology or stuff we  
5 could have, we could put that on for the regular  
6 meeting in October and have a brief presentation.

7 TRUSTEE ROBINS: Great. I'll email him  
8 tomorrow. Thank you.

9 MAYOR HUBBARD: Okay.

10 TRUSTEE CLARKE: All right. And thank you  
11 to Trustee Robins for bringing up this subject  
12 again, I appreciate it.

13 MAYOR HUBBARD: Yep.

14 TRUSTEE CLARKE: And for championing it,  
15 Mr. Mayor.

16 MAYOR HUBBARD: Okay. On my report, I just  
17 want to update on a couple of things. As you'll  
18 see on our agenda for next week, we're doing  
19 bonding. We're planning on some road repairs.  
20 Looking at it, you'll see that we're going Sixth  
21 Avenue down to the Village-owned part of West  
22 Street, and then Madison Avenue down, and going  
23 down Kaplan Avenue.

24 We have been in contact with the Town for  
25 the Town, because the Town roads go up to the high

1 school on their three roads, and also the loop  
2 that's goes around West Street over to Madison.  
3 So we've been in contact with the Town to have  
4 them pave their portion at the same time, so that  
5 we're trying to coordinate all that.

6 We have had a discussion with North Ferry  
7 about North Ferry helping out with the paving of  
8 Wiggins Street, because they're doing Fourth  
9 Street and Wiggins from Sixth to Third. We asked  
10 North Ferry that it would be really helpful for  
11 them to do from Fourth to Third Street, to cover  
12 the paving on that. Paul has had meetings with  
13 them and a discussion with them, and that's all  
14 positive steps that we're trying to take, and  
15 spread this out, so everybody that's doing the  
16 project, everything's going to be taken care of at  
17 the same time.

18 Just as on Kaplan Avenue, we're doing  
19 sidewalks. But where it goes into Monsell Trail,  
20 and it's all kind of just broken up and everything  
21 else, we are putting curbing in there, with a  
22 drive-over curb to get onto Monsell Trail, and  
23 everything else. And just sprucing up that whole  
24 area to match what went down Sixth Avenue. That  
25 will come back out onto Third Street, which was

1 paved a couple of years ago. Just so everybody is  
2 clear on where we're going, what we're doing  
3 with it.

4 So we're doing all of Fourth Street, Wiggins  
5 Street from Sixth to Third, Sixth Avenue, around  
6 the loop coming back down, and going down Kaplan  
7 Avenue over to Third Street. So that's going to  
8 finish that side of town over there.

9 We will be left with Sixth Street to do,  
10 which is another long street, and then we're going  
11 to move to the other side of town. Hopefully,  
12 Sterling Street, Sterling Avenue, that area is  
13 going to be in the near future. We're discussing  
14 that. Depending how these other projects go, that  
15 is where we're looking at. And they've had a lot  
16 of questions and requests down there, so that's  
17 where we're looking at in the future, next year or  
18 two, but we'll see how funding goes and everything  
19 else.

20 Also, the Federal Government is doing this  
21 big stimulus package that they're trying to throw  
22 out there and all. We are looking for grant money  
23 for Mitchell Park Marina. It's a perfect place  
24 for them to invest money into the infrastructure.  
25 The Marina is a huge stimulus to the Village, and

1 everything else. We're working on getting the  
2 paperwork through the Federal Government and  
3 applying for a grant to do that, which will take  
4 three or four years to get it, but we knew we  
5 needed something within the next 10 years. So if  
6 this money is available, it's a big project, it  
7 would really benefit us.

8 And we've been talking to Congressmen,  
9 Congresswomen, everybody else about it, and we're  
10 trying to get in the program to start that. It's  
11 a 200-page document to get started, but just so  
12 everybody knows, we are looking at that. Instead  
13 of the Village funding that, we're looking for --  
14 to get that through grant money.

