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

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

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

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

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

2 MAYOR HUBBARD: Call the meeting to order
3 with the Pledge to the Flag.

4 (All Stood for the Pledge of Allegiance)

5 MAYOR HUBBARD: Thank you. Okay. We'll
6 start with the Fire Department report.

7 (Lights Went Out in the Firehouse)

8 TRUSTEE PHILLIPS: Sylvia leaned against the
9 lights.

10 CLERK PIRILLO: Sorry.

11 (Laughter)

12 CLERK PIRILLO: They're back.

13 MAYOR HUBBARD: Okay. We'll start with the
14 Fire Department report. Hold on a second, I'll
15 just turn my phone off. There we go.

16 CHIEF MANWARING: Good evening.

17 TRUSTEE PHILLIPS: Wayde, before you start,
18 when you turned the lights off and turned the
19 lights back on, there was a little spark outside.
20 Do you have some kind of extension cords or
21 something for those Christmas tree lights?

22 CHIEF MANWARING: Possibly.

23 (Laughter)

24 TRUSTEE PHILLIPS: Okay. I'd kind of like
25 to know, kind of --

1 CHIEF MANWARING: Probably not now, but --

2 (Laughter)

3 TRUSTEE PHILLIPS: It just went poof.

4 CHIEF MANWARING: I told you the electric's
5 good in here, right?

6 All right. Accept all the bills and reports
7 for November. The other one was back when the
8 Governor put the Executive for -- Order for COVID,
9 and then we had the extra points there --

10 MAYOR HUBBARD: Uh-huh.

11 CHIEF MANWARING: -- we ended it in January,
12 thinking that was it, and then he extended it
13 until June. So we would like you to still -- to
14 look at that to see if we can get the extra points
15 for the members that -- that deserve it, that
16 showed up to stuff.

17 MAYOR HUBBARD: Okay. Well, actually we
18 have what we had passed back in March of 2020,
19 recognize the Executive Order, and there was no
20 end date on that.

21 CHIEF MANWARING: Okay.

22 MAYOR HUBBARD: So it doesn't need a new
23 resolution. It's the same Executive Order that
24 went through, so there's no end date on it. So
25 just tell the Department Secretary to go ahead and

1 award them up to June 24th, when the Governor
2 ended the Executive Order.

3 CHIEF MANWARING: Okay. See what we can do.

4 MAYOR HUBBARD: So when we went back to the
5 original one to rewrite it again, it was like the
6 original one didn't have an end date on it. As
7 long as the Executive Order was in effect, it
8 counted.

9 CHIEF MANWARING: All right.

10 MAYOR HUBBARD: So we can give you a copy of
11 this so you have it for the Secretary, and just
12 tell him to go ahead and award the points through
13 June 24th.

14 CHIEF MANWARING: Do you want me to take
15 that one, or just get one from her? It doesn't
16 matter.

17 CLERK PIRILLO: I'll give you one.

18 CHIEF MANWARING: Okay.

19 MAYOR HUBBARD: Okay. Yeah, we made copies
20 of it. No, we did check on that, because we were
21 going to -- how we were going to word the
22 resolution and there was no end date, so that's
23 why we went that way.

24 CHIEF MANWARING: And I talked to Paul about
25 the roof over there, which was all taken care of.

1 All right. The biggest one, the big one was
2 the Board of Wardens unanimously accepted the bid
3 for Firematic for the new ladder truck. They
4 would like you to know that.

5 That's about all I had, I guess, and
6 that's it.

7 MAYOR HUBBARD: Okay. Just were there any
8 questions from the Board Members? Everybody got
9 the email from the Village Attorney on the bids
10 and the two trucks that were bid on. Anybody have
11 any questions? We have, you know, the Chairman of
12 the Truck Committee, along with two Chiefs here,
13 if anybody had any questions.

14 TRUSTEE PHILLIPS: Well, I know I asked last
15 night at the Wardens, and, Cliff, were you able to
16 write up whatever you had to do for the -- and you
17 gave it to the Village Attorney to review yet,
18 or no?

19 WARDEN HARRIS: Yes. I gave it to the Clerk
20 and she said that the Board, and both Paul had it
21 and Joe.

22 TRUSTEE PHILLIPS: Okay. All right, because
23 that was part of it, was it was supposed to be the
24 same critique that was done for Gabrielli and it
25 was supposed to be done for Pierce or for

1 Firematic.

2 CLERK PIRILLO: I'm sorry. If I may, the
3 Transcriptionist is asking what -- what we're
4 talking about.

5 TRUSTEE CLARKE: Talking about.

6 TRUSTEE PHILLIPS: Oh, okay.

7 LUCIA BRAATEN: No, no, I'm sorry. I was
8 asking -- no, no, I was asking who was speaking.

9 CLERK PIRILLO: Okay.

10 CHIEF MANWARING: That's Cliff Harris,
11 Ex-Chief.

12 CLERK PIRILLO: Okay.

13 CHIEF MANWARING: He's the Truck
14 Committee --

15 LUCIA BRAATEN: Okay. Thank you.

16 CHIEF MANWARING: -- Chairman, and Captain.

17 ATTORNEY PROKOP: I received in one -- a
18 one-sentence letter from the Chief, from Chief
19 Harris, which confirmed that he had performed a
20 thorough review of the Pierce bid, and that
21 it's -- he believes it's in conformance with the
22 specifications of the bid.

23 TRUSTEE PHILLIPS: And that's what you --

24 MAYOR HUBBARD: Okay.

25 TRUSTEE PHILLIPS: That's what you were

1 Looking for, Joe?

2 ATTORNEY PROKOP: Yeah.

3 TRUSTEE PHILLIPS: Okay.

4 ATTORNEY PROKOP: Just that they do a
5 thorough review, which he apparently has done.

6 TRUSTEE ROBINS: Yeah, I had a couple of
7 questions. I called Sylvia about the deductions
8 that were listed, I guess, you know, and whether
9 they were included in the price listed or were in
10 addition to, and I believe she thought they were
11 in addition to.

12 CHIEF MANWARING: He knows more about it.

13 TRUSTEE ROBINS: Okay.

14 CLIFF HARRIS: All the deductions that are
15 in the bids are all based on if you want to pay
16 portions of it early, and that was both, both the
17 manufacturers. There were incentives to prepay
18 some of it up front -- not -- I shouldn't say up
19 front. I know particularly with the Pierce one,
20 at 120 days out from it being delivered, after the
21 chassis and the ladder is complete, you could pay
22 some money then and have a discount, and it was
23 the same thing with the other one. I just don't
24 remember their time frame.

25 ATTORNEY PROKOP: But do you get a further

1 discount from the price, or do you get that price
2 if you prepay?

3 CLIFF HARRIS: That's only -- you only get
4 those discounts if you prepay, and that was with
5 both of the manufacturers.

6 ATTORNEY PROKOP: The discounts were already
7 in the price, right?

8 CLIFF HARRIS: They were just showing you
9 that it could -- that's what it could be. That's
10 the -- the price of the Pierce truck was
11 \$1.65 million, and that was without the discount,
12 because that's up to how you plan to go forward,
13 and you can get those discounts if you make those
14 prepayments.

15 ATTORNEY PROKOP: I'm sorry. It's with the
16 discount?

17 CLIFF HARRIS: That is without discount.

18 ATTORNEY PROKOP: Without the discount,
19 okay. So it's -- if it says, for example, just
20 chassis discount, prepaid chassis discount
21 \$25,000, what does that mean?

22 CLIFF HARRIS: That means that if paid 120
23 days, 120 days prior to delivery, you could take
24 that \$25,000 off the price.

25 ATTORNEY PROKOP: If you paid what?

1 CLIFF HARRIS: If you paid for the chassis.
2 And I don't know if those were listed on either
3 one, what those costs were. Yeah, neither one of
4 them listed what those payments were in it.

5 ATTORNEY PROKOP: So can you find that out?

6 CLIFF HARRIS: I can.

7 ATTORNEY PROKOP: Please.

8 CLIFF HARRIS: Sure.

9 CLERK PIRILLO: Cliff, they --

10 TRUSTEE PHILLIPS: Well, that's one item.
11 But, Robert, are we allowed to prepay like that?

12 TREASURER BRANDT: I'd say it would be a
13 precedent, a new precedent for us. We don't
14 prepay usually for anything, we pay upon receipt
15 of the product.

16 TRUSTEE PHILLIPS: Right. Yeah, I mean, you
17 sign a contract which starts the process.

18 TREASURER BRANDT: Correct.

19 TRUSTEE PHILLIPS: But we usually don't pay
20 anything with taxpayers' dollars until -- that's
21 what you're telling me?

22 TREASURER BRANDT: Correct, until we receive
23 the product.

24 TRUSTEE PHILLIPS: And there were some other
25 options. Just so the other Board Members know,

1 that there were some options about financing it
2 through the company. Robert, I don't know if
3 we're allowed.

4 ATTORNEY PROKOP: I don't think you're
5 allowed to do that. I think you're only allowed
6 to finance through municipal.

7 TRUSTEE PHILLIPS: Well, that's -- those are
8 some of the questions that have been raised on our
9 end, okay?

10 TREASURER BRANDT: That would be --

11 MAYOR HUBBARD: Well, yeah, that's a matter
12 whether it's cheaper for us to go out and do our
13 bonding, like we normally do, or to go and finance
14 it through the company, and that's something that
15 the Treasurer's Office will look at as we're going
16 to do it.

17 TRUSTEE PHILLIPS: Can we finance it?

18 ATTORNEY PROKOP: No. Excuse me.

19 TRUSTEE PHILLIPS: Joe's saying no.

20 TREASURER BRANDT: I do have a question
21 if -- I mean, that's been our precedent. But if
22 it's listed in the contract -- Sylvia, the Clerk,
23 was just asking me this. If it says a progress
24 payment, we've done that in the past on big
25 construction. Would that be viable in a contract

1 of this type?

2 ATTORNEY PROKOP: Yes.

3 TREASURER BRANDT: Okay. So then that
4 would -- that would be the get-around for that.

5 ATTORNEY PROKOP: Yeah, depends on what --
6 depends on what point of the contract it's -- it's
7 paid at, but I believe the contract would be -- I
8 think that the construction would be sufficiently
9 along at that point. You know, it wouldn't
10 progress sufficiently in order for that payment to
11 be made. But we need to get more details from the
12 Chief.

13 TREASURER BRANDT: And it would have to be
14 pointed. It would have to say on such and such a
15 date with --

16 ATTORNEY PROKOP: Right.

17 TREASURER BRANDT: -- a certain percentage
18 completed.

19 ATTORNEY PROKOP: Yes.

20 TREASURER BRANDT: Okay.

21 TRUSTEE PHILLIPS: I guess my next question
22 is, is, and it was mentioned last night that --
23 and I spoke to Robert today, Cliff, maybe you can
24 clarify it, is this something that has to be done
25 by January 1st, or by the end of January?

1 CLIFF HARRIS: Well, that is a good thing.
2 See, there's a price increase that is going to
3 happen with the -- with this vehicle, and it's
4 anywhere from 6.2 to 7% on the \$1.6 million, which
5 is over \$100,000. If we don't have it done,
6 February 1st is the day that the price goes up.
7 So we do have a little bit of time, but we don't
8 have much time. So \$100,000 I think is well worth
9 to try to make this happen as soon as possible.

10 TRUSTEE PHILLIPS: Well, also, it's going to
11 depend upon if we go out to bond what the rates
12 are going to be, too. I mean, that's -- that's
13 the other cost consideration you're going to have
14 to take into place.

15 So I just -- I'm raising the questions for
16 the other Board Members, because I heard all of
17 this at the Wardens meeting last night. And I
18 know that all of the -- there was a hand vote and
19 all the Wardens, all the Wardens voted for the
20 resolution. I just want to let everybody know
21 that, okay? But there were some questions as to
22 how it's going to get financed. There was
23 questions as to -- as I said, the Village
24 Treasurer is going to need to work with you to
25 come up with what's ever the best way for

1 everybody, okay? All right?

2 TRUSTEE ROBINS: And I think it's going to
3 be time-sensitive as well, because I know that the
4 Fed is talking about increasing rates --

5 TRUSTEE PHILLIPS: I mentioned that last
6 night.

7 TRUSTEE ROBINS: -- you know, three times in
8 the coming year. So time is of the essence, I
9 think, for us to do this.

10 TREASURER BRANDT: If I may, Mayor. I met
11 with Cliff earlier today to discuss these. If the
12 resolutions passed by you Board Members this
13 month, we could have a bond resolution in place
14 for next month. We would certainly, at that
15 point, be able to execute a contract and then we
16 would be locked in. Am I understanding that
17 correctly?

18 ATTORNEY PROKOP: Yes.

19 TREASURER BRANDT: If the bond resolution is
20 in place, we're good to go with the contract.

21 ATTORNEY PROKOP: But when the bond
22 resolution goes out, I mean, you have to know what
23 the interest rate is going to be. You're not
24 going to know that until the end of the --

25 TREASURER BRANDT: I won't know that until

1 we go to the sale of the bond.

2 ATTORNEY PROKOP: Right.

3 TREASURER BRANDT: Correct.

4 TRUSTEE PHILLIPS: But the --

5 TREASURER BRANDT: And just rates right now
6 are -- we would probably pull in between
7 two-seven, 2.75 and 3. We did real well on the
8 road bond, but interest rates are expected to go
9 up. So that's the kind of projected number we're
10 looking at. With that, we have a debt service of
11 about 100 -- what was it, Cliff, 150?

12 CLIFF HARRIS: It was less than that.

13 TREASURER BRANDT: One-thirty.

14 CLIFF HARRIS: One-thirty.

15 TREASURER BRANDT: A year. So that that's
16 what we worked --

17 TRUSTEE PHILLIPS: A year for how many
18 years?

19 TREASURER BRANDT: Fifteen.

20 CLIFF HARRIS: Fifteen.

21 TRUSTEE PHILLIPS: Fifteen? Is that the
22 life expectancy?

23 TREASURER BRANDT: Yeah.

24 TRUSTEE PHILLIPS: Fifteen?

25 TREASURER BRANDT: Yeah.

1 TRUSTEE PHILLIPS: The --

2 ATTORNEY PROKOP: It's not the life
3 expectancy, it's the --

4 TREASURER BRANDT: It's the PPU.

5 TRUSTEE PHILLIPS: Or whatever.

6 TREASURER BRANDT: After 15 years, the
7 product is going to start requiring service, as we
8 just learned from the older truck. So that's --
9 that was with the -- I was advised by Bond Counsel
10 to make the PPU or the --

11 TRUSTEE PHILLIPS: I'm sorry, I was talking
12 improperly. Sorry about that.

13 TREASURER BRANDT: No, it's fine, it's fine.
14 I just want to be clear on it.

15 TRUSTEE PHILLIPS: But the other thing is I
16 think that there was a question about once -- once
17 the work started, that there would be interest
18 payments being made right away, right, and I --
19 the biggest thing is, is if the contract is
20 signed, and if we have progressive payments, then
21 you would have to take money out of the bond,
22 correct?

23 TREASURER BRANDT: Correct.

24 TRUSTEE PHILLIPS: But if we have the
25 contract and there is no progressive payments,

1 then there would be no need to take that money and
2 start paying interest until we actually take the
3 funding out of the bond, correct?

4 TREASURER BRANDT: That's correct. And that
5 would delay the debt service, that's the plus
6 side. The negative side to that, to present both
7 sides here, is interest rates are expected to go
8 up, so I'm not sure that we will be able to lock
9 it in at 2.75 or so.

10 TRUSTEE PHILLIPS: Okay.

11 TREASURER BRANDT: So that's -- that's the
12 risk factor in that. So we'll have to have a
13 discussion about how we're going to move forward
14 on that, but that's -- that's your wheelhouse.

15 ATTORNEY PROKOP: Well, normally --

16 TREASURER BRANDT: If the Board is going to
17 vote for -- to do this, then we'll move forward
18 and we'll start investigating those avenues.

19 TRUSTEE PHILLIPS: Okay.

20 TRUSTEE CLARKE: I was not -- being the
21 first truck quote that I've gone through, I wasn't
22 completely clear on all the comments in Joe's
23 letter, and, unfortunately, I wasn't able to call
24 him with any questions prior to tonight. It said
25 that another analysis would be done for the -- for

1 the Pierce bid, and subject to the Pierce analysis
2 and approval, which --

3 MAYOR HUBBARD: That's been done.

4 TRUSTEE CLARKE: But it wasn't sent out,
5 that I saw, unless I'm missing it. In other
6 words, I'm confused by this letter.

7 MAYOR HUBBARD: Okay.

8 TRUSTEE CLARKE: I'm not asking for anymore
9 information, I just don't understand it, and I can
10 follow whatever you suggest.

11 MAYOR HUBBARD: Okay, no. There was --
12 there was the conference call that went on last
13 week that they had between the other manufacturer
14 who asked to get together with everybody and talk
15 about it. The same analysis by the Truck
16 Committee, they took -- here's the bid, here's
17 Truck A, here's Truck B, and they went down both
18 of them.

19 As Cliff Harris said, they had no exceptions
20 on the Pierce list. They had exceptions on the
21 other one, who was the lower bidder, and that's
22 why there was a long list of stuff that was
23 exceptions to the bid. So Joe was asking was that
24 done. And Joe asked Cliff earlier was that done,
25 and Cliff said yes, and a letter was sent back in

1 that they went over line by line on the Pierce
2 bid, also.

3 And just to clarify, what we -- really, what
4 we need to do is to sign the contract that we're
5 going to go and purchase the truck and get that
6 contract in. We don't need a P.O. or anything
7 else. All the other financing and that stuff is
8 going to be taken care of as we move closer to
9 going to get the truck, because it's going to take
10 a year-and-a-half to build the truck. The thing
11 is to try to beat the price increase and try to
12 save the automatic increase that's going into
13 effect on February 1st. So, really, that's why
14 the Wardens voted that way.

15 I mean, I would like to see this on the
16 agenda for us to approve to purchase the truck
17 from Pierce, which I think is the superior truck.
18 I've looked through the bids, I've talked to the
19 guys about it. I was here for the demos. When
20 they were doing it, it was raining out, but I
21 still -- I got wet out there, but I saw the truck
22 and it was a very impressive looking truck. You
23 know, I didn't drive it, because I don't drive the
24 trucks. But, you know, the people that do drive
25 it, and everything else, safety-wise and getting

1 around a small village, it seemed the better way
2 to go with the rear steer, and the other things
3 and the options that were on the truck.

4 To me, it was much superior to the truck we
5 have now, who has two outriggers, one on each
6 side. This had four front and back to stabilize
7 the truck more. And the turning radius and the
8 inside compartments, and the people inside, I
9 thought was a very nice looking truck, you know,
10 and functional for us.

