

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

VILLAGE OF GREENPORT  
COUNTY OF SUFFOLK : STATE OF NEW YORK  
-----x

BOARD OF TRUSTEES  
REGULAR SESSION

-----x

Third Street Firehouse  
August 25th, 2022  
7:00 P.M.

B E F O R E:

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

- JOSEPH PROKOP - VILLAGE ATTORNEY
- SYLVIA PIRILLO - VILLAGE CLERK
- PAUL PALLAS - VILLAGE ADMINISTRATOR

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

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

4 (Pledge of Allegiance)

5 MAYOR HUBBARD: Please remain standing for a  
6 moment of silence for Dolores Elise Angevine and  
7 Gregory G. Hallock.

8 (Moment of Silence)

9 MAYOR HUBBARD: Thank you. Okay. A couple  
10 of announcements:

11 Barbara Davidson has been to the Village of  
12 Greenport Historic Planning Commission.

13 Village Offices will be closed on  
14 September 5th, 2022 in celebration of Labor Day.  
15 Hard to believe that we're almost to Labor Day,  
16 but summer went by just like that.

17 We have Public Hearings:

18 *The public hearing regarding the Wetlands*  
19 *Permit Application submitted by Cole Environmental*  
20 *Services on behalf of Paula Casey for the property*  
21 *located at 20 Beach Street (aka Sandy Beach Road)*  
22 *remains open.*

23 Board have any discussion on that?

24 TRUSTEE PHILLIPS: I believe I asked Paul  
25 earlier what the situation was, and my

1 understanding is they're still dealing with  
2 contractors; is that right, Paul?

3 ADMINISTRATOR PALLAS: That's right, yes.

4 MAYOR HUBBARD: So we're just -- you haven't  
5 gotten the information back you needed on what  
6 they're doing, so it's just staying open.

7 ADMINISTRATOR PALLAS: Yeah. The  
8 engineer -- I had a conversation with the  
9 engineering firm that's dealing with it. There's  
10 a con -- not a conflict. There's a contractor  
11 that they -- the applicant was using, hasn't  
12 returned anybody's calls, so they were trying to  
13 find another contractor that could give them the  
14 information they need to finish the application.

15 MAYOR HUBBARD: Okay. So we'll just leave  
16 that on there until next month. Okay.

17 TRUSTEE PHILLIPS: I just want -- do we need  
18 to pass a resolution to keep this open?

19 MR. PROKOP: Yeah, I just -- I would ask --  
20 I would pass -- make a motion passing a resolution  
21 to adjourn this open until the September meeting.  
22 Adjourn this as an open public hearing until the  
23 September meeting.

24 MAYOR HUBBARD: Okay. I'll offer a motion  
25 to adjourn the public hearing until the September

1 meeting.

2 TRUSTEE MARTILOTTA: Second.

3 MAYOR HUBBARD: All in favor?

4 TRUSTEE ROBINS: Aye.

5 TRUSTEE MARTILOTTA: Aye.

6 TRUSTEE PHILLIPS: Aye.

7 TRUSTEE CLARKE: Aye.

8 MAYOR HUBBARD: Aye.

9 Opposed?

10 (No Response)

11 MAYOR HUBBARD: Motion carried.

12 Okay. The second one is the open public  
13 hearing that we had on Chapter 150 with the  
14 parking regulations and everything else. We're  
15 moving on to a different section that we're  
16 working on now, all part of Chapter 150 still.  
17 And everything that was noticed as this part of  
18 this public hearing no longer really applies. So  
19 I'm going to offer a motion now to close that  
20 public hearing.

21 TRUSTEE MARTILOTTA: Second.

22 MAYOR HUBBARD: Okay. I'll ask the Clerk to  
23 call the roll on that.

24 *(Roll Call by Clerk Pirillo)*

25 TRUSTEE ROBINS: Aye.

1 TRUSTEE MARTILOTTA: Aye.

2 TRUSTEE PHILLIPS: Aye.

3 TRUSTEE CLARKE: Aye.

4 MAYOR HUBBARD: Aye.

5 CLERK PIRILLO: Thank you.

6 MAYOR HUBBARD: Okay. So that public  
7 hearing is closed, that will no longer show up on  
8 the agenda.

9 We have a motion to schedule a new public  
10 hearing, what we've been working on over the last  
11 two months. So, you know, that will be up for a  
12 vote later, and then that will be on the agenda  
13 for next month.

14 Okay. Public to address the Board. Just  
15 name and address for the Transcriptionist for the  
16 record.

17 RENA WILHELM: Do I go up there?

18 MAYOR HUBBARD: Yeah, yeah, come on up front  
19 here.

20 RENA WILHELM: Rena Wilhelm, 129 Sterling  
21 Avenue. Okay. So I'm here to talk about the  
22 skate park. I just -- I might get really  
23 emotional, sorry.

24 I just want to thank the Members of the  
25 Board for even allowing me to take this project

1 on. You had no idea what I was even going to do,  
2 and to have that kind of faith in me to host this  
3 celebration really means everything.