15 TRUSTEE PHILLIPS: Is that for the bulkhead?

16 TRUSTEE ROBINS: Is that the bulkhead?

17 MAYOR HUBBARD: Yes, the bulkhead at  
18 Mitchell Park.

19 TRUSTEE PHILLIPS: Okay. Yeah, the  
20 bulkhead, okay.

21 MAYOR HUBBARD: I thought I said that, maybe  
22 I didn't.

23 TRUSTEE ROBINS: That's the big one.

24 TRUSTEE PHILLIPS: No, you didn't.

25 MAYOR HUBBARD: I didn't? Okay. I meant

1 the bulkhead, but I forgot that.

2 TRUSTEE PHILLIPS: Yeah.

3 MAYOR HUBBARD: And that's all I had.

4 We'll go to public to address the Board.

5 Anybody want to address the Board? Name and  
6 address for the record and into the microphone.

7 PAUL ELLIOTT: Paul Elliott, 25 Sandy Beach  
8 Road, Greenport. Good evening, Mayor Hubbard and  
9 Village Trustees. My name is Paul Elliott. I'm  
10 the president of Sandy Beach Property Owners  
11 Association.

12 I present to you signed copies of a Letter  
13 of Understanding and petitions from 24 property  
14 owners who each are committed to paying hookup  
15 fees of \$15,000 upon availability of the sewer  
16 line. These property owners represent 24 of the  
17 28 homes on Sandy Beach within the Village, a  
18 potential to the Village of \$360,000. The  
19 property owners specifically request that the  
20 Village Trustees accept the New York State grant,  
21 totaling \$390,000, for planning of this project.

22 Currently, there are five property owners on  
23 Sandy Beach who are seeking to raise their  
24 structure to prevent future flooding to be in  
25 compliance with the National Flood Insurance

1 Protection requirements. Historically, approval  
2 for such improvements has been tied to the  
3 property owner committing to upgrade their  
4 existing septic system. As you are aware, this is  
5 a challenge due to the size lot of all of the  
6 Sandy Beach properties.

7 Should the Village commit to this creation  
8 of a Sandy Beach sewer line, it might be  
9 appropriate to offer these property owners an  
10 opportunity to proceed with their project under  
11 the assurance of our commitment to pay a \$15,000  
12 hookup fee per home.

13 As residents and taxpayers in the Village,  
14 we encourage you to consider the mutual advantages  
15 of the Village proceeding with this sewer project.  
16 The Village has potential unique opportunity to  
17 garner \$750,000 from others to support the sewer  
18 project annual sewer fees, which present an  
19 ongoing source for the Village sewer system.

20 A Sandy Beach sewer line connection would  
21 help ensure future important water quality in the  
22 Greenport Village waters, which would benefit all  
23 Village residents, and increase the maritime  
24 tourist industry. Our property owners see this as  
25 a win/win situation for the Village of Greenport.

1           We appreciate the opportunity to collaborate  
2 with the Village on this important and timely  
3 infrastructure project. Thank you.

4           MAYOR HUBBARD: Thank you.

5           TRUSTEE CLARKE: Thank you.

6           WILLIAM SWISKEY: William Swiskey, 184 Fifth  
7 Street. Why are these people being made to pay  
8 \$15,000 apiece? They're Village taxpayers, and we  
9 only charge that fee to outsiders, and we cut the  
10 fee in half for Peconic Landing. Now I'd like to  
11 know who told them they had to pay \$15,000.

12           MAYOR HUBBARD: Nobody told them that, they  
13 came up with that themselves, Bill.

14           WILLIAM SWISKEY: Well, that's being very  
15 generous.

16           MAYOR HUBBARD: Because they want to pitch  
17 in and try to help with the project to see it to  
18 completion.

19           WILLIAM SWISKEY: Well, why don't we just  
20 get the damn project underway? It isn't that a  
21 big project. Forget -- forget the marinas. That  
22 project is basically a gravity main to a small  
23 sewer station and a pipe under Stirling Harbor.  
24 Why don't we get an estimate and see what it's  
25 going to cost us?