11 CLIFF HARRIS: Yeah. Just to give you a
12 little insight, when we started this process, we
13 had two goals, and one was to get something that
14 was a little bit -- a little less intimidating to
15 drive, because the truck that we have now is
16 48 feet and --

17 TRUSTEE PHILLIPS: Yeah.

18 CLIFF HARRIS: -- it's really long. The one
19 that we're looking at now is 42 feet, which is not
20 a small truck, but still, it's got a better
21 turning radius, and with the optional rear
22 steering in the back, it's going make it that
23 anybody who can drive one of these smaller trucks
24 is going to be able to get in this truck and
25 drive it. The other truck, one of the bad things

1 was that the wheel base was the same, but it was
2 four feet longer and it was all in the back.

3 TRUSTEE PHILLIPS: Right.

4 CLIFF HARRIS: When we talked to different
5 Fire Departments, Ronkonkoma in particular, they
6 told us that they like their truck, but when they
7 were going down Portion Road, when they had an
8 inexperienced driver, the tail swing of that truck
9 would wipe out cars on Portion Road, and Portion
10 Road is not a very narrow, it's not Front and Main
11 in the summertime.

12 So we're looking to make sure that we can
13 get the people that -- behind this truck and
14 behind the wheel, because right now -- when we
15 first got this truck, we had plenty of people to
16 drive it, right now, we don't. So we're trying to
17 get more people comfortable to be able to take the
18 truck out and use it, because right now, I think
19 we have three people, and one of them is the
20 Chief. So it's not really his responsibility to
21 get the truck to the scene, so --

22 TRUSTEE PHILLIPS: So my next question is,
23 what's going happen to the truck that we have, are
24 we selling it so that it offsets the debt?

25 CLIFF HARRIS: Yes, we'll get whatever we

1 can for it.

2 TRUSTEE PHILLIPS: Okay. All right. So
3 that's going to be part of --

4 CLIFF HARRIS: Yeah. I --

5 TRUSTEE PHILLIPS: Part of Robert's figuring
6 is, is whatever we get is going to go towards --
7 towards the new truck, as far as reducing the debt
8 amount.

9 CLIFF HARRIS: Absolutely. And that's --

10 MAYOR HUBBARD: It will go back into the
11 Apparatus Fund for future purchases, because you
12 got to bond one price for this, but then when it's
13 traded in or sold, or whatever, as we've done with
14 other trucks, that money goes back into the
15 Apparatus Fund to roll over for future purchases.

16 TRUSTEE PHILLIPS: Okay.

17 TRUSTEE ROBINS: Just for curiosity, and I
18 trust you guys, I'm going to take your
19 recommendations for sure, is there a place that I
20 can go see a video or something from the company
21 what this truck is? Just for my own personal
22 education, basically.

23 CLIFF HARRIS: Sure. You could probably go
24 on Pierce.com, P-I-E-R-C-E.

25 TRUSTEE ROBINS: Uh-huh, yeah.

1 CLIFF HARRIS: And it would have all the
2 information. It's the Ascendant 100-foot
3 Mid-Mount Tower Ladder.

4 TRUSTEE ROBINS: Right.

5 (Laughter)

6 CLIFF HARRIS: I can have that put in
7 writing, so you can definitely -- or an email.

8 TRUSTEE ROBINS: Yeah, if you don't mind.

9 CLIFF HARRIS: I'll give you a link.

10 TRUSTEE ROBINS: Put it in an email, or
11 whatever. I'd appreciate it.

12 CLIFF HARRIS: Sure.

13 TRUSTEE ROBINS: I just want to know what
14 we're buying, that's all.

15 TRUSTEE CLARKE: So is the Rosenbauer truck
16 not compatible with the Pierce truck? In other
17 words, I'm just trying to figure out the
18 discrepancy in the quotes, and that one is
19 significantly less. Is that quote for a truck
20 that is different, and the real issue is that that
21 lower quote is not for what we're looking for?

22 MAYOR HUBBARD: Exactly. There was a bunch
23 of accessories that the Truck Committee had and
24 gave back line by line. That's what they went
25 over with the company. The biggest thing was, I

1 mean, they're looking for a bucket at the end of
2 it. Their truck did not have a bucket, it was a
3 freestanding ladder.

4 TRUSTEE CLARKE: I see.

5 MAYOR HUBBARD: A lot of different stuff
6 like that. You know, the lights --

7 TRUSTEE CLARKE: So it's not comparable?

8 MAYOR HUBBARD: It was not comparable, no.

9 TRUSTEE CLARKE: So, for all intents and
10 purposes, the Gabrielli quote is no good.

11 MAYOR HUBBARD: Correct. With the
12 exceptions --

13 TRUSTEE CLARKE: So we really only have a
14 simple role.

15 MAYOR HUBBARD: The 300,000 that you would
16 save on it, you're getting a truck that's not what
17 we -- what they actually bid for.

18 TRUSTEE CLARKE: Okay. So that bid is no
19 good.

20 CLIFF HARRIS: That is correct.

21 TRUSTEE CLARKE: So we only have one bid on
22 the truck that we want.

23 CLIFF HARRIS: Correct.

24 MAYOR HUBBARD: Correct.

25 TRUSTEE CLARKE: Okay. And in rebidding,

1 would we have other bids, do you think, or is this
2 the way this thing works with this kind of truck,
3 and there's one person --

4 MAYOR HUBBARD: There's not many people that
5 make this type of vehicle, and everything else.

6 TRUSTEE CLARKE: Okay.

7 CLIFF HARRIS: I could tell you that this
8 truck is the shortest truck in its class, where it
9 is -- still has the 100-foot ladder, which we are
10 accustomed to. And we -- I remember sitting in a
11 Village Board meeting where somebody was asking,
12 "Why do you have a ladder that's so long?" It's
13 not for the height, it's for the reach, houses
14 that are set back off the street.

15 TRUSTEE CLARKE: Totally.

16 CLIFF HARRIS: The Fifth Street condominiums
17 is where they took this truck, or when they were
18 spec'ing out the truck we had. They wanted the
19 extra reach to be able to be in a parking lot and
20 still reach the building.

21 TRUSTEE CLARKE: Sure.

22 CLIFF HARRIS: That's how that all started.

23 TRUSTEE CLARKE: Yes, sir.

24 CLIFF HARRIS: And there was -- they
25 claimed, Rosenbauer claimed that there was only 10

1 exceptions, but they said they exceeded most of
2 them. One of them, one of their exceptions was
3 the rear axle steering, which they admit that they
4 don't offer, but they said they don't need it.
5 But that, I told them, was their opinion, and
6 that's the salesperson trying to tell us what our
7 needs are and not really what we were looking for.
8 They said they only had 10 exceptions, I found
9 like 80 to 100 of them. Some of them very small.

10 TRUSTEE CLARKE: Yes.

11 CLIFF HARRIS: But some of them were major
12 enough where it couldn't be overlooked.

13 TRUSTEE CLARKE: Okay. I'm just --

14 ATTORNEY PROKOP: So it's not -- it's not
15 that the trucks aren't comparable. So it's not
16 that the Rosenbauer truck is not comparable to the
17 Pierce truck, it's the Rosenbauer truck is not
18 comparable to the bid specifications.

19 So that, you know, we -- the Chief and the
20 committee took the time. There's about 250 pages
21 of specifications that have to be met by -- you
22 know, could have been met by anybody, another --
23 another company, LaFrance. There's another
24 company called LaFrance that used to make these.
25 I don't know if there's some version of that's

1 still in existence.

2 But the Rosenbauer truck did not meet the
3 specifications in critical ways. There was many,
4 many deficiencies. I verified as many as I could,
5 and I even found other deficiencies that -- in
6 addition to those. And we spent an hour on the
7 phone with the company to qualify them, and,
8 basically, in that hour, what we did was we gave
9 them the opportunity to correct us and tell them
10 that -- not to -- we didn't give them a chance to
11 correct the bid, but we gave them a chance to
12 correct us or correct the Chief and say, you know,
13 we were wrong, that it wasn't deficient, and,
14 basically, they acknowledged every -- every
15 difference, you know, that yes, it is different
16 for one reason. They said we could do it the
17 other way, but they -- you know, they missed their
18 chance, basically. The bid is -- you know, the
19 bid date had passed.

20 And the truck that's in play, the truck,
21 these kinds of trucks, there's a lot of things
22 that they can do. There's not -- as the Chief
23 said, you don't need a 100-foot building to
24 have -- to need this kind of truck. They can even
25 do water rescues and ice rescues, believe it or

1 not. You can extend the -- this ladder will go
2 out 100 feet into the -- into -- onto ice or onto
3 water. So it has a number of different uses that
4 they can be -- you know, I've been involved in
5 rescues like that and seen these demonstrations,
6 so it's a very, very valuable truck.

7 MAYOR HUBBARD: Okay. Any other discussion?

8 ATTORNEY PROKOP: I do have -- there is one
9 thing that I'd like to discuss with the Board
10 about this, but I don't want to do it in an open
11 meeting. So if we have time at the end, if I
12 could just have 30 -- really 30 seconds in
13 executive session, just one more thing I want to
14 say about this.

15 MAYOR HUBBARD: Okay, that's fine.

16 ATTORNEY PROKOP: Please.

17 MAYOR HUBBARD: All right, we could do it at
18 the end.

19 Okay. The only other thing is we never got
20 anything in writing about Washington's Birthday,
21 time, date and stuff. I know it was talked about
22 back in November, but we've never had a request.

23 CHIEF MANWARING: Oh, I did ask the
24 Commissioner to hold it for February 22nd. At
25 1:00 it's set for, and it would be from -- what do

1 you call it?

2 MAYOR HUBBARD: Okay. Because that was --
3 that was going to be added to an agenda back two
4 months ago and it never -- we never got any -- I
5 never saw anything in writing.

6 CHIEF MANWARING: In writing? I'll get it,
7 I'll make it happen.

8 MAYOR HUBBARD: Okay, because we -- we're
9 going to need to vote on that, that's all.

10 CLIFF HARRIS: February 19th.

11 CHIEF MANWARING: Yeah, the 19th of
12 February.

13 MAYOR HUBBARD: What is it?

14 CLIFF HARRIS: February 19th.

15 MAYOR HUBBARD: February 19th?

16 TRUSTEE PHILLIPS: I can't remember, though.
17 Did you -- are you going to do the full fledged?

18 CHIEF MANWARING: Full fledged.

19 TRUSTEE PHILLIPS: Okay.

20 CHIEF MANWARING: Unless something changes
21 beyond -- something came out.

22 TRUSTEE PHILLIPS: Here we go.

23 CHIEF MANWARING: But, yeah. And we're
24 going to go back to the normal way of doing that.

25 TRUSTEE PHILLIPS: Okay.

1 CHIEF MANWARING: And keep the tradition
2 going.

3 TRUSTEE PHILLIPS: I think that was the
4 question at the time, is that the Board of Wardens
5 hadn't decided, Mayor, as to which -- which way
6 they were going to go, I think.

7 CHIEF MANWARING: And, actually, we're a
8 little behind, so the invitations will actually be
9 going out in the mail today, so.

10 MAYOR HUBBARD: Okay. Well, it was a month
11 before -- the day before our regular meeting, they
12 wanted to add something onto the agenda --

13 CHIEF MANWARING: Right.

14 MAYOR HUBBARD: -- and the agenda was
15 already done. But then I hadn't seen anything
16 come back as a request of the actual time and date
17 of it, so that we could put a resolution on to
18 vote on it and approve it now.

19 CHIEF MANWARING: I didn't put it in
20 writing. I didn't put it in writing, I just asked
21 for it. I never even thought about putting it in
22 writing, as you said.

23 MAYOR HUBBARD: Okay.

24 CHIEF MANWARING: I'll come around to it.

25 MAYOR HUBBARD: All right.

1 CHIEF MANWARING: Thank you. That's it.

2 MAYOR HUBBARD: Okay.

3 CLIFF HARRIS: Thank you.

4 MAYOR HUBBARD: Anything else? Thank you
5 very much.

6 CHIEF MANWARING: Thank you.

7 MAYOR HUBBARD: Okay. We'll do Village
8 Administrator report.

9 ADMINISTRATOR PALLAS: Thank you, Mr. Mayor.
10 Before I get into my specific discussion items, I
11 just want to report that there were a number of
12 RFPs that Village Clerk prepared, some complicated
13 ones. The LWRP for consultant services for the
14 LWRP was -- will be in the paper next week, as
15 well as the planning consultant. And we are
16 continuing to work on the wastewater treatment
17 plant site changes, and we anticipate that being
18 finished tomorrow, and being able to, hopefully,
19 get in the paper next week as well. I think
20 there'll be one more after that, but we're
21 probably not going to make it for -- for this
22 cycle. I just wanted to report that out, that
23 that was all taken care of.

24 As far as discussion items, on the ferry
25 queue redesign, that will be going out to the

1 State. Their responses to the last series, latest
2 series of questions from the State will be going
3 out to the State in the next two weeks. I had
4 discussion with the consultant today on that, on
5 that item.

6 The next item is the effluent reuse. I just
7 got yesterday the first draft of the study.
8 It's -- it looks like a lot. It's mostly just
9 attachments of permits and things. I haven't
10 started going through it, but, coincidentally,
11 we're also notified through the Peconic Estuary
12 Committee, I think is the group, that there are --
13 there may be some grant money for a project like
14 this. It's a fairly unique project, and the money
15 is targeted specifically for this purpose. It's
16 actually -- my understanding is it's privately
17 funded. I'm not quite sure how it all works. But
18 just, again, just got this information yesterday,
19 both pieces. I'll be reviewing it. I'm hopeful
20 that we'll be able to have a final report for your
21 review in time for the next meeting.

22 I'm working -- and I do want to -- I do want
23 to publicly mention that John Severini has been
24 working -- a Village resident, a local resident
25 who's been working with us on this has been

1 done -- done a significant amount of effort on
2 this project. I just want to publicly mention
3 that, and I appreciate his assistance on it.

4 TRUSTEE PHILLIPS: Paul, before you go on,
5 speaking of Peconic Land Trust, or Peconic Estuary
6 Program, Peconic Land Trust just received a grant
7 work down at Widow's Hole. Are you aware of that?

8 ADMINISTRATOR PALLAS: I was not.

9 TRUSTEE PHILLIPS: Oh, okay. They just
10 received one of the economic grants to deal with
11 the dredging and the -- the dredging and their
12 project that they presented to us, what was it,
13 two months ago?

14 MAYOR HUBBARD: Uh-huh.

15 TRUSTEE PHILLIPS: So they just got money
16 for that, so just --

17 TRUSTEE ROBINS: Widow's Hole?

18 TRUSTEE PHILLIPS: Huh?

19 TRUSTEE ROBINS: Widow's Hole?

20 TRUSTEE PHILLIPS: Widow's Hole, yeah. So
21 you just might be aware of that.

22 ADMINISTRATOR PALLAS: Yeah, I'll get in
23 touch with them and get some information --

24 TRUSTEE PHILLIPS: Yeah, because the
25 announcement --

1 ADMINISTRATOR PALLAS: -- so we have it.

2 TRUSTEE PHILLIPS: The announcement came in
3 today.

4 ADMINISTRATOR PALLAS: Sure.

5 MAYOR HUBBARD: Yeah, if you can relay that,
6 relay that along, because I know we had one
7 disgruntled resident that was here the night that
8 it was talked about. So let's make sure that
9 everybody knows what's going on and they're not
10 dredging their property and --

11 TRUSTEE PHILLIPS: That's why --

12 MAYOR HUBBARD: -- somebody else's.

13 TRUSTEE PHILLIPS: That's why I'm bringing
14 it up.

15 MAYOR HUBBARD: Okay. Well, if it got
16 approved, it's good that it got approved, but
17 let's just make sure we coordinate that and get
18 that information to the resident that's -- abuts
19 that piece of property.

20 ADMINISTRATOR PALLAS: Yes, indeed.

21 The next item is not on my list. I've
22 been -- as you know, the sewer expansion on
23 Manhasset for Sandy Beach and Safe Harbor Marinas,
24 we've been -- the Village Attorney and I have been
25 working with both groups on a potential agreement.

1 And we got some comments back, and I just want to
2 run, run that by you before we take any -- anymore
3 action on this, just to make sure that it's
4 acceptable, just conceptually acceptable.

5 For the Sandy Beach Homeowners, what their
6 concept is, to pay 15 -- it was \$15,000. They
7 want to pay 1500 as a deposit. They would make
8 a next payment of 5,000 when the project is bid
9 out, essentially, and then the final payment of
10 8500 prior to connection to the system. They
11 wouldn't be allowed to connect until they paid
12 that, that last bit of it. I admit, it's a
13 significant portion of it.

14 So I just wanted to make sure, before we
15 spend a significant amount of effort getting the
16 draft agreement finalized for your review, that
17 that concept is acceptable. I -- my personal
18 opinion is that it seems okay to me. I just --
19 you know, but that's me. So, if that's acceptable
20 to you, Village Attorney and I can get a draft
21 agreement to the homeowners. If they approve the
22 rest of the language in it, we'll get it out to
23 you. We you can have it on for the Feb -- January
24 agenda for approval.

25 TRUSTEE PHILLIPS: So what was the numbers

1 again, Paul? Because you didn't send an email on
2 it, so.

3 ADMINISTRATOR PALLAS: I can. It's 1500 as
4 a -- as a starting deposit, 5,000 when it's -- the
5 project is bid, and 8500 before they would be
6 permitted to connect.

7 TRUSTEE ROBINS: Paul, it's my understanding,
8 that's per home, right?

9 ADMINISTRATOR PALLAS: Per home, yes.

10 TRUSTEE ROBINS: Per home.

11 ADMINISTRATOR PALLAS: I'm sorry, per
12 homeowner, yes.

13 MAYOR HUBBARD: There was 24 homeowners that
14 signed on for that agreement.

15 TRUSTEE PHILLIPS: Is that all the
16 homeowners down there?

17 MAYOR HUBBARD: I think there's 27, but 24
18 signed on.

19 TRUSTEE PHILLIPS: Okay.

20 ATTORNEY PROKOP: These are individual
21 agreements, though, it's not --

22 ADMINISTRATOR PALLAS: Correct.

23 ATTORNEY PROKOP: This is not a group
24 agreement, so --

25 TRUSTEE PHILLIPS: That's what I was

1 wondering.

2 ATTORNEY PROKOP: Yeah.

3 TRUSTEE PHILLIPS: It's individual?

4 ADMINISTRATOR PALLAS: Each, yes, and
5 they're aware of that, that each homeowner would
6 need to sign a mirror agreement with just the
7 different tax map information number.

8 TRUSTEE PHILLIPS: Okay.

9 TRUSTEE ROBINS: So then the homeowners that
10 did not sign on would not be allowed access to
11 hook up to the sewer? Is that how --

12 ADMINISTRATOR PALLAS: Ultimately, yes. I
13 mean, my -- I've been -- I've been assured that
14 the others just aren't in town, so that they --
15 I've been assured that they all will, for whatever
16 that's worth.

17 TRUSTEE PHILLIPS: But doesn't -- okay. In
18 reviewing the code, our own Village Code, doesn't
19 it say if there's hookups -- how does that read?
20 If there's access to hookups?