1           MAYOR HUBBARD: We already had that, Bill,  
2 that was done four years ago.

3           WILLIAM SWISKEY: And how much was the  
4 estimate just for Sandy Beach? Forget everybody  
5 else.

6           TRUSTEE PHILLIPS: It was just for Sandy  
7 Beach. It was 1.9?

8           WILLIAM SWISKEY: No, that was for a big --  
9 everybody else was in. I'm talking about just the  
10 people in the Village. You don't have that  
11 estimate, Mary Bess, because I read that report.

12          TRUSTEE PHILLIPS: Paul, I'm sorry, if I  
13 remember correctly, we just discussed that the  
14 other day. Was that just not for the Sandy Beach?

15          ADMINISTRATOR PALLAS: Yeah, we --

16          TRUSTEE PHILLIPS: It was in phases, if I  
17 remember correctly.

18          ADMINISTRATOR PALLAS: Correct. The route  
19 that the pipe -- the pipes were going to take was  
20 from Sandy Beach down Manhasset to -- and through  
21 the -- through the Marina property. So it was  
22 going through the Marina property site.

23          WILLIAM SWISKEY: Well --

24          ADMINISTRATOR PALLAS: The only difference  
25 in cost would be an additional pump station.

1 WILLIAM SWISKEY: I can tell you, you can do  
2 that -- those people for a lot less. I don't know  
3 where you're getting these figures from, but to  
4 make these people pay is ridiculous.

5 MAYOR HUBBARD: Bill, nobody is making them.  
6 It's an overall project. They're working on three  
7 different portions of how to come up with the  
8 funding and everything else. They've been very  
9 helpful with getting the grant. Steve Bull has  
10 worked on that, and we've been working together  
11 with them for the past four, five years.

12 WILLIAM SWISKEY: Well, why doesn't the  
13 Village just get a price to see what doing just  
14 Beach Street would be? I mean, that would give  
15 you a benchmark, wouldn't it?

16 MAYOR HUBBARD: There was no support at the  
17 time to go from the end of Sandy Beach Point  
18 across the channel right at -- to go to Ludlam  
19 Place pump station. There was no support amongst  
20 the Board to go and do that.

21 WILLIAM SWISKEY: Well, why not?

22 MAYOR HUBBARD: Because the Board didn't  
23 feel it was worth the money. It was \$1.2 million,  
24 or whatever, to hook up 24 homes.

25 WILLIAM SWISKEY: It wasn't 1.2 million,

1 George. 1.2 million was a much bigger project.

2 MAYOR HUBBARD: No, it wasn't, Bill.

3 WILLIAM SWISKEY: George, I have the project  
4 on my computer at home.

5 MAYOR HUBBARD: Okay, that's fine, Bill.  
6 You're right, you always are. Excuse me.

7 WILLIAM SWISKEY: No, no, I am right on this  
8 one.

9 MAYOR HUBBARD: I apologize.

10 WILLIAM SWISKEY: And you can -- but I have  
11 that on my project. But why don't you just call  
12 an engineer tomorrow and tell him, "Give us an  
13 estimate", and let these people know what it's  
14 going to cost them. But \$15,000 worth of hookups  
15 for -- how much did that come to, sir?

16 PAUL ELLIOTT: \$360,000.

17 WILLIAM SWISKEY: \$360,000. You can damn  
18 near do that project for that.

19 MAYOR HUBBARD: No you can't, Bill.

20 WILLIAM SWISKEY: Yeah.

21 MAYOR HUBBARD: Okay.

22 WILLIAM SWISKEY: Okay. You can okay me all  
23 you want, George. And, plus, you discussed the  
24 LWRP. Well, that's been waiting around since  
25 2014. What happened to that?

1           MAYOR HUBBARD: Still waiting on the State  
2 to give final approval on it.

3           WILLIAM SWISKEY: Still waiting. Have we  
4 been pushing the State? Are we --

5           MAYOR HUBBARD: We've been talking about it.  
6 Every other month I have conversations. They  
7 still have not approved what's there.