21 ADMINISTRATOR PALLAS: They would be
22 required to connect, ultimately, is what they --
23 which -- you know, they -- it's going to get --
24 may get a little complicated, but they would be
25 still required to pay, at least that would be the

1 ultimate agreement.

2 TRUSTEE PHILLIPS: Okay. They would have to
3 pay the connection fees?

4 ADMINISTRATOR PALLAS: Yes. It wouldn't
5 make sense otherwise.

6 TRUSTEE PHILLIPS: Well, no. I'm asking it,
7 because --

8 ADMINISTRATOR PALLAS: There shouldn't be --
9 there shouldn't be free riders on this, in my
10 opinion.

11 TRUSTEE PHILLIPS: I'm sorry?

12 ADMINISTRATOR PALLAS: There shouldn't be
13 free riders on this.

14 TRUSTEE PHILLIPS: Oh, okay. Okay. I
15 misunderstood you. Okay

16 ATTORNEY PROKOP: Well, I think that we
17 should make it clear that that's -- that's our
18 requirement to move ahead, that everybody --

19 TRUSTEE PHILLIPS: Well, that's -- that's
20 why I'm bringing it up.

21 ATTORNEY PROKOP: Everybody needs to sign up.

22 ADMINISTRATOR PALLAS: Yeah, we -- as far as
23 a covering, we -- again, if the language is
24 acceptable, when we send the draft to them, we'll
25 put that into a cover letter to the agreement,

1 that all would have to sign on for it to be -- to
2 be a viable project at that point.

3 TRUSTEE PHILLIPS: Okay. And the Safe
4 Harbor, we're not sure what's going on?

5 ADMINISTRATOR PALLAS: Safe Harbor had come
6 back with some -- we had, again, sent them,
7 because it's a letter agreement, as opposed to a
8 contract, because they are ostensibly within the
9 Village. They're only -- I think their major
10 point that they have was that they want us to pay
11 for the engineering out of the \$390,000 grant.
12 And if, if the -- and they would -- they would pay
13 for their -- their construction costs. If the
14 project didn't come to fruition, that they would
15 reimburse us for that 390,000, because we would
16 have to reimburse the State if we accepted the
17 grant money. So that's -- that's their -- the big
18 ticket item for them. Otherwise, I think --
19 again, I'm still reviewing their letter, but it
20 seems to me that they have agreed with everything
21 we had asked for, other than that. So they --
22 yeah. Again, I --

23 TRUSTEE PHILLIPS: And the other, the other
24 issue, getting back to the Sandy Beach Homeowners
25 Association -- I mean, the homeowners, if for some

1 reason they sell their houses between the time
2 this is completed, that contract will go along
3 with the -- with the house?

4 ATTORNEY PROKOP: Yes. So we're going to
5 have to figure -- we'll figure out some way in the
6 final agreement to make that binding on the
7 successor.

8 ADMINISTRATOR PALLAS: Yeah.

9 TRUSTEE PHILLIPS: I think that would be
10 important.

11 ADMINISTRATOR PALLAS: Yeah, we would have
12 to do that, yes. So if that -- if both of those
13 things conceptually are acceptable, as I said,
14 we'll have a draft agreement sent out to the
15 various parties, and, hopefully, get their
16 agreement and have something to you all by the
17 January meeting, if that's acceptable.

18 MAYOR HUBBARD: Is everybody comfortable
19 with moving forward with this part of the
20 project --

21 TRUSTEE MARTILOTTA: Yeah.

22 TRUSTEE PHILLIPS: Yeah.

23 MAYOR HUBBARD: -- to go and do contracts?

24 TRUSTEE PHILLIPS: Yeah, there's contracts,
25 yeah, yeah

1 MAYOR HUBBARD: Yes, that everybody is in
2 agreement to go ahead --

3 ADMINISTRATOR PALLAS: Thank you.

4 MAYOR HUBBARD: -- and move that forward.

5 ADMINISTRATOR PALLAS: Moving on to my
6 resolutions, I have two additional ones that
7 aren't on my list. One is for purchase of
8 additional cylinder heads for the power plant.
9 We're -- we do have a couple of replacements
10 scheduled over the next few weeks, and we will be
11 using up what we have in stock, so we'll need to
12 buy, buy more. And as we've done in the past
13 we're going to buy a few more than we need right
14 now, because these are becoming very difficult to
15 find. So we're going to try to boost up our
16 stock.

17 We're also looking into potentially -- the
18 ones that we take off, to potentially have them
19 repaired, if they're viable for repair, so that
20 would also help our stock situation as well. So
21 there's going to be a -- the resolution will be
22 requesting approval to go out to bid for that.

23 An additional resolution requesting approval
24 to go out to bid is for a generator for the
25 antenna site that serves the emergency services,

1 antennas at the building that houses the equipment
2 for those.

3 I've been in contact with the Southold Fire
4 Department, our Fire Department, and the Southold
5 P.D. to get what their needs are. We're still
6 working, and the issue, the holdup was partially
7 what could be done about the old MetroPCS antenna,
8 where that was going to go relative to the new
9 Southold antenna. It seems to be all resolved, so
10 we can move forward with that as well.

11 And my understanding is there may be a
12 viable transfer switch, which is an expensive
13 component, of this already in place there. We
14 just need to verify that it is functional and can
15 be used with the generator for that. So those are
16 my two, the two add-ons.

17 TRUSTEE PHILLIPS: Paul, just getting back
18 to Southold Fire Department. Are they going to be
19 helping with the cost of the generator in the
20 Police Department or is this --

21 ADMINISTRATOR PALLAS: I mentioned to them
22 that that's a likely scenario. You know, they --
23 they asked me the price, and I don't even know
24 yet, so I --

25 TRUSTEE PHILLIPS: No, okay.

1 ADMINISTRATOR PALLAS: And so did the P.D.,
2 same, same question. You know, I don't -- again,
3 I don't have a -- so it's not a -- it's not a very
4 big generator. It's probably only a 15 -- a 15 to
5 25 kW generator is all that's going to be needed
6 there. The usage there is not very high, but it
7 just -- yeah, so.

8 TRUSTEE PHILLIPS: Well, as -- it got
9 brought up last night, that's why I'm asking. And
10 so there'll be signed agreements between all,
11 between all of them as far as the usage up there
12 for the --

13 ADMINISTRATOR PALLAS: Well, we have -- I
14 mean, again all this stuff is legacy equipment.
15 But what I -- the new antenna for the Southold
16 Fire Department, I did tell them that I need
17 some -- some more information to draft an
18 agreement for them to put the new antenna up. So
19 yes --

20 TRUSTEE PHILLIPS: Okay.

21 ADMINISTRATOR PALLAS: -- I mean, I did
22 already broach that with them. As far as the
23 generator on the other antennas, theres no changes
24 to any of the other antennas, except that one.

25 TRUSTEE PHILLIPS: No, no, I just -- I just

1 want to make sure that there's agreements, because
2 there was much kind of waffling going on about the
3 discussion.

4 ADMINISTRATOR PALLAS: Yep.

5 TRUSTEE PHILLIPS: Okay.

6 ADMINISTRATOR PALLAS: The next item I
7 wanted to talk about is a change order for the
8 microgrid for Manhasset. I did send out -- and I
9 apologize for it being sent out so close to the
10 beginning of the meeting. Basically, it's to
11 reconduct Manhasset Avenue, the three-phase
12 portion of that. We've had some voltage issues
13 there over the -- over the years I've been here,
14 and this will greatly enhance that and mitigate
15 any future problems for that.

16 So, again, the GOSR grant, Governor's Office
17 of Storm Recovery grant will not recover that
18 section of the -- of our system, because it's
19 outside the Village boundary. Those grants are
20 HUD grants and only cover within the Incorporated
21 Village boundary, which is why this would be
22 funded directly by us, and the cost, it's a little
23 over \$278,000. I'll have a resolution there
24 for -- for that as well.

25 TRUSTEE PHILLIPS: And that's primarily the

1 area down around just in front of Sandy Beach, in
2 that area?

3 ADMINISTRATOR PALLAS: It's -- yeah, it's
4 from -- it's all of the Manhan -- all the three
5 phases up to Manhasset, which ends just -- just
6 past the marinas, is where the three-phase ends.
7 We did include the single-phase portion. Most of
8 the issues we've had have been on the three-phase
9 section, so we think that that's going to be
10 enough for now.

11 TRUSTEE PHILLIPS: Okay.

12 MAYOR HUBBARD: Okay. I just had a question
13 on that. For an additional cost, and we had the
14 money to cover it to -- why not do the
15 single-phase while they're doing everything else
16 and just do the complete job?

17 ADMINISTRATOR PALLAS: We can. I mean, you
18 know, I'll speak with the Treasurer to make sure
19 we have the adequate funding. I -- when I
20 discussed it with him, it was only the three-phase
21 that I had decided on, but I could certainly do
22 that. And we have --

23 MAYOR HUBBARD: You know, we've -- I've
24 heard about it from the restaurants and everything
25 else where stuff is dropping out and everything

1 else on the three-phase. But, still, if we're
2 right there, we're doing everything else --

3 ADMINISTRATOR PALLAS: Sure.

4 MAYOR HUBBARD: -- the other 48,000, I think
5 it was \$48,000 --

6 ADMINISTRATOR PALLAS: Right, yes.

7 MAYOR HUBBARD: -- for the other portion of
8 the single-phase, and we're doing Village-wide,
9 when people are having a problem down there, or
10 whatever, I think if we're doing it, we should
11 just harden that part of the infrastructure also.

12 ADMINISTRATOR PALLAS: Okay.

13 TRUSTEE PHILLIPS: Well, I can't -- that's
14 why I'm asking, because I've heard from some of
15 the residents down there that have had trouble.

16 MAYOR HUBBARD: Right, yeah.

17 TRUSTEE PHILLIPS: Yeah, we might as well
18 just fix it.

19 MAYOR HUBBARD: We're spending 5 million,
20 another 478,000, spend the other 50,000 and
21 complete the job completely, and then I think
22 we're covered for the -- you know, the future,
23 foreseeable future.

24 ADMINISTRATOR PALLAS: Sure, yep, yep, no
25 problem.

1 TRUSTEE ROBINS: Yeah, I agree. I was going
2 to ask that same question.

3 TRUSTEE PHILLIPS: Yeah, because --

4 TRUSTEE ROBINS: So thank you.

5 MAYOR HUBBARD: Okay.

6 TRUSTEE PHILLIPS: Yeah, because it's --

7 TRUSTEE ROBINS: I took a look at Paul's map
8 and I said, "Why don't we finish this while we're
9 there?"

10 TRUSTEE PHILLIPS: Right.

11 MAYOR HUBBARD: Okay.

12 ADMINISTRATOR PALLAS: Okay, not a problem.

13 Before I get to the Recreation rates, the
14 other only other item I have there is the battery
15 replacements for the power plant. There's two
16 sets of batteries that are in need of replacement.
17 The quotes we had gotten a while ago,
18 unfortunately, the material costs have gone up so
19 dramatically that they -- that they're -- we
20 can't -- it can't be done for that cost. So
21 we're -- that will put it over the threshold to
22 require formal bids. So I'm requesting
23 authorization to go out to bid for those two
24 batteries, two battery systems, essentially, for
25 the power plant.

1 The last item, then, would be the rate
2 changes at the various recreation facilities, the
3 marina, the campground and the carousel. As
4 requested, we dropped down the carousel rates to
5 2.50. Anyway, so we dropped them down.

6 We increased both the campground and the
7 marina to try to compensate for the difference in
8 the revenue that we had anticipated generating
9 from these. I've given you all the details. So
10 if you have any questions for me, you know, we'll
11 be putting resolutions on for that as well, if you
12 don't have any questions.

13 TRUSTEE PHILLIPS: Mayor, I'll be honest
14 with you, we're lowering it down to 2.50 per ride.
15 The \$15 for -- the 15 tickets for 25 makes each
16 ticket a dollar-sixty-seven. I think it's kind of
17 defeating -- I think we should just make it a flat
18 2.50 and then just leave it that way for the
19 tickets, and no group, no group tickets. That's
20 my thoughts, okay? At least we're getting that --

21 MAYOR HUBBARD: Okay. Instead of doing
22 discount books, you just --

23 TRUSTEE PHILLIPS: Just it's 2.50.

24 MAYOR HUBBARD: It's a flat rate, there is
25 no --

1 TRUSTEE PHILLIPS: Yeah, the flat rate of
2 2.50. I think, also, it gives us the opportunity
3 to put a vending machine -- a machine in there to
4 do tickets. I think that's been a discussion. I
5 think -- I know Julia and I discussed it. Paul,
6 you and I discussed it, that that would ease up
7 some of the activity, the manpower a little bit,
8 and have, you know, people paying more attention
9 to what's going on with the carousel and the
10 riding, the riders, and whatever. Because we also
11 do have a problem finding staff, if I'm just
12 correct -- if I'm understanding that correctly,
13 correct?

14 ADMINISTRATOR PALLAS: Yes.

15 TRUSTEE PHILLIPS: So I know you and Robert
16 have discussed it. Do you have any ideas other
17 than the vending -- you know, the machine to spit
18 out the tickets?

19 ADMINISTRATOR PALLAS: Yeah, we -- there's a
20 lot of different ways to do it. We haven't gone
21 too far with it. You know, we certainly -- once
22 these -- if these rates get approved, and
23 regardless of whether they get approved or not, we
24 will be investigating a kiosk, or a token machine,
25 or a ticket machine of some kind for that, for

1 that facility, yes.

2 One of the issues is going to be where to
3 place it. That's going to be the hard part,
4 because there's not a lot of space inside to put
5 it. So we have to do -- we have to do a lot of
6 homework on it, but we'll find something.

7 TRUSTEE PHILLIPS: Okay.

8 ADMINISTRATOR PALLAS: I do -- I do -- if I
9 may, I just want to point out one thing with
10 regard to McGann's, McGann's Campground. There --
11 in my tenure here, there have been two other
12 increases, one in 2017, and again in 2018. The
13 first one was approximately 15% overall, and in
14 2018, it was 10% overall. So it's -- it has gone
15 up over -- over the last several years.

16 TRUSTEE PHILLIPS: And is the Treasurer
17 comfortable with -- I mean, we haven't heard from
18 him yet on this.

19 TREASURER BRANDT: I worked with Mr. Pallas
20 on coming up with the new rates that have been
21 presented to you, so I'm good.

22 TRUSTEE PHILLIPS: And is it going to
23 accomplish what it --

24 TREASURER BRANDT: I'll be happy.

25 TRUSTEE PHILLIPS: Okay.

1 TREASURER BRANDT: We're getting close to
2 where we need to be.

3 TRUSTEE PHILLIPS: Okay.

4 TREASURER BRANDT: It's not exactly what I
5 was hoping for, but I'll take it.

6 MAYOR HUBBARD: Okay. Any other questions
7 for Paul?

8 ADMINISTRATOR PALLAS: Just I do have one --
9 sorry, one additional item on my Trustee reminder
10 list. There was a letter that was sent out by the
11 Friends of Mitchell Park, and they had requested,
12 similar to the Carousel Committee, that a Board
13 Member be assigned to work with the Friends of
14 Mitchell Park, so that they can discuss, you know,
15 projects with a Board Member directly. That
16 request is out there, I just wanted to remind you
17 that it's there. That's it for me.

18 MAYOR HUBBARD: Okay. I could say I had a
19 discussion with Trustee Clarke, and Trustee Clarke
20 is going to be the liaison to the Friends of
21 Mitchell Park.

22 TRUSTEE PHILLIPS: I guess, Mayor, probably
23 while we're talking about assignments, I do
24 believe Planning Board still has a missed -- has a
25 need for another member. Have we gotten any

1 further with that?

2 MAYOR HUBBARD: Yes. I left a message twice
3 today for a gentleman who had offered to do it --

4 TRUSTEE PHILLIPS: Okay.

5 MAYOR HUBBARD: -- that I've had in mind.
6 I -- he just didn't get back to me in time.

7 TRUSTEE PHILLIPS: Okay.

8 MAYOR HUBBARD: But, hopefully, I'll be
9 making an appointment on that on next Thursday.

10 TRUSTEE PHILLIPS: Okay, great, because I
11 think it's --

12 MAYOR HUBBARD: I have a couple of other
13 people that have talked about it, but this is the
14 person that had shown the interest the first and
15 I'm just waiting to confirm that.

16 TRUSTEE PHILLIPS: Okay, that's good.
17 Thank you.

18 MAYOR HUBBARD: Yep. Okay. The Village
19 Treasurer report.

20 TREASURER BRANDT: Good evening, everyone.
21 Happy Holidays. I just want to let you folks know
22 that we received two significant payments today
23 via wire. One was the DASNY grant for \$60,000.
24 The second one was the touring money under the
25 CHIPS Program for 198,254. Both of these were

1 covering the cost that we spent on the repaving of
2 Moore's Lane. So we received that money, I just
3 wanted to alert you all to it.

4 That's all I have today, that's my report.
5 Does anyone have any questions on anything?

6 TRUSTEE PHILLIPS: I have a question on the
7 Community Development and the housing. Are we at
8 the maximum number of -- what is it called?
9 Section 8 vouchers, or do we have a waiting list?

10 TREASURER BRANDT: No, certainly not,
11 certainly not. We're allowed 87. We're -- this
12 month, I believe, we're at 80, so we still have
13 seven vouchers open.

14 Again, the problem that is ongoing with that
15 is we're restricted to finding housing, affordable
16 housing in the Village of Greenport. Some --
17 these vouchers have quartered out to other
18 neighborhoods, but we still have seven vouchers
19 available.

20 TRUSTEE PHILLIPS: So --

21 TREASURER BRANDT: The wait list is still
22 extensive as well time-wise.

23 TRUSTEE PHILLIPS: Okay. I was just going
24 to ask, is there still a waiting list that we
25 have?

1 TREASURER BRANDT: Absolutely.

2 TRUSTEE PHILLIPS: Okay.

3 TREASURER BRANDT: Absolutely. Last time I
4 checked, honestly, it was two months ago, and it
5 was still well over a year, better than a
6 year-and-a-half, but it's still over a year of
7 people trying to find housing out here.

8 TRUSTEE PHILLIPS: Okay.

9 TRUSTEE ROBINS: Yeah. The situation
10 doesn't get any better with rentals either,
11 unfortunately.

12 TREASURER BRANDT: Yeah.

13 TRUSTEE ROBINS: I saw a house for rent,
14 this year-round rental, the highest I've ever seen
15 it, \$5,000 today. Come on.

16 TREASURER BRANDT: Yeah, and that's not
17 really affordable (laughter).

18 TRUSTEE ROBINS: I mean, yeah. I took an
19 interesting class today, the NYCOM class on fair
20 housing, and affordable housing is being included
21 now in fair housing. And the State is looking
22 into ways to basically push municipalities to do
23 something about this. And, you know, especially
24 municipalities that are getting Federal funds,
25 which is what funds our Section 8 program, you

1 know, can be pressured, basically, to do
2 something. So, you know, we're --

3 TREASURER BRANDT: We're an unusual village,
4 though, in the sense that we're essentially built
5 out already. We don't have any, you know, vast
6 tracts of land that we can develop. And that
7 program that you're mentioning is trying to
8 encourage, you know, more growth, if you have the
9 available land, we just don't have that here.