8           WILLIAM SWISKEY: Well, what is their  
9 objections?

10          MAYOR HUBBARD: They changed the -- we had a  
11 grant to go ahead and do it when we started it.  
12 They changed the format. When the grant was all  
13 done, we submitted the paperwork and they said,  
14 "We're not using that format anymore." They  
15 changed the format, and it had to be all redone to  
16 match the new format of what they wanted. That  
17 was all from the State, not from us.

18          We had the meetings at the school. You were  
19 up there, I was up there, we all went there. We  
20 had three different meetings at the high school  
21 with a group of 50 people, and we all worked on it  
22 together. And then after everything was done,  
23 submitted to the State, said, "No, you got to redo  
24 it, because we're not accepting that anymore," and  
25 they wouldn't accept it.

1 WILLIAM SWISKEY: Why didn't we redo the  
2 format? Because it's been 10 years, almost.

3 MAYOR HUBBARD: They are -- it's being  
4 worked on.

5 WILLIAM SWISKEY: Everything's being worked  
6 on around here, like sewers and everything else.  
7 And now we're suddenly reaching a point where,  
8 wow, we're overcrowded. Well, I got news for you.  
9 All these suggestions about the -- this ship has  
10 sailed. It's not only sailed, it's sunk. You got  
11 what you got and it's a mess.

12 But let's get to other subjects. When are  
13 we going to fix the drain at the end of Fourth  
14 Street or the drain at the end of Sixth Street --  
15 Fifth Street that don't work?

16 MAYOR HUBBARD: The coils down at the end of  
17 Fourth Street, they were put in there and  
18 everything else, it has drained better. When you  
19 get five inches of rain in six hours or ten hours,  
20 it fills up, but it does slowly go down.

21 WILLIAM SWISKEY: Yeah, it goes down. Like  
22 you washed out your beach in the last storm, you  
23 realize that? You lost part of your beach. It  
24 overflowed and took the beach away.

25 MAYOR HUBBARD: That was over on Clark

1 Street, I believe.

2 WILLIAM SWISKEY: No. Also, if you look on  
3 the end of Fourth Street.

4 MAYOR HUBBARD: Okay. I don't go down there  
5 every day, Bill. I didn't know that part of  
6 Fourth Street washed out.

7 WILLIAM SWISKEY: It did wash out, didn't  
8 it, Paul?

9 TRUSTEE ROBINS: Widows Hole, yeah.

10 ADMINISTRATOR PALLAS: Not that I'm aware  
11 of. I'm familiar with the --

12 TRUSTEE ROBINS: Widows Hole.

13 WILLIAM SWISKEY: Well, maybe somebody from  
14 the Village should go down there and take a look,  
15 because you lost a big section of beach. It went  
16 over the cement, it took your sand away.

17 TRUSTEE PHILLIPS: Yeah, that was some of  
18 the --

19 TRUSTEE ROBINS: Fifth Street, too.

20 WILLIAM SWISKEY: Fifth Street, too, yeah.

21 TRUSTEE ROBINS: At the end of Fifth Street.

22 CLERK PIRILLO: And Fifth Street. That's  
23 Fifth Street.

24 TRUSTEE ROBINS: A lot of -- yeah.

25 WILLIAM SWISKEY: Fifth Street, and the end

1 of Fourth Street, too, if anybody from the Village  
2 cared to look.

3 CLERK PIRILLO: We care.

4 TRUSTEE PHILLIPS: No, the end of Fourth  
5 Street did have a problem.

6 WILLIAM SWISKEY: It had a problem, Mary  
7 Bess, and it probably --

8 TRUSTEE PHILLIPS: No, I just said it  
9 Paul -- I mean, Bill. It has a problem, okay?

10 WILLIAM SWISKEY: Yeah.

11 TRUSTEE PHILLIPS: I've been saying it from  
12 day one that the situation has been a problem.

13 WILLIAM SWISKEY: Yeah. So do we have any  
14 planned to rectify it, like dig it deeper?  
15 Because what you did is you stopped right on top  
16 of a real sandy clay area. If you dug it another  
17 two foot deep, you'd have drainage, but right now,  
18 you don't have any drainage.