10 TRUSTEE ROBINS: But they are still looking
11 at things like accessory apartments. They
12 specifically talked about what they call granny
13 flats and things like that. So they're basically
14 looking at all options right now, so, you know,
15 it's something to bear in mind.

16 TREASURER BRANDT: Okay.

17 TRUSTEE PHILLIPS: And is the Board full of
18 members or --

19 TREASURER BRANDT: No, we're still shy one
20 member on the Board.

21 TRUSTEE PHILLIPS: Okay.

22 MAYOR HUBBARD: Okay. Anything else for the
23 Treasurer?

24 (No Response)

25 TREASURER BRANDT: All right. Thank you.

1 MAYOR HUBBARD: Thank you. Okay. The
2 Village Clerk report.

3 CLERK PIRILLO: Hi. Good evening, everyone.
4 For my add-on today, it is a mass public assembly
5 permit that we received recently for the carnival,
6 the annual Fire Department carnival, and that is
7 to be held from May 26th through 29th, with
8 fireworks scheduled for the 28th.

9 Going to my report, under Agreements and
10 Contracts, I wanted to call your attention to the
11 Russell Reid extension of that contract. And I
12 was happy to be able to negotiate with them the
13 maintenance of our current pricing, which saved
14 the Village about \$5200 this year.

15 The contract between the Village of
16 Greenport and the open Hockey League was fully
17 executed recently on the 13th of December.

18 We opened a variety of bids yesterday, and
19 I'd like to give you recommendations on the
20 outcome for resolutions for next week.

21 For the delivery of diesel fuel for 2022,
22 Burt's Reliable was the low bidder. For delivery
23 of No. 2 heating oil, Burt's Reliable was the low
24 bidder.

25 For the delivery of unleaded 87 octane, we

1 received only one bid. It is approximately three
2 times, over three times what we are accustomed to
3 paying. It is my recommendation, therefore, that
4 we reject and rebid to be fiscally prudent.

5 We received one bid for snow removal and
6 disposal, and, again, my recommendation is to
7 reject and rebid, because we received only one
8 bid, and it would not be prudent to accept it.

9 We did not receive any bids for contractor
10 services. I will be checking the existing
11 contracts for contractor services and snow removal
12 to see if there are provisions for extension on
13 those, as I did with Russell Reid. If that's the
14 case, that would help us solve the problem.

15 MAYOR HUBBARD: Uh-huh.

16 CLERK PIRILLO: Okay. We are planning, in
17 conjunction with our friends, the Friends of
18 Mitchell Park, to have free skate sessions on the
19 16th of January and the 20th of February. I know
20 I announced them before. I now would like to
21 announce that we are already in conversation with
22 them in case we have to postpone those dates,
23 given current weather conditions. It's not
24 looking as -- we don't know, but it may be that
25 the ice will not be solidified certainly by the

1 first date. So I just wanted to let everyone know
2 that, that we're looking for alternate dates
3 already.

4 We had our recreation center event the other
5 night, and I'd just like to thank -- take a moment
6 to thank Trustee Julia Robins, Linda Kessler,
7 Village Attorney Prokop, Flynn Stenography,
8 Lamb & Barnosky, Heather Walker, and Mayor and
9 First Lady Hubbard for contributing to that
10 program. So thank you all for that.

11 And that concludes my report, unless there
12 are any questions.

13 MAYOR HUBBARD: Any questions?

14 (No Response)

15 MAYOR HUBBARD: Okay. Thank you.

16 CLERK PIRILLO: Thank you.

17 MAYOR HUBBARD: Okay. The Village Attorney
18 report, Attorney Prokop.

19 ATTORNEY PROKOP: Yes, thank you. Good
20 evening. So, as you know, I worked the last month
21 extensively on the aerial ladder truck bids,
22 including back in September work -- helping with
23 the drafting of the original bid specifications.

24 We -- during the month, I also worked with
25 the HPC on drafting its guidelines. The HPC now

1 has a -- I guess it would be considered a final
2 draft of the guideline of what they've put
3 together, and went through that with the Chair and
4 made some suggestions as to final audits that I
5 thought that they needed to take care of and that
6 will be coming out soon.

7 TRUSTEE PHILLIPS: Joe, I'm sorry.

8 ATTORNEY PROKOP: Yes.

9 TRUSTEE PHILLIPS: Are we going to see that
10 booklet before it goes public, I mean, before it
11 gets --

12 ATTORNEY PROKOP: Yes.

13 TRUSTEE PHILLIPS: Oh, okay, we'll see it?

14 ATTORNEY PROKOP: I'll ask her to take care
15 of that.

16 TRUSTEE PHILLIPS: Okay.

17 ADMINISTRATOR PALLAS: Just as information,
18 I apologize --

19 ATTORNEY PROKOP: And I didn't go to the
20 meeting today, so I --

21 ADMINISTRATOR PALLAS: Right, I apologize.

22 ATTORNEY PROKOP: It's now breaking news.

23 ADMINISTRATOR PALLAS: I should have
24 mentioned it. The HPC did vote today to accept --
25 to approve it, and they will be drafting a letter

1 requesting your approval of the same document.
2 That should be coming out in the next week or two.

3 TRUSTEE PHILLIPS: Okay. So this is
4 guide --

5 ADMINISTRATOR PALLAS: The guidelines that
6 you had approved in the past, these are revisions
7 to those guidelines.

8 TRUSTEE PHILLIPS: Okay. The ones that are
9 currently online?

10 ADMINISTRATOR PALLAS: Correct.

11 TRUSTEE PHILLIPS: Okay. They're going to
12 be updating them?

13 ADMINISTRATOR PALLAS: Correct. And I asked
14 that they highlight the changes to make it --
15 because it was quite an extensive book, to
16 highlight the changes, so we could focus on the --
17 on the changes.

18 TRUSTEE PHILLIPS: Okay. All right, great.
19 Thank you.

20 ADMINISTRATOR PALLAS: Sorry.

21 ATTORNEY PROKOP: Thank you. So I had --
22 I'm going to talk about the Local Laws, but I
23 wanted to mention a couple of things first. It's
24 been in my report every month the -- a description
25 of what the status is of this, the opiate --

1 opioid lawsuit that we started a year or two ago.

2 As you remember, an attorney came in. There
3 were actually two different law firms that we
4 retained for this, one of which was a class
5 action -- a law firm from Georgia specializing in
6 class actions. And we sued the opioid
7 manufacturers, the retailers and marketers in a
8 couple of different courts, Ohio, I believe
9 Alabama, and also in Suffolk County. The one in
10 Suffolk County was largely done at my prodding,
11 because I knew that there was litigation in
12 Suffolk County that was moving along, and with the
13 State and County, and I thought that we might get
14 left out of that. So they did commence an action
15 in Suffolk County.

16 Some time when -- when the cases were -- the
17 trial was approaching the Suffolk County cases,
18 and the -- there was pressure on the beginning on
19 the opioid companies to settle the cases, and it
20 looked like they were on the verge of settling.
21 And the New York -- the New York Attorney General
22 was able to work out an agreement, and then I
23 think it actually became a law in New York State
24 that all municipalities that had commenced actions
25 had -- against the opioid companies had lost their

1 right to proceed any further with those actions.

2 So the original, the original reason why we
3 commenced these actions was to recoup money
4 that -- expenses that the Village has due to the
5 opioid crisis, and we do have expenses. A lot of
6 them are tied up in the Fire Department, you know,
7 because the Fire Department goes on these calls.
8 You can actually figure out how much each call
9 costs the Fire Department, to some extent, and --
10 and then come up with that number. The Village
11 itself has costs in health, health insurance
12 increases and things like that. And we didn't
13 want -- we didn't want the proceeds of those cases
14 to get tied up in the State and the County in a
15 settlement that would never -- you know, where the
16 money would never work its way down to the
17 Village.

18 So what has happened now is the State has
19 tried to bypass the villages and towns, and make
20 sure that the money stays with the State and the
21 County, and so far, they've been successful in
22 doing that as these cases got settled.

23 We did -- through this law firm, we did
24 initiate a case, new cases, trying to have a court
25 determine that it was improper that we lose that

1 right, because we were directly impacted by the
2 crisis. The Village was directly impacted by the
3 crisis, and we should have a right to recover for
4 that reason. So that case is proceeding. And
5 we -- you know, we don't have an answer on it yet,
6 eventually we will get an answer, but that case is
7 proceeding.

8 One of the Federal cases that we're still
9 involved in is the one in Ohio, that was the
10 original case, and I believe that that is close to
11 settlement, also. Because that case is in Ohio
12 rather than in New York State, it may have a
13 different result as far as us being closed out
14 from any proceeds, but -- so there might be a
15 little glimmer of hope, but we're not sure yet.

16 So a lot of work is still going into that.
17 It's all being done by the law firm that we hired.
18 You know, they have a lot at stake, obviously.
19 And, you know, as you read that these cases get
20 settled for billions of dollars, you know, so far,
21 the money has been staying with the State and
22 County, and we're -- but we are trying to keep our
23 options open.

24 The -- I drafted two Local Laws during -- I
25 worked on a number of other things. As I

1 mentioned in my report, one of the things I worked
2 on, you've always -- you already heard about
3 tonight. I did work on the drafting of the RFPs
4 for the two planning consultants that we're
5 looking for, one for the LWRP and one for the
6 Building Department, and I'll, you know, work
7 closely with those, the -- try to get people to
8 respond.

9 I have had an indication from one or two
10 planners that there would be -- people that I was
11 familiar with that I thought would do a good job
12 that I reached out to before we even design the
13 L -- the RFP, and I'm hopeful that they or
14 somebody that they put us in contact with will
15 respond that would do a good job for us.

16 We did -- I did two Local Laws for the
17 Village, as I had been asked to. One is the --
18 first one is the parking law. Does any -- I did
19 get a few comments that I made a change in the law
20 at the end. I appreciate the comments that I got.
21 Does anybody else have -- does anybody have any
22 comments or questions about the parking law?

23 (No Response)

24 ATTORNEY PROKOP: So the idea was to change
25 the fee amount to buy -- to be able to -- to be

1 able to buy your way -- buy out of the
2 requirement. And the other was to take out the
3 provision that we have, which -- which has to do
4 with the -- it selects a point in time where
5 people, you know, where people would be
6 responsible for parking that would come out of the
7 code. So, basically, everybody would be
8 responsible for parking moving forward.

9 TRUSTEE ROBINS: That's the grandfather
10 clause?

11 ATTORNEY PROKOP: Yeah, we take out the
12 grandfather.

13 TRUSTEE ROBINS: So that's completely
14 eliminated?

15 ATTORNEY PROKOP: That would be eliminated,
16 that's the proposal.

17 TRUSTEE ROBINS: And the payment-in-lieu-of
18 remains, but we've increased the fee, and now it's
19 either 50% of the parking spaces required, or 20
20 spaces, whichever is less. So I interpret that to
21 mean that the maximum spaces required would be 20,
22 if you --

23 ATTORNEY PROKOP: Yeah, something like that.
24 What it -- it raised the floor, so the -- in the
25 old law, there was the minimum that they had to

1 pay was actually not a very high amount based on
2 the numbers. Basically, we raised that minimum,
3 so it's now -- it's much higher that would have to
4 be paid.

5 TRUSTEE ROBINS: But restaurant or something
6 like that, that had seats in -- the maximum that
7 any restaurant is going to pay, any venue is going
8 to pay is 20 parking spaces, correct?

9 ATTORNEY PROKOP: Right, I think that's
10 what --

11 TRUSTEE ROBINS: That kind of caps it,
12 doesn't it? That's really capped.

13 ATTORNEY PROKOP: Yes.

14 TRUSTEE ROBINS: Do we want to have a cap?
15 I mean, that's the question. I'm not sure about
16 that.

17 ATTORNEY PROKOP: Well, the problem is --

18 TRUSTEE ROBINS: In other words, if somebody
19 comes in and they could do, you know, like 300
20 seats, or something like that, you know, I mean,
21 would theoretically be responsible for 150 parking
22 spaces and we're giving it to them for 20.

23 ATTORNEY PROKOP: Right. So they can't --
24 the Planning Board can grant a waiver, but it
25 can't exceed 50% of the requirement or 20 parking

1 spaces, right. So --

2 TRUSTEE ROBINS: Right, so, yeah. So
3 basically, that's 20, 20 --

4 TRUSTEE CLARKE: I wanted to make sure I
5 understood that as well.

6 TRUSTEE PHILLIPS: Yeah, yeah.

7 TRUSTEE CLARKE: I got a little twisted in
8 that language.

9 MAYOR HUBBARD: Yeah. I don't think there's
10 a place that you're going to put a 300-seat
11 restaurant --

12 TRUSTEE MARTILOTTA: I was going to say
13 that.

14 MAYOR HUBBARD: -- in the Village.

15 TRUSTEE ROBINS: Even 100, even 100 seats
16 would pay -- you know, would still be subject to
17 only 20 spaces, correct?

18 TRUSTEE PHILLIPS: If I'm reading --

19 ATTORNEY PROKOP: No, it's the other way
20 around. The waiver can't be more than 50% or 20
21 spaces. It's the waiver that -- so it says the
22 parking -- deposit a cash payment in lieu of, but
23 not to exceed a waiver of more than 50%. So we
24 flipped it around, so it's the waiver that's 50%,
25 not the -- not the --

1 TRUSTEE ROBINS: Not the requirement?

2 ATTORNEY PROKOP: Yeah, not the requirement.

3 TRUSTEE ROBINS: Yeah, the language is a
4 little confusing to me.

5 TRUSTEE CLARKE: Can I -- I just want to get
6 the -- so I'm -- the code requires 50 spaces, and
7 the Planning Board could either waive --

8 TRUSTEE PHILLIPS: Half of it?

9 TRUSTEE CLARKE: -- 25 or -- okay. They
10 can't waive 20, because that's 50%. It's because
11 it's whichever is lesser. So their maximum, as
12 Julia is saying, the maximum waiver is 20
13 spaces --

14 ATTORNEY PROKOP: Right.

15 TRUSTEE CLARKE: -- regardless of how many
16 are required.

17 ATTORNEY PROKOP: It's the lesser. The
18 maximum waiver amount is the lesser of 50% of the
19 requirement or 20 spaces. So --

20 TRUSTEE CLARKE: They could not -- got it.

21 ATTORNEY PROKOP: So if they -- like say the
22 requirement was -- say the requirement is 20
23 spaces, right? Whatever is happening, the
24 requirement is 20 spaces. So the maximum waiver
25 that they could get is 50% of that, which is 10

1 spaces.

2 TRUSTEE CLARKE: Right. I got it.

3 TRUSTEE ROBINS: But if the required -- if a
4 restaurant requires 50 spaces, you're saying that
5 the maximum they would be required to pay is 20,
6 for 20 spaces.

7 ATTORNEY PROKOP: No.

8 TRUSTEE ROBINS: No?

9 ATTORNEY PROKOP: They would get -- the
10 waiver that they would get is up to 20 spaces.

11 TRUSTEE PHILLIPS: In other words -- let me
12 see if I can get this clear. If they -- if they
13 have to have 100 spaces and they do the 50% of
14 waiver, that -- they're subtracting off the 20
15 spaces?

16 ATTORNEY PROKOP: No. The waiver -- so
17 they -- so they need 100 spaces. The waiver that
18 they could get is the lesser of 50%, which is 50
19 spaces or 20 spaces. So they could get a waiver
20 of 20 spaces.

21 TRUSTEE CLARKE: The maximum waiver is 20.

22 ATTORNEY PROKOP: Yes, so they would have to
23 pay for 80 spaces.

24 TRUSTEE CLARKE: And the only other thing
25 that I wanted to ask was the interpretation on the

1 Planning Board may. So the Planning Board would
2 have at its jurisdiction the ability to say that
3 nothing's required?

4 ATTORNEY PROKOP: The Planning Board -- no,
5 the -- no, the Planning Board can't say that
6 nothing's required. The requirement is by law.
7 The ZBA could make a determination that nothing's
8 required

9 TRUSTEE CLARKE: The require -- okay. So
10 the requirement is by law, and this Section G is
11 only to guide the Planning Board on its ability to
12 decide on the waiver.

13 ATTORNEY PROKOP: Right.

14 TRUSTEE CLARKE: Okay. Thank you.

15 TRUSTEE PHILLIPS: Okay. So let me -- let
16 me be clear on this, is the Planning Board will
17 have the opportunity, if it deems in the best
18 interest of the Village, to require payment, or
19 we're going to require the payment no matter what?

20 ATTORNEY PROKOP: No, to grant -- to grant
21 a -- excuse me. To grant a waiver by making a
22 payment. The way -- they're paying for the
23 waiver, is what they're doing, so payment in lieu.
24 But that's -- that's how this is written. So it's
25 a -- it's the waiver that they're buying,

1 otherwise, they have to -- they have to actually
2 provide the other spaces.

3 TRUSTEE ROBINS: Is it possible that we can
4 clarify this language a little bit?

5 ATTORNEY PROKOP: Sure, I will definitely
6 clarify it.

7 TRUSTEE ROBINS: I think that should be --

8 TRUSTEE PHILLIPS: Yeah, I think -- yeah.

9 TRUSTEE ROBINS: Everybody seems to have --

10 ATTORNEY PROKOP: I took this from the code.
11 This is the --

12 TRUSTEE PHILLIPS: Yeah.

13 TRUSTEE ROBINS: That's part of the problem.

14 TRUSTEE PHILLIPS: It's confusing to begin
15 with. That's the problem to begin with.

16 ATTORNEY PROKOP: Yes. So I will
17 definitely -- I will definitely simplify it and
18 bring it back to you, yes.

19 MAYOR HUBBARD: Okay, yeah. Because the
20 code does say if you have this amount of seats,
21 this is, you know, how many parking spaces you
22 have to have.

23 TRUSTEE ROBINS: Exactly.

24 MAYOR HUBBARD: And, you know, so the waiver
25 and all the other stuff, it's already in the code,

1 that part of it.

2 ATTORNEY PROKOP: Correct.

3 MAYOR HUBBARD: So let's just simplify it,
4 make it so it's -- if there's that many questions
5 here going back and forth around in circles, let's
6 clarify it and make it easier for everybody to
7 read and understand before we schedule a public
8 hearing on it.

9 ATTORNEY PROKOP: Okay. I'll --

10 MAYOR HUBBARD: So I think you're getting
11 there, but we're not quite there yet.

12 ATTORNEY PROKOP: Yeah.

13 TRUSTEE PHILLIPS: You're not quite there yet.

14 ATTORNEY PROKOP: So, conceptually, we're
15 taking out the grandfathering and we're going to
16 increase --

17 MAYOR HUBBARD: Correct, yes.

18 ATTORNEY PROKOP: We're going to increase
19 the price per waiver, you know, for a parking
20 waiver, and we're adjusting the waiver amount that
21 you can get. So I'll take care of that, I'll make
22 it much simpler.

23 TRUSTEE PHILLIPS: Right, because in the
24 code --

25 MAYOR HUBBARD: Okay.

1 TRUSTEE PHILLIPS: -- when you get to the
2 second section where --

3 ATTORNEY PROKOP: Yeah.

4 TRUSTEE PHILLIPS: -- with the different
5 requirements of seats.

6 ATTORNEY PROKOP: Right.

7 TRUSTEE PHILLIPS: And that was another
8 question. Should we be -- that was my part.
9 Should we be reviewing those number of seats
10 compared to the -- you know, the -- you know, the
11 number of seats in the church, number of seats for
12 this building, the number of seats for that? I
13 mean, should we be -- parking spaces, excuse me.
14 But should we be looking at that, too, if we're
15 going to be looking at this as well?

16 ATTORNEY PROKOP: You could, or you could
17 grant the -- you could grant the Planning Board
18 the ability to adjust that, I mean, rather than --
19 like if you use -- for some reason, I think a
20 specific use might not actually fall -- you know,
21 might not actually fall within their calculation,
22 so they may -- they might have a -- you know, a
23 range of maybe 20%. So if you do the calculation,
24 it's 80, it's 80 cars for a church, or whatever,
25 but the Planning Board, based on the use, might be

1 able to adjust that.

2 TRUSTEE ROBINS: Yeah. I can see the -- you
3 know, the -- adapting based on logistics and what
4 type of, you know, venue you're talking about.
5 But, at the same time, you know, I don't want the
6 Planning Board to have -- to not have the
7 parameters of, you know, where they're going to
8 make their decision and how.

9 ATTORNEY PROKOP: Yeah, okay.

10 TRUSTEE ROBINS: They have too much leeway
11 on this one. I don't think that's right.

12 ATTORNEY PROKOP: Okay.

13 TRUSTEE ROBINS: I don't think it's fair to
14 them and I don't think it's fair to the Village.

15 ATTORNEY PROKOP: Okay. Well, I'll clean up
16 the language and I'll look at the -- what you just
17 mentioned, and thank you. And I'll see --

18 TRUSTEE CLARKE: I would think that --
19 though, that the intent we have right now is -- as
20 the Mayor brought up in response to our request,
21 you know, the real intention here is to just
22 eliminate a glaring issue that we have that needs
23 immediate attention. I could -- I could argue
24 that for the sake of expediency and scheduling the
25 public hearing, to not try and take on more. I'm

1 not saying that your point is not valid to review
2 those parts of the code, but I would say -- my
3 opinion would be to -- to move on this piece of
4 it, rather than expanding it.

5 TRUSTEE PHILLIPS: Maybe I -- maybe I didn't
6 make myself clear. It is something that we have
7 to think about down the road, that's why I'm
8 bringing it up, because it's only one -- this is
9 only one portion --

10 TRUSTEE CLARKE: Yes.

11 TRUSTEE PHILLIPS: -- of what it is.

12 TRUSTEE CLARKE: Yes, okay, I understand.

13 TRUSTEE PHILLIPS: But in the meantime, I
14 agree with the Mayor and everyone else, that the
15 language needs to be clear, because sometimes our
16 code has very vague wording, and I think for once,
17 in this one, we need to be very clear as to what
18 we're doing, okay?

19 TRUSTEE CLARKE: Got it. Thank you.

20 ATTORNEY PROKOP: Okay.

21 MAYOR HUBBARD: Okay.

22 ATTORNEY PROKOP: And the next Local Law to
23 talk about is the Local Law, accessory apartments.
24 So the idea, the idea of this Local Law is a
25 couple of things. The first is to -- is to get

1 rid of the Chapter 42 that we have in our code,
2 which is the Arts District, which is these artist
3 loft that has existed.

4 And the second thing is to introduce the
5 ability to have an accessory apartment and also a
6 thing called an affordable accessory apartment in
7 all districts except for the R-1 District, okay?
8 And you could also add the R-1 District, it's up
9 to you, but the initial -- the initial feedback
10 that I got was to just make it the R-2 and not
11 R-1.

12 So the -- there is a definition of an
13 accessory apartment, and, basically, accessory
14 apartment is -- it has -- it has a minimum size of
15 450 feet, square feet, and a maximum size of
16 750 square feet in interior area, and it can have
17 up to three, three bedrooms. In the -- in a
18 Residential Zone, it can be on the first floor,
19 but in the Commercial Zone, it cannot be on the
20 first floor, it has to be on another floor, and it
21 could be in all commercial districts.

22 I added in the General Commercial District.
23 It was pointed out to me that we don't have any
24 properties in the General Commercial District that
25 would fall under this, so it would irrelevant. So

1 if that's the case, I'll confirm that, and then
2 I'll take that district out of this. It would
3 include -- the way it's written now, it would
4 include the Waterfront Commercial District and the
5 other commercial districts.

6 And then we -- we introduce -- when we
7 considered this a year or so ago for the first
8 time, one of the things that was mentioned to me
9 was to give -- include a provision that if the
10 owner made the apartment affordable, that they
11 would get some kind of zoning bonus or leeway,
12 right? So what we did was we defined this thing
13 called an affordable accessory apartment, which
14 is -- you know, falls under income guidelines.
15 We're going to have to decide what the income
16 guidelines are, you know, that we want to use.
17 But if the owner creates one of these apartments
18 and covenants that the apartment is always -- the
19 accessory apartment is always going to be
20 affordable, then we -- the proposal is to give
21 them up to a 25% leeway in bulk regulations. So
22 that would be -- for instance, if the setback of
23 their house is normally 10 feet on one side, they
24 would be able to -- they would get 25% leeway, so
25 they could go to 7 1/2 feet, if they -- you know,

1 as an example.

2 There's probably some things that we want to
3 take out, you know, exclude, like maybe height we
4 probably want to exclude from that. But
5 otherwise, it would just -- the suggestion is just
6 to give a blanket leeway in bulk in what we have,
7 the Section 12 -- 150-12 and 13, bulk requirements
8 of our code.

9 If any time during the -- during the life of
10 the access -- the affordable accessory apartment,
11 they stop using it as an affordable accessory
12 apartment, then they would have to apply for
13 variances for these -- the relief would end, and
14 they would have to apply for variances for the
15 relief that they got, whatever it is, you know, a
16 side setback or something, whatever it is.

17 TRUSTEE CLARKE: And if the variances were
18 denied by the Zoning Board, they would be required
19 to maintain affordability in perpetuity?

20 ATTORNEY PROKOP: Yeah, we'll have to think
21 about that. So, you know, they might have to
22 remove it or restore the affordability, yes. So
23 we'll put some version of that in.

24 TRUSTEE ROBINS: Joe.

25 ATTORNEY PROKOP: Yes.

1 TRUSTEE ROBINS: My feeling on why we're
2 creating this accessory apartment law to begin
3 with is to address a housing need for people who
4 need affordable housing in the Village. So my
5 feeling, if I were going to, you know, do this,
6 would be that permits are only subject to creating
7 an affordable apartment. I mean, I think that,
8 you know, we should -- we don't need people to
9 make luxury apartments, you know, we need people
10 to make affordable apartments. So I think it
11 should be 100% conditional on the fact that you're
12 creating an affordable apartment.

13 TRUSTEE CLARKE: I was of the same thought,
14 but maybe I missed something.

15 TRUSTEE ROBINS: I mean, if we're talking --

16 TRUSTEE CLARKE: Did you have a different
17 thought, Mayor?

18 MAYOR HUBBARD: No. It's just I don't think
19 we could say everything has to be set by County
20 guidelines and everything else, because it still
21 is a democracy. You still -- you know, I mean, we
22 don't want luxury condos in people's backyards,
23 but they're going to be very small in size with
24 the limit that Joe just read off, so it's not
25 going to be a luxury apartment.

1 TRUSTEE ROBINS: Well, but I'm saying we're
2 going to allow you to create an accessory
3 apartment either in the home or in, you know, an
4 accessory building, or something like that. But,
5 you know, why would we say -- you know, if we're
6 trying to address housing that's affordable, why
7 would we allow people to do it outside of that
8 guideline? I mean, you know, where we get the
9 guidelines, the income guidelines, that's another
10 story, okay? I mean, we -- you know, we were
11 discussing income guidelines at 123 Sterling, this
12 is a different situation. This is really, I feel,
13 one of our opportunities to address this.

14 Again, the State is actually going towards
15 possibly eliminating single-family zoning
16 throughout. That's one of the zoning changes that
17 they're looking at in terms of trying to create
18 affordable housing in the State, so there is
19 legislation being considered right now to that
20 effect. And as I said, I really feel this is
21 our one -- you know, this accessory apartment law
22 is one of our ways to address this situation, you
23 know.

24 MAYOR HUBBARD: Well, I mean, I totally
25 agree with that. But to sit there and if a couple

1 wants to move out here, or want to sell their big
2 house and just get an apartment, and they have
3 money and means, they shouldn't be excluded on
4 that to get one of these 750 square foot accessory
5 apartments.

6 TRUSTEE ROBINS: I'm not -- people renting,
7 but the people that get the permit to create the
8 apartment to begin with, that's what I'm talking
9 about. I'm not talking about the people that
10 they're bringing in to rent the apartment.

11 MAYOR HUBBARD: You've got a big mansion,
12 you got a big house now. You want to get out of
13 the house, you want to do the accessory apartment
14 for yourself and rent out the front place. If you
15 put those kind of guidelines on it, they could not
16 move into the garage apartment and rent out their
17 two-family house in the front, if you put a
18 guideline on it, an income guideline on it. Do
19 you -- am I explaining that right?

20 TRUSTEE PHILLIPS: But they're --

21 MAYOR HUBBARD: I've got a two-family house
22 now on Carpenter Street, and I want to put an
23 access apartment in for myself and make the other
24 two places affordable, or rent the other two
25 places out, and I don't need the big seven bedroom

1 house anymore. So I want to go into an accessory
2 apartment in the back of my property that fits the
3 guidelines. If they say that the rental -- the
4 income guidelines or \$50,000, if a person has
5 money, then they can't go and do that for
6 themselves.

7 TRUSTEE ROBINS: Well, I don't --
8 personally, I don't think that's the -- that
9 should be -- the intent of this law to begin with,
10 you know, is to allow people to, you know, create
11 an accessory apartment for themselves on their
12 property. I mean, I think that, at least the way
13 I interpreted this, it was to try and find
14 affordable housing in the Village. That would
15 be -- that's where I'm coming from.

16 MAYOR HUBBARD: That's part of it, to make
17 other things available. But when somebody -- you
18 got an elderly woman living in a seven-bedroom
19 house by herself and she wants to go in the
20 apartment in the back and rent out to family, to
21 other people in the front part, if we put those
22 guidelines on it, that person would not be able to
23 do that.

24 TRUSTEE PHILLIPS: Then we have confusion
25 with the -- with what Joe was describing as far as

1 the relaxation of the setbacks. Is that not what
2 you said?

3 ATTORNEY PROKOP: Yes.

4 TRUSTEE PHILLIPS: Okay, so then -- and the
5 setbacks are all tied to the available -- I mean,
6 the affordability, isn't that --

7 ATTORNEY PROKOP: Yes.

8 TRUSTEE PHILLIPS: -- what I'm understanding
9 in here?

10 ATTORNEY PROKOP: Yes.

11 TRUSTEE PHILLIPS: So I think, in all
12 honesty, we aren't -- we haven't come to terms as
13 to what we're -- what direction we want to go in.
14 I understand what Julia's saying, I understand
15 what the Mayor is saying, is somebody who has a
16 bigger house that wants to rent out the bigger
17 house and they move into the back. That front
18 piece becomes affordable, but that's not what's
19 being written in this code, to be honest. It's
20 kind of vague.

21 ATTORNEY PROKOP: Yeah, but, I mean --

22 TRUSTEE CLARKE: It doesn't assume that the
23 front, the main house is going to be affordable --

24 TRUSTEE PHILLIPS: Well, that --

25 TRUSTEE CLARKE: -- unless they meet the

1 setback --

2 TRUSTEE PHILLIPS: Right.

3 TRUSTEE CLARKE: -- relief and decide to do
4 that. They could actually -- and then you have
5 the Airbnb issue that's in this legislation that
6 says if you add an accessory, it can't be Airbnb
7 or short-term rental. But what about the reverse?
8 Using the example the Mayor just gave us, could I
9 move to a smaller place in my backyard --

10 TRUSTEE PHILLIPS: And Airbnb in the front.

11 TRUSTEE CLARKE: -- and then Airbnb my
12 house, and still be -- I'm completely out of the
13 affordable equation, because I didn't ask for it.
14 So, yeah, there a -- I --

15 ATTORNEY PROKOP: Yeah, that's something to
16 think about.

17 TRUSTEE CLARKE: I, like Julia, thought that
18 the intention in proposing this legislation was to
19 address affordable housing.

20 TRUSTEE ROBINS: Yeah, and I think it should
21 be addressed.

22 TRUSTEE PHILLIPS: Well, I --

23 TRUSTEE CLARKE: Or I could have -- I could
24 have made that up and could be that we just need
25 additional housing in general.

1 TRUSTEE PHILLIPS: I took it as -- I took it
2 as having units, more units available for
3 accessible. Whether it was affordable or not was
4 going to be --

5 TRUSTEE CLARKE: Okay.

6 TRUSTEE PHILLIPS: -- a decision. But I
7 also am not comfortable with this being written in
8 the Waterfront Commercial District. I would
9 prefer that be taken out, along with the General,
10 the General Commercial. The only zoning that we
11 really have that's General Commercial is the
12 railroad property. I think we have one other
13 small piece that's on Fifth -- Fourth Street.

14 TRUSTEE MARTILOTTA: Fourth Street.

15 TRUSTEE PHILLIPS: Those are the only two
16 that are General Commercial. And I'm really not
17 comfortable with the Waterfront Commercial having
18 that type of housing availability within it, so --

19 TRUSTEE CLARKE: I'm not either.

20 MAYOR HUBBARD: But you're taking out the
21 artist lofts, and there's already artist lofts in
22 the Waterfront Commercial, and we're --

23 TRUSTEE PHILLIPS: The artist lofts --

24 MAYOR HUBBARD: We're eliminating the artist
25 lofts.

1 TRUSTEE PHILLIPS: But they're going --

2 TRUSTEE ROBINS: But they're preexisting.

3 TRUSTEE PHILLIPS: They're preexisting.

4 MAYOR HUBBARD: But they're in the
5 Waterfront Commercial. So if we're eliminating
6 them, then what's going to happen to those places?

7 TRUSTEE PHILLIPS: Well, then we'll probably
8 talk --

9 MAYOR HUBBARD: That's -- you know, I mean,
10 it's --

11 TRUSTEE PHILLIPS: I mean, that's --

12 MAYOR HUBBARD: We have to make them a legal
13 accessory apartment, then.

14 TRUSTEE PHILLIPS: Right. Okay.

15 MAYOR HUBBARD: And that isn't Waterfront
16 Commercial. I mean, I --

17 TRUSTEE PHILLIPS: I just -- we --

18 TRUSTEE CLARKE: That confuses me, because
19 the idea that that's an accessory, to me, I
20 don't -- I mean --

21 MAYOR HUBBARD: Yeah.

22 TRUSTEE CLARKE: -- it could just be my
23 ignorance of it, but eliminating the artist loft
24 means that we need to have code that covers the
25 Commercial Waterfront properties --

1 TRUSTEE PHILLIPS: That's preexisting.

2 TRUSTEE CLARKE: -- allowing them to develop
3 housing above and making that legal.

4 MAYOR HUBBARD: Correct, because there's
5 stuff that -- if we eliminate the right that they
6 have now under artist lofts, so if we eliminate
7 that, then what are we going to do with the dozen
8 people that live down there and the families?

9 TRUSTEE PHILLIPS: We have -- we have to
10 create a new -- we have to create a definition and
11 fit them into the part -- portions of the code. I
12 mean, eliminating them is either going to make
13 them nonconforming, or we have to write a new --
14 Joe, am I right, we'd have to write a new -- a new
15 definition in the code, a zone -- a zone area?

16 ATTORNEY PROKOP: Yes.

17 TRUSTEE PHILLIPS: That's --

18 ATTORNEY PROKOP: Well not a zone. I'm
19 sorry, excuse me, not a zone area.

20 TRUSTEE PHILLIPS: A new --

21 ATTORNEY PROKOP: Yeah.

22 TRUSTEE PHILLIPS: -- portion of the code?

23 ATTORNEY PROKOP: Right. But the problem
24 with the artist loft is it's not -- to have an
25 artist loft is not just building a building and

1 designating apartments as an artist loft.

2 There's -- there's a whole process that has to go
3 through that. We're supposed have an artist
4 committee. But there's some type of committee
5 that's supposed to be formed.

6 TRUSTEE PHILLIPS: Right, there's supposed
7 to be an artist. Actually, is it in there
8 certified?

9 ATTORNEY PROKOP: They're supposed to be --
10 people are supposed to be qualified to live in
11 those.

12 MAYOR HUBBARD: Uh-huh.

13 ATTORNEY PROKOP: You know, things like
14 that. And, you know, so I don't know if any -- I
15 don't know if there's a preexisting right that
16 people have to that, because they were really
17 never set up. They don't exist the way that they
18 were supposed to exist, so I don't know, you know.

19 TRUSTEE PHILLIPS: Well, how do the COs
20 get --

21 TRUSTEE ROBINS: They don't have adequate
22 kitchens and things like that, partitions and
23 bathrooms. Is that what you're saying, that
24 they're kind of like just one big room?

25 ATTORNEY PROKOP: No. They were never set

1 up and used as artist lofts. They were -- they
2 were -- if you look at the building plan, it says
3 artist loft --

4 TRUSTEE ROBINS: Right.

5 ATTORNEY PROKOP: -- but it was never
6 actually used as an artist loft.

7 TRUSTEE ROBINS: Right.

8 ATTORNEY PROKOP: So I don't know.

9 TRUSTEE ROBINS: It's always been used as
10 apartments.

11 ATTORNEY PROKOP: Yeah. So I don't know.
12 It's something that's preexist -- that protect --
13 I don't think it's protected, is what I'm saying,
14 because it never really actually existed.

15 TRUSTEE ROBINS: Well, we shouldn't be doing
16 anything to eliminate any apartments in the
17 Village.

18 TRUSTEE CLARKE: No, of course not.

19 TRUSTEE PHILLIPS: I'm not talking about --
20 you know, I just --

21 TRUSTEE CLARKE: But the idea of accessory
22 to me and the intention of it was to add
23 additional construction. If we have a Waterfront
24 Commercial lot, first of all, I can't think of any
25 of them that have land to build an accessory

1 building on or add to the building. Maybe there's
2 one or two that I can't think of right now, but,
3 in general, those properties are landlocked, and
4 the only way to have apartments there is on the
5 second and third floors, which we already do.
6 So --

7 TRUSTEE PHILLIPS: But that's in the
8 Downtown Business District. When you get off onto
9 the waterfront as you go along Stirling Harbor, I
10 could fit into it with all three properties,
11 because they're nonconforming, because I'm zoned
12 Waterfront Commercial.