19 TRUSTEE PHILLIPS: I assume that the Village  
20 Administrator is looking into it, because there  
21 were some complaints.

22 WILLIAM SWISKEY: Are we looking into it,  
23 Paul?

24 ADMINISTRATOR PALLAS: I have been, yes,  
25 Bill.

1 WILLIAM SWISKEY: But we've been looking  
2 into it since I guess Eileen Kapell?

3 MAYOR HUBBARD: When it was first done,  
4 Bill, they went down there and they -- I forget  
5 what the things were called. They went down there  
6 and they did three borings in the center of it to  
7 make it go down more. They went and did that.

8 WILLIAM SWISKEY: Yeah, it was, and the  
9 water went down, and then the borings filled up  
10 with silt. You need to dig out the bottom of the  
11 whole thing. That's -- that's not even an  
12 engineering science, that's commonsense.

13 MAYOR HUBBARD: Okay.

14 WILLIAM SWISKEY: Oh, and a couple of other  
15 things I want to ask about. I was sitting here  
16 and listening and -- excuse me while I get my  
17 glasses out here. Joe, how much -- how much money  
18 is NYMIR refusing to pay on the Genesys lawsuit,  
19 do you know?

20 ATTORNEY PROKOP: They didn't pay us for the  
21 legal fees.

22 WILLIAM SWISKEY: And how much did they  
23 amount to?

24 ATTORNEY PROKOP: I'm not sure of the total.  
25 It might be -- it might be 15,000, \$20,000.

1 WILLIAM SWISKEY: Oh, it's that high?

2 ATTORNEY PROKOP: I'm not sure. I'm not --  
3 I couldn't -- I don't want to quote a number, even  
4 cite a number, because I'm really not sure.

5 WILLIAM SWISKEY: Well, if I FOIL the Clerk  
6 tomorrow, could I get that number, since we paid  
7 for it?

8 ATTORNEY PROKOP: I don't know. I don't  
9 know if the bills are -- actually, I don't know if  
10 it's broken down that way, I'm not sure.

11 WILLIAM SWISKEY: Somewhere there has to be  
12 a record of those bills that they refuse to pay,  
13 right?

14 ATTORNEY PROKOP: Yes.

15 WILLIAM SWISKEY: And I could get that  
16 through the normal FOIL process, I hope.

17 ATTORNEY PROKOP: I'd have to see your FOIL.  
18 I'd have -- every FOIL is assessed individually.  
19 I have to see the FOIL, a FOIL, if it comes in.

20 WILLIAM SWISKEY: All right, I'll go with  
21 that. Let's see here. Oh, there was one other  
22 thing. When we signed the agreement with PSEG,  
23 they gave us, quote, this fantastic backup line.

24 MAYOR HUBBARD: Uh-huh.

25 WILLIAM SWISKEY: Do you realize it reduced

1 the viability of your system by about 1200%?  
2 Because they hooked you onto an end of a  
3 distribution line, and there's about 12 poles in  
4 that line, and any one of them goes down, like it  
5 did today, it's going take your line out.

6 Now who approved this plan? Because I  
7 looked at it in the beginning and I looked at it  
8 like this is crazy. And the fruition came today,  
9 a car hit a pole and it took out the Village for  
10 two hours. Did anybody in the Village review that  
11 plan before we approved it?

12 MAYOR HUBBARD: Yes, it was.

13 WILLIAM SWISKEY: And they didn't see a  
14 problem, potential problems with that?

15 MAYOR HUBBARD: It comes down to there's one  
16 common point where everything ties together and  
17 all, and they happened to hit the pole right at  
18 that common point and that's what happened.

19 WILLIAM SWISKEY: George, look at this.  
20 There's 12 other poles going west. If they hit  
21 any of them, you're going to have the same  
22 problem.