13 TRUSTEE CLARKE: Okay.

14 TRUSTEE PHILLIPS: Okay?

15 TRUSTEE CLARKE: So you're one of those
16 properties.

17 TRUSTEE PHILLIPS: And the guy next door to
18 me. And as you go along Stirling, Stirling Harbor
19 itself, some of those are zoned Waterfront
20 Commercial.

21 TRUSTEE CLARKE: Most of Sterling Street?

22 TRUSTEE PHILLIPS: Street, I think, might be.

23 TRUSTEE CLARKE: But the point being that,
24 you know, in the part of the Waterfront Commercial
25 downtown, which is all of Main Street and the

1 south side of Front Street --

2 TRUSTEE PHILLIPS: They're all landlocked.

3 TRUSTEE CLARKE: And they all have
4 apartments above them already that are functioning
5 as apartments, so --

6 TRUSTEE PHILLIPS: But they're all
7 conditional uses, and that's the other thing.

8 MAYOR HUBBARD: Right, they were regular
9 apartments that were there beforehand.

10 TRUSTEE PHILLIPS: Right, they were --

11 MAYOR HUBBARD: They weren't part of the --

12 TRUSTEE PHILLIPS: Right.

13 MAYOR HUBBARD: -- artist loft change when
14 they came into effect.

15 TRUSTEE PHILLIPS: Right. There were
16 preexisting, there were preexisting apartments
17 above. And then when they created the Waterfront
18 Commercial Zone, that's how the piece on the
19 corner of Third and Front Street, because that was
20 part of the borderline that was created to create
21 the Waterfront Commercial, that's where whoever
22 drew the line when they made the zones back then,
23 because Menhaden definitely, other than up on the
24 roof, doesn't really have any water access.

25 TRUSTEE CLARKE: No, I understand that.

1 TRUSTEE PHILLIPS: You know?

2 TRUSTEE CLARKE: But to me, the intention
3 would be whatever we do, that we legitimize the
4 idea of habitable apartments in commercial spaces.
5 That's what -- I know that's out of the scope of
6 accessory, but all this is in the mix of the
7 conversation, and I'm just trying to make sure I
8 understand that it's in our best interest to
9 legitimize and to encourage development of housing
10 above commercial property.

11 TRUSTEE PHILLIPS: I'm not going to
12 disagree, I just --

13 TRUSTEE CLARKE: Okay.

14 TRUSTEE PHILLIPS: I'm not disagreeing with
15 that.

16 TRUSTEE CLARKE: I'm only saying it --

17 TRUSTEE PHILLIPS: I'm just saying --

18 TRUSTEE CLARKE: -- to make sure we're on
19 the same page.

20 ATTORNEY PROKOP: Well, that would be
21 included in the -- I could put that in the
22 findings, and I think that that's already the idea
23 of the law. As far as the artist loft, we
24 could -- we could just say in the law that any
25 existing artist loft is now considered an

1 accessory apartment, you know, something like
2 that, we just --

3 MAYOR HUBBARD: That's fine.

4 ATTORNEY PROKOP: And just --

5 TRUSTEE ROBINS: That's the simplest way.

6 ATTORNEY PROKOP: Yeah, just add that use in
7 the law.

8 TRUSTEE PHILLIPS: That's what I was getting at.

9 MAYOR HUBBARD: The original intent when
10 this came up was to see if we could 50 more
11 apartments that are not huge, not real big places,
12 just 50 more apartments, it was just a number, in
13 the Village, so people, a single person or a
14 retired couple would have a place to live, or a
15 young family starting out would have some place to
16 start, instead of driving from Riverhead to come
17 out here to go to work and do whatever. You know,
18 that was the original intention. How we go about
19 getting all that put together with affordability
20 and all the other stuff is stuff we have to keep
21 working on the draft for it. But the idea was,
22 I've got a garage in the back, well, if I put a
23 bedroom, you know, a kitchenette and a bathroom in
24 there, I could rent that out, and then grandma
25 could live in the back, and then this young

1 married couple with two kids could live in
2 grandma's house in the front. That was the
3 original intention of when I had brought this up,
4 what we were trying to solve and get -- get to.
5 How we get that and make it, you know, 50% of
6 affordable, or when it comes for getting building
7 permits for, is it going to be affordable,
8 whatever, how we work on that part of it is what
9 we got to try to fine tune. But the intention
10 was, you know, I don't need all this space.

11 TRUSTEE ROBINS: I totally agree with the
12 intention. Like I said, we just need some more
13 details on how --

14 MAYOR HUBBARD: Right, okay. Well, Joe, Joe
15 and Paul will continue working on that. You know,
16 we got everybody's comments. We -- you know, we
17 kind of know where we're going, what everybody's
18 thinking. So let's see if we could fine-tune that
19 and come back with something else.

20 ATTORNEY PROKOP: Okay. Thank you.

21 TRUSTEE CLARKE: Yes, but in all due
22 respect, we're not all on the same page. So it's
23 hard to ask them to further the intention without
24 clear direction.

25 TRUSTEE PHILLIPS: Well, I think maybe what

1 the Mayor is trying to say, and here's what I'm
2 hearing, is that -- excuse me -- we have to, among
3 us, actually come up with what we consider an
4 accessible apartment or accessible unit, okay?
5 And then take the next step to deal with the other
6 issues that have been brought up of affordability
7 and income, whatever. But until we decide that,
8 you know, perhaps that that unit in the back is,
9 as the Mayor says, the person that had the bigger
10 house wants to move into the back, so that he can
11 rent out the house to someone else. How are you
12 going to -- how are you going to create
13 affordability when you have the variable of either
14 place? I think that -- because you could still
15 rent the bigger house out for the going rates at
16 the moment, unless you give some incentive to do
17 it for an affordable rental amount. Do I -- am I
18 making myself clear or am I confusing the issue?

19 TRUSTEE CLARKE: No, I'm just -- I'm just
20 seeing that these kind of things require more
21 conversation, so we can come to a general
22 consensus of what we're trying to do. Julia and I
23 both brought up that we were not clear on that
24 intention, so we presented two different
25 intentions here tonight. It would be unclear to

1 me if I were Joe or Paul how I would proceed,
2 because two people are saying do "X", and the
3 Mayor is saying my original intention is "Y".
4 That's all I'm saying. I'm not saying one's right
5 or one's wrong, but we should try and clarify
6 that.

7 I've been more persuaded by his arguments in
8 that there is this scenario that I didn't think
9 about, whereby an elderly person could move into
10 the smaller unit and rent out the larger unit.
11 But I haven't had time to think about how I feel
12 about market rate versus affordability, so --

13 MAYOR HUBBARD: Right.

14 TRUSTEE CLARKE: I think we need to talk
15 about it. I mean, certainly, you could go forth
16 and create whatever you want, but I don't think
17 we're clear on what we're asking.

18 TRUSTEE PHILLIPS: No, we're not.

19 ADMINISTRATOR PALLAS: Mr. Mayor.

20 TRUSTEE CLARKE: So that's all I'm trying to
21 say, I'm not trying to create trouble.

22 TRUSTEE PHILLIPS: No, nobody --

23 MAYOR HUBBARD: No, definitely. And I agree
24 with what you're saying. See, the thing is, if
25 somebody's going to go and spend \$100,000 to

1 convert their garage into an apartment, then you
2 can't say, okay, well, you can only rent that out
3 for \$900 a month, because it's not a worthwhile
4 investment for anybody, and its -- you're not
5 going to do that. But if you could make your
6 front -- you have a two-family house in the front
7 and you could rent both of them out, maybe limited
8 affordability, or whatever, but -- and you're
9 going to spend that kind of money in the back and
10 you're -- you want to go and finish off your life
11 back there, but you need enough money to pay for
12 doing that renovation.

13 TRUSTEE CLARKE: Okay.

14 MAYOR HUBBARD: So you can't say the front
15 two apartments are going to be \$900 a month each,
16 because then there's not enough money to pay for
17 the work you just did to renovate the back to make
18 something for yourself.

19 TRUSTEE PHILLIPS: So let me ask you a
20 question, because Robert's probably going to throw
21 me darts shortly. We have the firemen get
22 exemptions, the V.A. gets exemptions on their
23 property taxes.

24 MAYOR HUBBARD: Uh-huh.

25 TRUSTEE PHILLIPS: Is that some -- is that a

1 route we could take, where if they have their --
2 they're renting it for the affordable access --
3 however, and we have a process where they apply
4 for it, and it's a record that we could give them
5 a percentage exemption on their property taxes?

6 ATTORNEY PROKOP: Yeah, I think -- I --
7 we'll have to look at that. I think I've looked
8 at that before and the answer came up no, but I
9 will take a look at that.

10 TRUSTEE PHILLIPS: I did, too, but maybe
11 this is a different twist on it.

12 TRUSTEE ROBINS: I'm just not sure if that's
13 an adequate financial incentive, since, you know
14 Village taxes aren't that significant. You know,
15 I mean, it's your town and your school taxes that
16 are your major portion of your tax bill.

17 TRUSTEE MARTILOTTA: Yes.

18 TRUSTEE ROBINS: Correct?

19 MAYOR HUBBARD: Right.

20 TRUSTEE MARTILOTTA: It's not -- it's only
21 that. I mean, the elephant in the room is like
22 what Robert said earlier, right, there's an
23 18-month -- I believe you said, over a year, or
24 maybe 18 months waiting for Section 8 housing?

25 TRUSTEE PHILLIPS: Correct.

1 TRUSTEE MARTILOTTA: So that's not 10 people
2 waiting.

3 TRUSTEE PHILLIPS: No.

4 TRUSTEE MARTILOTTA: All right? So it's not
5 just that we have a problem for housing for lower
6 income people, there's also a problem for housing
7 for middle income. You know, there's just not
8 enough housing.

9 TRUSTEE PHILLIPS: Right.

10 TRUSTEE MARTILOTTA: So to the Mayor's
11 point, you're going to spend \$100,000. Like to
12 have a backyard, I'd love to be able to put an
13 apartment in the back, but it's going to cost me
14 anywhere -- what you said, \$100,000.

15 MAYOR HUBBARD: Yeah.

16 TRUSTEE MARTILOTTA: Well, there's going to
17 be a line around the block for people renting like
18 the next day.

19 TRUSTEE PHILLIPS: And the demand is going
20 to set the price.

21 TRUSTEE MARTILOTTA: So whatever is set of
22 what we're putting in here, if that's our goal, is
23 to make this affordable, it would have to be like
24 serious incentives, because somebody is going to
25 offer me a lot of money for my 750 square foot

1 apartment in the backyard, it's just -- it's just
2 a fact.

3 TRUSTEE ROBINS: Well, Robert, what is
4 Section 8 offering right now? I mean, they've
5 always --

6 TRUSTEE CLARKE: It's a lot more than that.

7 TRUSTEE ROBINS: -- basically offered
8 substantial amounts for --

9 TRUSTEE MARTILOTTA: I'm not -- I have no
10 idea. I wasn't trying to --

11 TRUSTEE ROBINS: I mean, nobody's --
12 nobody's paying \$900 a month. Section 8 is giving
13 a lot more money than that.

14 TREASURER BRANDT: It's a calculation on
15 your income.

16 TRUSTEE ROBINS: It's just based on your
17 income?

18 TREASURER BRANDT: A percentage of that.
19 Yeah, it's not fixed number.

20 TRUSTEE PHILLIPS: Yeah, no, it's not --
21 it's on the income.

22 TRUSTEE MARTILOTTA: You know, \$900 would be
23 the wrong number to throw out. But the market --

24 TRUSTEE PHILLIPS: The market's going to
25 drive it.

1 TRUSTEE MARTILOTTA: Whatever we're going to
2 offer for incentives, they're either going to be
3 severe, or we're going to have to somehow or
4 another, if your intention -- if you want to go
5 with your way of making it affordable, I think
6 it's going to be a real challenge, simply because
7 what's the average house price in Greenport? A
8 lot.

9 TRUSTEE ROBINS: Six hundred, 650k?

10 TRUSTEE MARTILOTTA: Six hundred, 650k. You
11 put yourself a 750 square foot apartment with a
12 garage next to it in the back, your appraisal goes
13 up \$200,000 like on an \$800,000 house. You know
14 what I mean? Like we're playing with different
15 numbers here.

16 TRUSTEE CLARKE: That's true, you'll be
17 reassessed as well once you build the accessory.

18 MAYOR HUBBARD: Right.

19 TRUSTEE CLARKE: So your property taxes are
20 going to go up.

21 TRUSTEE MARTILOTTA: I'm not saying it's
22 impossible, but, I mean, I think if we're not --

23 MAYOR HUBBARD: Okay. Well, I mean, yeah.

24 TRUSTEE MARTILOTTA: What we're going up
25 against is a huge, huge --

1 MAYOR HUBBARD: We can keep going round and
2 round on this and everything else. We've got a
3 general idea how everybody feels about it. I'll
4 sit down with Paul and Joe and we'll just try to
5 put something together to figure out -- to
6 compromise on things, what everybody is talking
7 about to see where we can go forward to try to
8 come up with something, you know. I just wanted
9 to -- I want to do something that's going to be
10 affordable, something that will work, you know --

11 TRUSTEE MARTILOTTA: No, yeah.

12 MAYOR HUBBARD: -- and covers everything,
13 so -- and that's going to be -- it's a challenge,
14 but we -- you know, we just want to keep the
15 conversation moving forward with it. We got some
16 good input tonight and we'll move on from there.

17 TRUSTEE CLARKE: And, also, the good news is
18 that you have everyone's support that this is an
19 excellent idea.

20 MAYOR HUBBARD: Right.

21 TRUSTEE CLARKE: You know, nobody --

22 TRUSTEE PHILLIPS: Nobody's really --

23 TRUSTEE CLARKE: Nobody can argue with that,
24 we're all totally behind the concept.

25 MAYOR HUBBARD: Exactly. Okay.

1 TRUSTEE ROBINS: Together -- Just one quick
2 thing, too. The other thing we were discussing in
3 this meeting this morning is the change to all R-2
4 zoning, and that the apartments then be created
5 within the home, and not -- which is less, much
6 less expensive than, you know, doing a 100k reno
7 on a, you know, garage or something like that.

8 TRUSTEE MARTILOTTA: Sure.

9 TRUSTEE ROBINS: So, you know, that's
10 another option that we could look into, is, you
11 know, going 100% R-2 and just eliminating, you
12 know, single-family. Like I said, the State is
13 looking into eliminating single-family zoning
14 completely, because that's the -- that's the
15 thinking behind trying to create affordable
16 housing. One of the things, even on the Federal
17 side, is the fact that zoning is the key, it's
18 really all based on existing zoning laws.

19 TRUSTEE MARTILOTTA: We are mostly R-2,
20 aren't we?

21 TRUSTEE PHILLIPS: Well, we -- we have
22 history where --

23 MAYOR HUBBARD: Most of the zoning is R-2.

24 TRUSTEE PHILLIPS: Most of it, we -- if I
25 remember correctly, there was a public hearing

1 back in the 1980s, maybe, where most of the R-1 --
2 the R-1s were changed to R-2.

3 TRUSTEE MARTILOTTA: Yeah.

4 TRUSTEE PHILLIPS: Because the concept
5 behind that at the time was that, getting back to
6 an elderly couple that had a big house, could
7 convert it to have an apartment, so they could
8 rent the apartment out to have housing, again,
9 housing within the Village.

10 So that, you know, here we are, we're going
11 the second cycle around, only we're not talking
12 about apartments, we're talking about accessory
13 units that are much smaller. But that was -- that
14 was back -- that's -- well, we'd have to go back
15 and look at the zone change date, but I think it
16 was the 1980s. And there was a huge meeting up at
17 the school on it, and that's -- that's when most
18 of -- some that were R-1 were changed to R-2.

19 TRUSTEE CLARKE: Okay.

20 MAYOR HUBBARD: Okay.

21 ATTORNEY PROKOP: Thank you.

22 MAYOR HUBBARD: All right. Back to you,
23 Joe, anything else?

24 ATTORNEY PROKOP: No. Thank you.

25 (Laughter)

1 TRUSTEE PHILLIPS: Well, actually, Joe, I do
2 have one question. HPC gave us a presentation
3 last month, and I know they're changing the
4 guidelines. But did they ever respond to -- or
5 they've -- they presented to us wanting to make
6 Front Street -- or expand the Historic District.

7 ATTORNEY PROKOP: Right. I think their
8 proposal is to move ahead in three phases to
9 expand the Historic District, right.

10 TRUSTEE PHILLIPS: Okay. So is that
11 something that we're supposed to be in the middle
12 of discussion for? Because it has to come for us,
13 that has to actually start with us, does it not?

14 ATTORNEY PROKOP: Yes. It starts with a
15 Local Law from the Board of Trustees, yes. So
16 that, that would be the end product, Local Law.

17 TRUSTEE PHILLIPS: Okay, the Local Law. So
18 are we going to have a discussion about that at
19 some point about their presentation and their
20 thoughts?

21 MAYOR HUBBARD: Yes, we will.

22 TRUSTEE PHILLIPS: Okay, okay.

23 MAYOR HUBBARD: There's a lot of other
24 things going on.

25 TRUSTEE PHILLIPS: No.

1 MAYOR HUBBARD: It's not something that
2 really -- it wasn't on the front burner for this
3 month.

4 TRUSTEE PHILLIPS: Yeah. No, I know it
5 wasn't on, but I'd like to -- they've put a lot of
6 work into it, as we all saw with the presentation
7 by the Chairman last meeting, and I think that
8 they're moving forward on their stuff. So I think
9 we should kind of start discussing that,
10 especially if we're discussing code changes on
11 other things that may affect some of the stuff
12 that we're doing, if they create the Historic
13 District, expanding it down Front Street and Main
14 Street. Was it not the rest of Main Street?

15 ATTORNEY PROKOP: Yes.

16 TRUSTEE PHILLIPS: Okay.

17 MAYOR HUBBARD: Okay. Well, Paul will work
18 on that with them, with the whole presentation,
19 see what he comes up with.

20 Okay. Anything else for Joe?

21 (No Response)

22 MAYOR HUBBARD: All right. We have Board
23 discussion on the wetlands permit application from
24 North Ferry Company. We kind of talked about
25 that. It's just the work that was put on hold

1 from COVID, just moving forward. Any discussion?

2 (No Response)

3 MAYOR HUBBARD: I'll put a motion on the --
4 resolution on the agenda to approve the wetlands
5 permit. Okay.

6 All right. Mayor and Trustees to report.
7 Start with Trustee Clarke.

8 TRUSTEE CLARKE: I have no specific report
9 tonight, Mr. Mayor. Thank you for asking me to be
10 the Liaison to the Friends of Mitchell Park. I
11 look forward to meeting with them and being
12 whatever assistance that I can. I know there are
13 a number of ideas that will come up in our
14 conversation tonight that maybe I'll participate
15 in, but I don't have any specific report other
16 than what I've said.