23 TRUSTEE PHILLIPS: Mr. Mayor.

24 MAYOR HUBBARD: Okay.

25 TRUSTEE PHILLIPS: I believe Paul --

1           MAYOR HUBBARD: Paul would like to say  
2 something to you, Bill.

3           ADMINISTRATOR PALLAS: The -- there is an  
4 open point on the overhead line, four poles from  
5 the corner of the entrance to the apartments down  
6 there, Silver Sands.

7           TRUSTEE ROBINS: Silver Sands?

8           ADMINISTRATOR PALLAS: Those four poles can  
9 cause this, not 12, there's four of them, Bill.

10          WILLIAM SWISKEY: Not that -- no, Paul.

11          ADMINISTRATOR PALLAS: There's four of them.

12          WILLIAM SWISKEY: Look at the open switch --

13          ADMINISTRATOR PALLAS: There's four of them.

14          WILLIAM SWISKEY: -- across from the old  
15 open drive-in theater. That's where the LIPA  
16 circuit ends.

17          ADMINISTRATOR PALLAS: No.

18          WILLIAM SWISKEY: They brought them  
19 underground up. I'll bet \$1,000 on it, Paul, I  
20 can prove it.

21          ADMINISTRATOR PALLAS: Sure, Bill, that's  
22 great.

23          WILLIAM SWISKEY: Well, I look at this.

24          ADMINISTRATOR PALLAS: Is it --

25          WILLIAM SWISKEY: You better look at it

1 tomorrow.

2 ADMINISTRATOR PALLAS: I'm actually  
3 addressing the Board, so. The open point --

4 WILLIAM SWISKEY: What he's telling you is  
5 not true.

6 TRUSTEE PHILLIPS: Bill. Bill, could we  
7 listen to what he has to say?

8 WILLIAM SWISKEY: No, he's telling you it's  
9 not true.

10 TRUSTEE PHILLIPS: Bill. Bill --

11 WILLIAM SWISKEY: I'd be willing to take any  
12 Board Member tomorrow and show them. Anybody  
13 willing to come?

14 TRUSTEE PHILLIPS: I would like to hear what  
15 the Village Administrator has to say. Thank you.

16 ADMINISTRATOR PALLAS: There is an oil  
17 switch, I believe it's an oil switch, four poles  
18 down from the Silver Sands intersection, that  
19 switch is open.

20 WILLIAM SWISKEY: That switch is open?

21 ADMINISTRATOR PALLAS: Yes.

22 WILLIAM SWISKEY: Uh-huh. So how then is  
23 LIPA feeding that section of the distribution  
24 line, where the underground comes and there's a  
25 switch west of it that's open?

1 ADMINISTRATOR PALLAS: The switch is -- I'm  
2 talking about east of where the underground  
3 comes up.

4 WILLIAM SWISKEY: Uh-huh. I'm talking about  
5 a complete failure.

6 MAYOR HUBBARD: Okay, Bill.

7 ADMINISTRATOR PALLAS: Thank you, I  
8 appreciate the insight.

9 WILLIAM SWISKEY: You should.

10 NANCY POPE: Hi. My name is Nancy Pope.  
11 I'm a resident of 8 Sandy Beach Road in Greenport.  
12 I've been a resident of Sandy Beach my whole life.  
13 I just want to thank the Board for consideration  
14 of the sewer line that I am greatly hopeful will  
15 finally eventually come down Sandy Beach Road.

16 I do want to address the point that was  
17 brought up about -- we have a good faith agreement  
18 to -- we offered to pay a hookup fee, and we put  
19 that in the paperwork to show our seriousness, and  
20 how strongly we feel we need, we want the sewer  
21 line.

22 I've seen articles in the past, PR, kind of  
23 negative. We have nothing to do except hope for a  
24 sewer line coming down into Sandy Beach Road.  
25 We're not -- we're not against it, and if it's --

1 if we're -- our residences are close to the water,  
2 and that's seen as a negative impact on the  
3 environment, we agree with that. We want the  
4 sewer line, we agree with that.

5 And I thank this Board. I really thank you  
6 for considering it, and I look forward to a,  
7 hopefully, positive outcome on this situation.  
8 And, as I say, I've been here my whole life, and  
9 my family before me since back in 1930s. And I  
10 love the Village of Greenport, I love Sandy Beach  
11 Association, and I thank you very much for your  
12 consideration and for your patience. Thank you.

13 MAYOR HUBBARD: Thank you.

14 TRUSTEE PHILLIPS: Thank you.

15 (Applause)

16 MAYOR HUBBARD: Anybody else wish to address  
17 the Board?

18 RANDY WADE: Randy Wade, Sixth Street,  
19 Greenport. Whoo, I got a shock.

20 This was one of the most impressive Board  
21 meetings I've ever seen. I'm just so grateful to  
22 you all for all the intelligent hard work you've  
23 put into this. I'm really excited that you're  
24 looking to preserve waterfront commercial. I'm  
25 very interested in your raising the rates for the

1 buying of parking to something. I'd even say  
2 50,000 would be reasonable, but I'm sure you'll be  
3 able to talk to appraisers, or whatever, and come  
4 up with a cost.

5 The -- and I -- you probably have in the  
6 back of your mind, but it wasn't expressed, the  
7 idea of how we need to preserve any of the  
8 historic buildings in the downtown. I wouldn't  
9 want any of them to -- and actually, maybe the  
10 code should specifically say indoor parking is not  
11 allowed in the commercial district. I'd hate to  
12 think of anybody, you know, trying to add parking  
13 by doing any damage to any of the historic  
14 buildings.

15 The 123 Sterling covenants that the public  
16 hasn't seen, what we have seen is the Planning  
17 Board's, and I hope you can get them to change  
18 that. And that your covenants with 123, they went  
19 overboard in they came up with this tricky thing  
20 to be able to allow the parking to go with the  
21 commercial, and then they needed to tie the  
22 commercial to the residential condos. So that's  
23 fine, okay, that's the way it is, but then they  
24 went overboard by saying that the owner of a condo  
25 cannot lease his commercial waterfront space to

1 anybody else, even if the Co-Op Board said, "Sure,  
2 that's a fine use for our building, I don't mind  
3 having this downstairs." So their hands are kind  
4 of tied.

5 And it's illegal -- I'm sorry that that may  
6 involve changes, but it's a -- oh, you know what,  
7 now the microphone's on. It's a legal thing, that  
8 then the condo owner could rent back the parking  
9 space as a -- it would still be business, so you  
10 could still be getting that idea that it's  
11 supplemental parking to the business, but there  
12 should be more flexibility.

13 Paul Pallas said he was going to show us how  
14 great the waterfront uses are in there, and if  
15 they're limited to only the residents who are  
16 living upstairs, that's going to be really hard to  
17 make happen.

18 So thank you all very much for all that  
19 you're doing.

20 MAYOR HUBBARD: All right. Thank you.

21 RANDY WADE: And I did hear that Sixth  
22 Street's on. You got a great plan. I'm glad  
23 you're doing the repaving in a logical, systematic  
24 way, and figuring out -- I had heard you talking  
25 for so many years about getting Sandy Beach and

1 Manhasset hooked up to the sewer. That's going to  
2 be just great and a real accomplishment. Thank you.

3 MAYOR HUBBARD: Thank you. Anybody else  
4 wish to the address the Board?

5 (No Response)

6 MAYOR HUBBARD: Okay. I'll offer a motion  
7 to adjourn the meeting at 8:42.

8 TRUSTEE ROBINS: Second.

9 MAYOR HUBBARD: All in favor?

10 TRUSTEE CLARKE: Aye.

11 TRUSTEE PHILLIPS: Aye.

12 TRUSTEE ROBINS: Aye.

13 MAYOR HUBBARD: Aye.

14 Opposed?

15 (No Response)

16 MAYOR HUBBARD: Motion carried.

17 Thank you all for coming, and come and see  
18 our -- one of our Grand Marshals for the parade  
19 this weekend.

20 (Applause)

21 TRUSTEE PHILLIPS: The Captain's actually  
22 home.

23 (The meeting was adjourned at 8:42 p.m.)

24

25