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

19 TRUSTEE MARTILOTTA: Nothing specific this
20 month, sir.

21 MAYOR HUBBARD: Okay. Trustee Phillips?

22 TRUSTEE PHILLIPS: The only thing that I
23 probably -- part of it was we've discussed the
24 bulk parking and regulations, and within the
25 Waterfront Commercial District, the conditional

1 uses. I would like -- I would like to have us
2 discuss reviewing some of those conditional uses,
3 and maybe eliminating some of them out of that
4 portion of the code. But I think tonight we've
5 discussed a lot of other things, and I would like
6 to just kind of say that I would really like to
7 see motel -- motel/hotels taken out of the
8 conditional uses on the Waterfront Commercial, but
9 that's a discussion for perhaps next month, to be
10 honest with you, okay? That's it.

11 MAYOR HUBBARD: Okay. Thank you. Trustee
12 Robins?

13 TRUSTEE ROBINS: Yeah. I had some issues
14 that I wanted to discuss in terms of commercial
15 development as well, but, again, I think in light
16 of previous discussions, I'll wait until next
17 month as well.

18 Just to let you know, the BID, they're
19 celebrating, I guess, their continued success with
20 the lights, which has been fantastic. And they
21 have their snow globe contest going on right now.
22 I don't know if anybody's aware of it. You know,
23 it's actually being extended until the 31st right
24 now, because we had bad weather every weekend, but
25 it's a nice opportunity. They're reaching out to

1 the school now and making sure that the kids know
2 that they should be looking in the windows for
3 these little snow globes, because there is a
4 contest. And, you know, the kids can enter that
5 contest, and somebody's going to win a really nice
6 gift basket specifically for children, and there's
7 also a gift basket for adults as well.

8 So -- and then the other thing is, if you
9 noticed, the windows are all decorated, and so
10 there's a contest going on for that as well.

11 So that's basically, you know, what they're
12 talking about at the moment. We'll have plenty of
13 things to discuss next month as well, but that's
14 it, basically. So thank you, Mayor, and --

15 MAYOR HUBBARD: Okay. All right. Thank you.

16 TRUSTEE CLARKE: Mr. Mayor, I did --

17 MAYOR HUBBARD: Yes.

18 TRUSTEE CLARKE: I was negligent in one
19 thing. Due to our workload and the significant
20 amount of initiatives that we take on, and the
21 length of it, and the difficulty in getting it
22 completed in as timely a manner as sometimes we'd
23 like, I did have one thought about trying to start
24 the new year out with perhaps looking at
25 additional work sessions, maybe once a quarter, to

1 try and help tackle some of the workload and make
2 it specific to issues that the Trustees and the
3 Board and the Administration want to tackle, so
4 that we can try and tighten up on our efficiency,
5 if you will, on seeing things through. Just a
6 thought to consider. I know it's very hard in the
7 summer season to do that. It's very hard for me
8 in the holiday season to do that.

9 MAYOR HUBBARD: Uh-huh.

10 TRUSTEE CLARKE: But the winter season
11 always seems to be an opportunity where things
12 might be a little quieter, and we could perhaps
13 dig into some of the recurring subjects that you
14 have brought up, as well as other fellow Trustees
15 have brought up that we just don't seem to be able
16 to get through and button up. Certainly, COVID
17 disrupted many initiatives that were very worthy
18 for over a year now. It's just something that I'd
19 like to throw out there for consideration.

20 MAYOR HUBBARD: Okay. No, I do agree with
21 you on some of that, because, you know, we have a
22 work session, we move on, stuff gets talked about
23 and then we don't talk about it for another month
24 and a lot changes. You know, just maybe some more
25 input on the emails and stuff when questions go

1 out. You know, we tend to like ramp things up the
2 week before the work session and all. Those other
3 weeks, like the week after the regular meeting,
4 let's get together and try to get some more
5 additional work done, or whatever, you know, to
6 try to keep it up, so we don't have Joe, you know,
7 work for three weeks on something, bring it up,
8 and then it gets all beat up, and then we go and
9 try to do it again the next month. So we could --
10 some of that that could be done by emails, by, you
11 know, questionnaires going out, you know, try to
12 get some information on it. Not an actual formal
13 work session, but, you know, maybe that's the
14 first Thursday of the month, when there's not a
15 whole lot of other things going on, make that an
16 informational day to try to just get some emails
17 out and get ideas going, so we have some time to
18 get that hashed out before we get to the regular
19 work session. But it's something to consider for
20 the new year.

21 TRUSTEE CLARKE: Thank you, Mayor.

22 MAYOR HUBBARD: Okay.

23 TRUSTEE PHILLIPS: Mr. Mayor, I do have one
24 question going back to Paul's report. He has here
25 the infrastructure project ideas for potential

1 Federal grant monies. Paul, are we -- are you
2 looking from us for ideas, or are -- do we have
3 some things that we really need to concentrate,
4 like Mitchell Park bulkhead?

5 ADMINISTRATOR PALLAS: No. I'm looking for
6 ideas. I mean, there's obvious ones. Mitchell
7 Park bulkhead is the obvious, you know, big
8 obvious one. But any other ideas for
9 infrastructure work, should Federal money become
10 available to us, it would be good to have a list
11 that we're ready to go, and to prepare grant
12 paperwork once we know what we're looking for.

13 TRUSTEE PHILLIPS: Okay.

14 TRUSTEE ROBINS: We could send you ideas of
15 what we'd like to see.

16 ADMINISTRATOR PALLAS: Yeah.

17 TRUSTEE ROBINS: Okay.

18 MAYOR HUBBARD: Okay. My report, I just
19 want to -- we did have a Tree Committee meeting
20 last week -- actually, this week.

21 CLERK PIRILLO: This week.

22 MAYOR HUBBARD: This week.

23 TRUSTEE PHILLIPS: This week.

24 (Laughter)

25 TRUSTEE PHILLIPS: This week. This week.

1 MAYOR HUBBARD: So much going on. I mean,
2 it was a quick meeting, because we also had the
3 Rec. Center Christmas party that day.

4 I just -- I thanked the Tree Committee for
5 the work they had done. We need to work on the
6 protocols with digging and stuff. I know when
7 they were going to dig and there were mark-outs
8 and stuff and all, there was a little -- some
9 tension there. I want to just apologize to the
10 Village Crew and to the Tree Committee, saying you
11 can't dig until you see if there's something
12 underground. So we're going to work on the
13 protocols on that.

14 I don't know if anybody had heard about
15 that, but 22 trees showed up from NYPA, and the
16 crew was here ready to plant them, but we didn't
17 have mark-outs done yet. So there was some
18 confusion, some tension amongst that, you know.

19 And the Tree Committee, they do a real good
20 job, volunteers and everything else, going around
21 with them. They got all the trees planted,
22 everything went in, it all worked out well. But I
23 just want to tighten up our protocols from our
24 side on that, along with them, you know. And
25 there were some trees that were recommended that

1 the Village crew can take out down, down on Fifth
2 Street, and some others ones that's all part of
3 that list.

4 But I just want to thank them. I want to
5 thank all the committees that work for us. You
6 know, it's the end of the year, we've gotten a lot
7 done. It's been a challenging year, again, but
8 it's been a good year. I want to thank, you know,
9 the whole Board, Village staff, everybody for
10 everything that got done for the year. A lot got
11 accomplished under a lot of restrictions and
12 guidelines, but, you know, a lot of progress, you
13 know.

14 Fourth Street, Kaplan Avenue, Madison, it's
15 looking good around, you know. Unfortunately, the
16 paving is not going to happen this year on Fourth
17 Street. It's just getting too cold, which is we
18 can't do that, but they patched in the holes.
19 But, you know, the infrastructure, that part of it
20 is all looking really good. The -- how many poles
21 are -- poles are we up to now, telephone poles
22 that have been changed?

23 ADMINISTRATOR PALLAS: I'd have to check,
24 it's hundreds.

25 (Laughter)

1 MAYOR HUBBARD: Yeah. I mean, just looking
2 around, there's hundred of poles being done. That
3 whole grant project and everything else is going
4 to make the Village safer, nicer. You know, we're
5 not worrying about storms so much and everything
6 else. It's really a big project that's going on
7 with all these other things that are happening and
8 the restrictions. You know, it just is a
9 testament to the amount of work and stuff that
10 gets done for one square mile around here. With
11 the small staff that we have, we're doing a lot of
12 big things, and I want to just thank everybody for
13 what they've done. You know, it's been a great
14 year. And that's all I got.

15 So public to address the Board. Go ahead.
16 Go ahead, John.

17 JOHN SALADINO: John Saladino, Sixth Street.
18 I have two things to discuss, one I just heard.
19 There's five members of the Zoning Board that are
20 all as familiar with the code. I'm sure you're
21 all as familiar with the code, Zoning Code, as
22 they are, but some of them are more familiar with
23 the nuances in the portions of the code.

24 I heard tonight that you want to eliminate --
25 you want to permit residential housing in the

1 Waterfront Commercial. I just want to remind you,
2 the Waterfront Commercial is the fire-stop. The
3 lack of a residential use in the Waterfront
4 Commercial District is the fire-stop. You have a
5 three-acre property at Steve Clarke's, you have a
6 two-acre property at Claudio's. Today or
7 tomorrow, Perry Weitz doesn't want to be in the
8 restaurant business anymore, maybe houses go up
9 there, same thing with Steve Clarke. The
10 Waterfront Commercial, the lack of a residential
11 use in the Waterfront Commercial is that
12 fire-stop. So that might be something you guys
13 want to think.

14 There is no conditional use for residential
15 in the Waterfront Commercial. I thought I heard
16 that, that some of those apartments are
17 conditional use. They're not, they're not.

18 And there's a few other things, but we'll
19 wait for the discussion, I guess.

20 The reason I got up tonight was, by looking
21 at your faces, until you vote, you guys kind of
22 know me, but until you vote, I kind of feel I'm
23 still in the fight. So I'd like to talk to you
24 tonight about -- about the price increases in the
25 Rec. Department.

1 I spoke to a neighbor. Actually, the first
2 thing I would like to tell you is I spoke to a
3 neighbor and she suggested to me -- he suggested
4 to me that I should have brought this up at a work
5 session. I kind of remember bringing it up, but
6 at the previous work session, not the regular
7 meeting, and I'm going to bring it up again at
8 this work session. So I'm not sure what that was
9 about.

10 The other thing I would like to say is I
11 understand the process. Staff looks, staff looks,
12 and it's their job to find alternative revenue
13 sources, and our staff is good at that, they
14 really are. They're reliable, they're objective,
15 and they find stuff, and it's their job to find
16 these alternative revenue sources and present it
17 to you, and they do it dispassionately. You guys
18 are the ones, after they come up with a solution,
19 to find some rev -- to find some additional
20 revenue. It's up to you to say, well, that's a
21 good idea, but maybe it would affect this person,
22 maybe it would affect that person, maybe it would
23 affect this person.

24 You know how I feel about raising the price
25 of the carousel. I don't know how much money

1 you're looking at. Robert made it like it's not
2 the price we're looking to get, it's not how much
3 we're looking. I don't know what that price is.
4 Is it 50,000, is it 100,000, is it 200,000? I
5 don't know. But alternative sources of revenue
6 are there in front of you, if you want to exercise
7 your ability to collect them, and they wouldn't
8 affect any resident, they would affect the
9 tourist-based economy that comes here.

10 We talk about the marina, I'm a boater.
11 Other marinas that are considered premium marinas,
12 like our marina, Montauk charges \$4 a foot, Block
13 Island charges 11, \$12 a foot, Mystic charges 10,
14 \$12 a foot, and people go there, they pay it.
15 It's one -- our marina is one-third of that price,
16 one-third. That's 66 slips. You raise the price
17 \$2 a foot, the average boat that comes to our
18 marina is 40 feet, the average price is well over
19 \$200,000.

20 Even if you just count weekends, you don't
21 count during the week, even if you count -- just
22 count weekends, you're talking about \$10,000 a
23 weekend in addition -- at \$2 a foot. I don't know
24 how many weekends would count, six, eight, ten.
25 So if it's six, you're talking about \$60,000. If

1 you're talking about eight, which I think it
2 probably is, you're talking about \$80,000.

3 The other thing we mentioned was the
4 campgrounds. I don't know if you guys know this.
5 I looked at Eastern Long Island Campground.
6 Albeit, they have some amenities that we don't,
7 they have a pool, that's it, and they have a
8 building with a pool table. Our monthly fee there
9 is -- at McGann's is \$650 a month. During the
10 season, it's \$690, \$690?

11 TRUSTEE PHILLIPS: Six-ninety-five.

12 JOHN SALADINO: I'm sorry?

13 TRUSTEE PHILLIPS: Six-ninety-five.

14 JOHN SALADINO: Six-ninety-five. Somebody,
15 Mary Bess made a point a few weeks ago that they
16 already got an increase. Paul made that point
17 tonight. It's still only \$650 or \$695. Eastern
18 Long Island Campground, the only alternative to
19 somebody with a camper that wants to come to the
20 North Fork is Eastern Long Island Campground.
21 Their fee is 1850 a month. We're one-third the
22 price of Eastern Long Island Campground. All
23 right? They have a swimming pool. Nine hundred
24 dollars a month difference, \$1300 a month, \$1200 a
25 month difference.

1 If you raise the price of the campground, if
2 you made it less than half, if you made it 45% of
3 Eastern Long Island Campground, you're talking
4 about an additional \$40,000 over the course of the
5 year, and I only figured two months. I don't know
6 what their season is. Four months, six months, I
7 honestly don't know. I know what the marinas are,
8 the marinas are from May until October. I don't
9 know about the campgrounds are.

10 So if we're talking about 60 grand, 80 grand
11 at the -- at the Marina, and we're talking about
12 40, \$50,000 at the campground, it's well over
13 \$100,000. Again, I don't know the number you're
14 looking for, but -- and, also, we've been around
15 here, we've all been around here long enough to
16 know that if you're looking for a specific dollar
17 figure, you must have some idea what you need the
18 money for.

19 We talked about the carousel. Trustee
20 Phillips said, well, we have to raise the price
21 because we're expecting to do maintenance. I
22 absolutely don't agree with that, but I could
23 almost accept it if there was a dedicated fund, if
24 the money that you collected from the raise in
25 price went to a dedicated fund that was only for

1 repairs on the carousel. I would kind of go along
2 with it, but we know that's not the truth. I
3 think one of you admitted that it's going to go
4 to the General Fund. It's going to get lost in
5 the General Fund. If the carousel doesn't break
6 down and you use the money for something else now,
7 you got to look for that money again, because it's
8 not in a dedicated fund.

9 So the campground caters to people that
10 aren't from Greenport. The marina caters to
11 people that aren't from Greenport. The carousel,
12 the majority of the people that utilize the
13 carousel are from Greenport. We say, well, it's
14 only a dollar. It's about the allocate -- it's
15 about -- it's about what we think of the people
16 that live here. Who should we cater to? Who
17 should we look out for? Should we look out for
18 somebody -- and they do -- they contribute to the
19 economy, tourists do contribute to the economy,
20 and the people at the campground will contribute
21 to the economy, but it's the people that live here
22 should benefit the most from a Village asset, and
23 the carousel is a Village asset.

24 I had -- I had said at the first time we
25 talked about this, when you talked about raising

1 it to \$3, my belief is that the carousel should be
2 a loss leader. The Suffolk Times reported that as
3 I think it should -- I think the carousel should
4 lose money. I don't think it should lose money.
5 I think that if it does lose money, so what, so
6 what? I don't think it will ever lose money, but
7 if it does lose money, so what?

8 To us, Peter, George, Mary Bess, you're all
9 business owners, a dollar -- when McDonald's
10 raised the price for their \$3 meal from \$3 to
11 3.50, it was like, eh, so what. To a business
12 owner, to an earner, to an attorney, a buck is not
13 a lot, but to some people it is. To you and I,
14 it's not a lot, but to some people it honestly
15 makes a difference, and we shouldn't -- we
16 shouldn't -- we should look out for the people
17 that live here, as opposed to the people that live
18 there.

19 My numbers, I think I'm underestimating the
20 amount of money that can be generated. Again, I
21 think staff does a great job, but it's not --
22 you're the guy -- they're there to provide you
23 with the numbers, to provide you with the numbers.
24 They're supposed to do it dispassionately. Here's
25 where we can get the money, now it's up to you to

1 decide. They have no constituents, you do.
2 You're the people that we elected to represent us,
3 and you should be looking out for me, me
4 collectively, as opposed to some guy that shows up
5 here with a \$250,000 boat or a \$100,000 camper and
6 expects to spend a month in Greenport for \$650 if
7 he comes early, \$695 if he comes a month or two
8 later. He's going to go to the restaurant, he's
9 going to go -- he's going to buy stuff. And his
10 alternative is to go to Eastern Long Island
11 Campground and pay three times the price.

12 The guy that doesn't want to pay the extra
13 \$2 at Greenport, his alternative is to go to
14 Sag Harbor for \$15 a foot, or to go to Montauk for
15 \$14 a foot, as opposed to pay \$6, or whatever it
16 is. They're going to come anyway. Trust me,
17 they're going to come anyway. Nobody's going to
18 be upset about it.

19 Most of you people know I used to work for
20 Long Island Railroad. I didn't collect
21 transportation. But the standard line to a
22 commuter from a guy that collected the
23 transportation was you're unhappy with the ride,
24 you should ride the competition. You don't like
25 this train, take the competition. There was no

1 competition.

2 MAYOR HUBBARD: Uh-huh.

3 JOHN SALADINO: And it's the same thing with
4 the campground, it's the same thing with the
5 marina. You don't like going to the marina, go to
6 the alternative, go to Sag Harbor. It's only nine
7 miles away, 12 miles away, but you're going to pay
8 \$15 there. You're going to pay \$12 for a mooring
9 in Sag Harbor.

10 So these prices, the income is there, the
11 revenue is there. I'm sure staff told you that,
12 now it's up to you. I mean, you could just -- the
13 carousel to me, the way I see you guys looking at
14 it, it's low-hanging fruit, eh, it's the easiest
15 thing, raise it a buck. It's not right. It's not
16 right.

17 Thank you. Thanks for listening.

18 MAYOR HUBBARD: Thank you.

19 RANDY WADE: Randy Wade, Sixth -- Sixth
20 Street, Greenport. Could you hear me? Sorry
21 about the mask.

22 Thank you very much for a year of really
23 wonderful work. You guys I know work super hard.
24 And I love the idea of having another work session
25 a month on the first Thursday. And, actually, I'm

1 doing it out in public, because emails we can't
2 understand. And it's very enlightening to hear
3 you all talk about why you want to do things and
4 give the reasons.

5 I actually think you could also have a Code
6 Committee, and not everybody wouldn't -- because
7 this is very complicated issues, and to make
8 progress, it would be nice to have like the issues
9 vetted out in -- in a committee.

10 And I talked to the Attorney previously and
11 he said it would take no longer to change the
12 zoning map than to change the words in the Zoning
13 Code. So right now, the buildings that are
14 landlocked that have apartments could be moved out
15 of Waterfront Commercial and just be called
16 Commercial. It's very simple.

17 And I totally agree with Mary Bess and John,
18 that we do not want to allow a lot of things in
19 the Waterfront Commercial, and we should do our
20 best to preserve the heritage of the Village.

21 For instance, I love the idea of not having
22 hotels and motels. Yacht clubs should have a
23 definition. That was the problem, like each of
24 those living rooms for the condos is being called
25 a yacht club, because they said there was no

1 definition in the code.

2 The -- oh, and then affordable housing as an
3 accessory unit, I just want to tell you what
4 Southold just did. They claimed there was
5 discussion in advance, but there really wasn't.
6 They all of a sudden took hamlet density, the
7 downtown hamlets, and allowed short-term Airbnbs,
8 two-night Airbnbs in them. So you could imagine
9 what that's going to do to the affordable
10 apartments in the hamlet, and that's where the
11 affordable apartments were supposed to go. So
12 that's what our neighbors are doing.

13 I love that Greenport is trying to make this
14 happen. It is so complicated, because when you
15 get a building permit, even if it's -- a friend
16 had it for a fence, they reassess you. And if you
17 get reassessed now in this day with the inflated
18 housing prices, it's just devastating, you'll have
19 to move.

20 So that is an issue that has to be explored,
21 and with Southold Town, because they have the
22 assessors. And if there could be -- if you're
23 provide affordable housing, if you could put a
24 moratorium on assessments for that house, as long
25 as they're providing affordable apartments. And

1 it wouldn't have to be just the accessory
2 building, it could be as long -- you know, but
3 whatever rentals are being rented should be
4 affordable, if they're going to get a bonus of
5 zoning, because it is a bonus, it's a giveaway.

6 And there should be some guidelines that go
7 every year with a standard. It could be, you
8 know, middle class, because we're out of the
9 middle class right now with our house prices. It
10 could also potentially be emergency services
11 personnel. It could be a relative. I mean, there
12 could be different caveats, or unaffordable
13 housing list, which the Village should maintain,
14 and there could be low-low, and middle-middle and
15 middle-high, it could have several categories.

16 So -- oh, and art -- sorry, I was skipping
17 back to Waterfront Commercial. Art galleries and
18 any kind of living space should just -- and it
19 should not be there.

20 Oh, the parking. Oh, and then you might
21 start with the accessory units, just because this
22 is so complicated, everybody's brought up a lot of
23 issues. If you start with existing structures,
24 you know, that were in existence prior to, and
25 come up with a year like 1970 or some year, then,

1 you know, two-family within that, and you could
2 also change the one-family zones to two-family.
3 So sometimes there are garages or outbuildings,
4 and you could put in the code they could be
5 expanded up to 10% or something, so that you
6 wouldn't even be changing anything. Because the
7 one thing I am concerned about is pyramid law,
8 pyramid law, pyramid law, we really need it.
9 Right now, you can put a 35-foot wall up right
10 in -- you know, six feet away from the fence and
11 that changes the character of a neighborhood and
12 it changes it really fast. And so if you can have
13 an accessory building and it's brand new, and its
14 like very tiny, but it goes up 2 1/2 stories, the
15 35 feet on that side and maybe less on the other,
16 it's not going to be what -- you know, what you
17 want and what the Village is like.

18 But parking, I was thinking about that in
19 terms of, you know, some communities have said no
20 more nightclubs. Or, you know, are we going to be
21 all restaurants, is that what you want? So there
22 could be -- if you have a store of any kind,
23 that's like -- it's hard to keep those, to keep
24 stores, and those are good for pedestrians,
25 because they're not dead during the day when the

1 restaurant might be closed. It makes for a lively
2 walking streetscape, and we may even -- you know,
3 it would be nice to have some stores or services
4 that were useful to people. So they -- you could
5 put that they only have to have -- you know, be
6 responsible for two or three parking spots or
7 something.

8 And I'm assume -- I found it very confusing,
9 also, but I'm imagining that 20 spots, if you're
10 built, you can't provide any parking, that you
11 could then not have a business that required more
12 than 20 spots, which makes sense in our dense
13 community. We might then be getting -- you know,
14 the smaller the better, because I still find it
15 unbelievable that Claudio's was able to double in
16 size, get rid of some of their parking, and have a
17 pizza place right there on lower Main Street that
18 opens -- rather than opening through their own
19 building. So, yeah, I think we could think about
20 things a little better in advance.

21 And a Code Committee would -- it would be
22 nice to have, or you guys have a working
23 committee. But, you know, it would be nice to be
24 able have back-and-forth dialogue, rather than I
25 wait around and then, you know, ask questions at

1 the end. And then there could be assignments and
2 people could go get -- do research on what's being
3 done in other communities. I think that would be
4 helpful, also.

5 And I totally agree with John about the
6 prices for the marina and the campground.

7 I'm wondering why I went by in December and
8 there were really expensive trailers with people
9 still hooked up and living in them. So does
10 anybody know why that is?

11 CLERK PIRILLO: Where? I'm sorry, where?

12 RANDY WADE: The camp -- McGann Campground.

13 CLERK PIRILLO: In December?

14 RANDY WADE: Uh-huh.

15 CLERK PIRILLO: There were not. There
16 was -- it's been closed.

17 RANDY WADE: Oh.

18 CLERK PIRILLO: There were not trailers in
19 December.

20 RANDY WADE: It must have been the end of
21 November. It was very recently that I was there.
22 Okay.

23 CLERK PIRILLO: The campground closed on the
24 31st.

25 RANDY WADE: Oh, of November?

1 CLERK PIRILLO: Thirtieth, I'm sorry.

2 RANDY WADE: Okay. I'm sorry, I'm so sorry.
3 Time collapses, I'm very sorry.

4 And I again would request that they all be
5 behind the woods entry ticket place, so that you
6 don't drive into the Village and it looks like a
7 trailer park. But thank you so much.

8 MAYOR HUBBARD: All right. Thank you.

9 MR. SWISKEY: William Swiskey, 184 Fifth
10 Street.

11 Were any resolutions passed at the special
12 meeting? It was a few days ago. If -- what were
13 they?

14 MAYOR HUBBARD: Yes, we -- the change order
15 for DeAl Concrete for additional work being done
16 on Fourth Street, and Madison and Kaplan Avenue.

17 And one for Corazzini Asphalt, which is
18 going to be put on hold until springtime for
19 additional costs, because when they laid it out,
20 they didn't calculate going from Kaplan Avenue up
21 to Fourth Avenue. That was not in the original
22 estimate and there was more work involved in it.

23 The third one that was voted on was the
24 movie contract. That was the three.

25 WILLIAM SWISKEY: Yeah. Well, on the first

1 two, what's the additional cost?

2 MAYOR HUBBARD: I don't have the number in
3 front of me now, Bill, I was --

4 ADMINISTRATOR PALLAS: I don't have it with
5 me either, I apologize.

6 MAYOR HUBBARD: It was
7 160-something-thousand for DeAl, I think.

8 ADMINISTRATOR PALLAS: Something like that.

9 MAYOR HUBBARD: And 120 for Corazzini, I
10 think 270 all together. I'm guessing, it's -- I
11 don't have the exact number in front of me now.

12 MR. SWISKEY: And that's borrowed money?

13 MAYOR HUBBARD: It's money that we had
14 bonded for, yes, it's going to be borrowed money.

15 MR. SWISKEY: All right. Thank you. And as
16 far as the movie, you know, when I saw these
17 people there and they were tying up the whole
18 downtown and half the IGA parking lot, and I
19 wondered who issued the permit, because I don't
20 remember this Board ever having the discussion or
21 approving it. So you approved their permit after
22 they started work?

23 MAYOR HUBBARD: We ratified. We had a
24 discussion in executive session. At our regular
25 meeting, we talked about that, because they had

1 come to us with the details seven days before they
2 were going to actually start shooting. So we
3 didn't have the time frame to go forward and go
4 through the normal procedure that we did. So we
5 discussed it there, then we ratified it at the
6 special meeting.

7 MR. SWISKEY: I don't remember the executive
8 session, because I don't remember -- I don't
9 recall that being mentioned as one of the things
10 that was going to be discussed, which you're
11 supposed to tell the public; am I right, Joe?

12 ATTORNEY PROKOP: Well, I think we discussed
13 it on --

14 MAYOR HUBBARD: I think it was going to be a
15 contract negotiation, I think is the wording I
16 used.

17 MR. SWISKEY: Well, how much did they pay us?

18 MAYOR HUBBARD: That's -- you could ask the
19 Village Attorney on that. Is that something that
20 needs to be FOIled, Joe?

21 MR. SWISKEY: Oh, come on.

22 MAYOR HUBBARD: Well, Bill, I've been being
23 hammered by people about this. That's all they
24 care about, how much money we got and where we're
25 going to spend it and what we're doing with it,

1 but it's part of a negotiation, so.

2 ATTORNEY PROKOP: If it's -- the contract's
3 already over?

4 WILLIAM SWISKEY: Yeah, the contract's over.

5 MAYOR HUBBARD: We voted on that at the
6 special meeting we had on Tuesday.

7 ATTORNEY PROKOP: Usually, the consideration
8 for contract is stated as part of the, you know,
9 the public discussion and the resolution. But you
10 could -- you could request a FOIL and we'll give
11 the permit, provide the permit that was issued.

12 MAYOR HUBBARD: Right, I mean, because
13 it's part of the minutes now, because we voted on
14 it at a regular meeting, right?

15 ATTORNEY PROKOP: Yeah. So you generally
16 consider -- when you vote on something either
17 receiving money or paying money, you generally
18 include the amount of money as the -- as part of
19 the resolution, but -- so that would be public.
20 But, in this case, it was part of an agreement.
21 You could just suggest a FOIL request as part --
22 for the agreement and then we'll get the --
23 Mr. Swiskey will get the information from that.

24 MR. SWISKEY: Every Trustee agrees with
25 that? I mean, this is an amount. Mary Bess, you

1 agree with that interpretation?

2 TRUSTEE PHILLIPS: No, but I'm only one vote
3 here. I feel that once we passed it and it's
4 public knowledge, I don't see any reason why --

5 MR. SWISKEY: Because, you know, the average
6 FOIL around here takes me a month to get.

7 CLERK PIRILLO: Oh, that's not true.

8 MR. SWISKEY: It does, and I can prove that.

9 ATTORNEY PROKOP: So when you -- under the
10 law, under the law -- I'm sorry.

11 TRUSTEE PHILLIPS: That's all right, Joe.

12 ATTORNEY PROKOP: Under the Open -- under
13 the Open Meetings Law, when -- when you vote on a
14 resolution, the resolution is supposed to be
15 available, or an agreement, it's supposed to be
16 available to the public. There's been a change in
17 the law, it's supposed to be available at the
18 meeting. So that's -- so, technically, it's a
19 public document at that time. And I don't know
20 that that that -- I don't think that that
21 particular document would be subject to FOIL,
22 because it's a resolution that you voted on that
23 is available at the meeting.

24 MAYOR HUBBARD: So they could just get the
25 minutes of that meeting and it will have the

1 dollar amount in there.

2 ATTORNEY PROKOP: Yes.

3 MR. SWISKEY: When can I expect the minutes
4 of that meeting to be published online?

5 ATTORNEY PROKOP: If they're not on now,
6 they will be available right away. If they're not
7 available now, they'll be available right away.

8 TRUSTEE PHILLIPS: It should be the
9 normal -- it's the normal time frame.

10 ATTORNEY PROKOP: Yeah, it's -- it's within
11 10 days. It's supposed to be available for the
12 public within 10 days.

13 MR. SWISKEY: Whew, that's unbelievable, a
14 simple question. I mean, these people tied up the
15 IGA. I for one spent \$150 in Southold that I
16 would have spent in Greenport IGA because that was
17 blocked up. I don't know how much money the IGA
18 probably lost.

19 MAYOR HUBBARD: I spent \$100 down there, I
20 had no problem getting to IGA.

21 MR. SWISKEY: Yeah. Well, I don't --

22 MAYOR HUBBARD: So, I mean --

23 WILLIAM SWISKEY: Yeah. Yeah, come on,
24 George. And, also --

25 MAYOR HUBBARD: No. Come on, Bill, be

1 honest.

2 TRUSTEE PHILLIPS: Bill --

3 MR. SWISKEY: Be honest? This is -- you
4 know, most municipalities, including East Hampton
5 and Southold, are considering just doing away with
6 having these movie shoots, because they're nothing
7 but trouble. What did it cost for police
8 protection? What did it cost the Town of
9 Southold?

10 MAYOR HUBBARD: They paid them. I don't
11 know how much they paid them. You'd have to ask
12 them. Go and ask the Supervisor that. They paid
13 for the police protection, they paid for the
14 motels, they filled up restaurants. They spent
15 \$9,000 on lunches to all their 175 cast members.

16 MR. SWISKEY: George, you're -- you're
17 trying to defend something that's undefendable,
18 but that's up to you.

19 MAYOR HUBBARD: No, I'm telling you facts,
20 Bill. I'm not trying to defend anybody, that's
21 the facts.

22 MR. SWISKEY: Well, show me -- well, what
23 was the facts? How much did the Village get?
24 That's a fact.

25 MAYOR HUBBARD: \$48,500.

1 MR. SWISKEY: \$48,500.

2 MAYOR HUBBARD: And that will be on Facebook
3 instantly, because everybody's bugging me, saying
4 put it on Facebook, and start another big fight.
5 That's why I refused to say it.

6 MR. SWISKEY: I don't even -- I don't even
7 put stuff on Facebook.

8 MAYOR HUBBARD: Okay?

9 WILLIAM SWISKEY: You want to start a fight,
10 George?

11 MAYOR HUBBARD: That's what -- that's a
12 fact, Bill.

13 WILLIAM SWISKEY: You want -- you want to
14 start a fight, George?

15 TRUSTEE PHILLIPS: Bill. Bill, okay, calm
16 down.

17 WILLIAM SWISKEY: No, no. No, no, he's --

18 TRUSTEE PHILLIPS: But let me say something,
19 okay.

20 MR. SWISKEY: Yeah. I asked a simple
21 question. I went through a bunch of B.S.

22 TRUSTEE PHILLIPS: You asked a simple
23 question, the Mayor has answered you, okay? But I
24 think what you need to understand, okay, is that
25 it wasn't just the Village that gained -- that was

1 paid for this. There was restaurants that they
2 used as movies, they received income. And the
3 Mayor's right, the movie company gave everyone --
4 every one of their employees a \$50 voucher to make
5 sure that they spent money in the Village. Okay,
6 yes, maybe we as residents were a little bit
7 inconvenienced, because we couldn't park right
8 next to IGA to walk in there, but, in all honesty,
9 Bill, I could get into IGA. Yeah, I had to walk a
10 little bit, okay, but I still -- still honored the
11 fact that I was going to shop in IGA in Greenport,
12 okay? So it's a matter of it was a benefit for
13 everyone, and the Village general -- general --
14 the general coffers got whatever the -- 48,500.

15 MR. SWISKEY: Well, why don't we take that
16 money and not charge 50 cents more at the
17 carousel, then?

18 (Laughter)

19 TRUSTEE ROBINS: Well, we have to go out and
20 solicit more film companies so that we don't have
21 to raise the carousel rates.

22 WILLIAM SWISKEY: Julia. Julia, the
23 carousel is a simple machine. When it needs
24 maintenance, it's not big maintenance. It's split
25 bearings. I know about this machine.

1 TRUSTEE PHILLIPS: Excuse me, Bill. Robert,
2 excuse me, but do you know what the total amount
3 that we've spent over the last years of doing
4 repairing? We repaired the doors when we had
5 the --

6 TREASURER BRANDT: I don't know the exact
7 number on the -- for the doors, but I believe it
8 was in the neighborhood of 36,000.

9 MR. SWISKEY: You didn't repair the doors,
10 you just made them simply inoperable, right, Paul?

11 TREASURER BRANDT: Excuse me, but we paid
12 for a service on the doors.

13 MR. SWISKEY: Are the doors operable or not?

14 ADMINISTRATOR PALLAS: Yes, they're
15 operable.

16 MR. SWISKEY: Yeah, by manually, right?
17 Because I can see motors are disconnected.

18 ADMINISTRATOR PALLAS: They're operable.
19 You asked me if they're operable, they're
20 operable.

21 MR. SWISKEY: But electrically or
22 mechanically?

23 ADMINISTRATOR PALLAS: Manually.

24 WILLIAM SWISKEY: Manual.

25 ADMINISTRATOR PALLAS: What's the

1 difference? They're able to be open.

2 WILLIAM SWISKEY: Well, you could have done
3 that yourself.

4 ADMINISTRATOR PALLAS: They weren't able to
5 be opened before the work was done.

6 MR. SWISKEY: That's funny, because Joey,
7 the welder, kept them running for years without a
8 problem.

9 TRUSTEE PHILLIPS: That's --

10 MR. SWISKEY: You went to the South
11 Side Agency, he disconnected all the --

12 ADMINISTRATOR PALLAS: Bill, the fact --
13 Bill, if I may, the fact is when I started here,
14 only three doors worked, that's a fact.

15 MR. SWISKEY: Only three doors? Well --

16 ADMINISTRATOR PALLAS: That's correct.

17 MR. SWISKEY: It seems to me that all the
18 doors worked when I left, and that was in 2008.

19 TRUSTEE PHILLIPS: And how many years ago
20 was that?

21 WILLIAM SWISKEY: That I know for a fact,
22 because we used to keep them working.

23 And you're talking -- people are talking
24 about increasing the wire size on what, Manhasset
25 Avenue? Well, you can put bigger hose on

1 Manhasset Avenue. Unless you put bigger hose on
2 Champlin Place and on Bridge Street and part of
3 Main Street, you ain't increasing the voltage down
4 at Sandy Beach. That's a simple -- electrical
5 engineer will tell you that. Perhaps you should
6 have somebody look into it. Plus, the --

7 ADMINISTRATOR PALLAS: Just so you're aware,
8 as I mentioned, this is in addition to the work
9 that's already scheduled, and those roads you
10 mentioned are included.

11 MR. SWISKEY: Including -- that would be
12 Champlin Place, then, but that's not in the
13 Village.

14 CLERK PIRILLO: Neither is Manhasset.

15 TRUSTEE ROBINS: There are customers on --

16 CLERK PIRILLO: Neither is Manhasset.

17 TRUSTEE PHILLIPS: They're in the -- they're
18 in the --

19 ADMINISTRATOR PALLAS: All the roads that
20 lead up to it are being reconducted.

21 WILLIAM SWISKEY: All right. And you might
22 look at the fuse on the -- your capacitors on --

23 ADMINISTRATOR PALLAS: You should be
24 addressing the Board.

25 MR. SWISKEY: -- Manhasset Avenue, one of

1 MAYOR HUBBARD: Motion carried. We're in
2 executive session. You got that, Bill?

3 MR. SWISKEY: Yeah, I got that, George.

4 MAYOR HUBBARD: Thank you.

5 (The Meeting was Adjourned to Executive
6 Session at 9:20 p.m.)

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