4 Why I got involved? Mary Bess Phillips has  
5 an amazing Facebook page. There was a child, Dane  
6 Jensen, who asked his mom to take photographs of  
7 the park, which had some unfortunate graffiti and  
8 some cement that was crumbling. And this was his  
9 safe zone, his place to play, and he asked his mom  
10 for help. In turn, Diana, his mom posted on the  
11 page and my heart broke. And I'm a  
12 let's-get-it-done kind of person, and found some  
13 other people who were like what do we need to do  
14 to make this child, as well as all the other  
15 children who use that park, happy, and we started  
16 a crusade to fix the park.

17 And what started as a structural job really  
18 quickly turned into more of a community outreach  
19 effort when I saw how many kids loved the park,  
20 still love the park, and what they get out of it.

21 And one of the things that I want to do with  
22 my committee is to change the stigma that is all  
23 too often associated with skate parks, as if it's  
24 a place for kids to vandalize, hang out, shoot the  
25 breeze, nothing constructive, and it's really

1 anything but that. It is kids being able to  
2 socialize, meet new friends, all under the common  
3 ground of their love for skating.

4 Never have I ever seen a more inclusive  
5 group in my life. It's -- if you've ever seen  
6 America Ninja Warrior, that show, and these  
7 people, they're competing against each other, but  
8 they are rooting for everybody on their own team,  
9 they're rooting for everybody on the other teams.  
10 And that's what I saw hanging out at the skate  
11 park a few times, like kids teaching other kids  
12 moves, parents that were there teaching their  
13 children, as well as other children. It was  
14 everything that I could have ever hoped for a  
15 skate park in a community is what that skate park  
16 has, so we need a way to protect it.

17 So we ended up forming a non-for-profit  
18 group. We got that approval just this past March.  
19 And our mission isn't just to fix up the park,  
20 it's really to get kids outside, especially after  
21 COVID, get them to socialize again and get off  
22 their phones. It builds camaraderie. And, again,  
23 there's teaching options there, skills that can be  
24 learned and skills that can be passed on, and  
25 that's really what we're trying to enhance, as

1 well as create avenues through the entire skate  
2 culture, which encompasses music, art and fashion.

3 So we want to give kids avenues where they  
4 can pursue careers as well that aren't, you know,  
5 doctor, scientist or computer skills, but  
6 something even more creative. There's designs of  
7 skateboards, there's designs of clothing. There's  
8 so much that that culture can offer to kids, so  
9 that's part of our mission, as well as to open  
10 those doors for them.

11 So one of the other reasons I got involved  
12 was because, as a business owner, we're now in our  
13 12th year, and a full-time resident, I see that  
14 divide between local residents feeling that most  
15 of the attention goes towards the Business  
16 District. And I can see that sometimes, and I can  
17 relate to the locals, because I am one. I'm not a  
18 lifer, but I've been here long enough to see that  
19 our community is sometimes screaming out for  
20 things for them. And this was my way of sort of  
21 giving back and trying to bridge that gap that I  
22 see often between business owners maybe being like  
23 the bad guy, and I wanted to sort of like correct  
24 that a little bit.

25 So the best way I knew how to revive some



1 interest in the park was to bring back the passion  
2 that Mike and Michelle Bendik brought when they  
3 started the festival, I think it was back in 2008.  
4 Michelle has since past, but it was really  
5 important for all of us to carry her candle on  
6 the -- Mike and his children have -- they still  
7 come to the park and they don't even live in the  
8 area, just to -- just to skate and remember what  
9 it was like for them.

10 So what did the festival look like if you  
11 didn't see it? We had skaters coming in locally  
12 from Nassau, from the South Fork, from New York  
13 City all to skate the park, because we were  
14 offering a contest. We had over 100 vendors that  
15 included mostly makers. We had LGBTQ represented,  
16 we had drug recovery outreach represented,  
17 non-for-profits represented. We tried to be as  
18 inclusive as we could. We had eight live bands.  
19 And my favorite part, which was a mural contest  
20 with artists that came from New Jersey, New York  
21 City and Long Island. So it was really a showcase  
22 of the sport, music and art.

23 What did it look like besides the logistics?  
24 Everyone smiling, everyone laughing, everyone  
25 patting each other on the shoulder. I got hugs

1 from people I didn't even know thanking me for  
2 even having it. There was -- I had asked some of  
3 the vendors -- well, it was hotter than hell that  
4 day, and despite feeling like it was 120 degrees  
5 out, there were people who were still happy to be  
6 there. The vendors probably struggled a little  
7 bit, and when I did ask them for their feedback,  
8 one vendor said, "Well, it wasn't really such a  
9 great day for me, but my kids are skaters and it  
10 was the best festival that they have been to  
11 ever." So that was the kind of feedback that we  
12 were getting. There were tons of people who had  
13 grew up at the skate park, people who used to  
14 travel from the City, people who used to travel  
15 from Nassau all coming out for this celebration.

16 A friend of mine who is with the press, I'm  
17 just going to quote what she said. "I was telling  
18 everyone I knew how uplifting that event was.  
19 That was the true Greenport I remember." And  
20 regarding the community, she had said that they  
21 were finally recognized and celebrated, and it  
22 gave her hope.

23 So the festival in itself was a success in  
24 that, again, we wanted to attract families, we  
25 wanted to increase the awareness that the skate

1 park exists, and that it's a place, a safe space  
2 for people to come and with their kids and just --  
3 and have a good time, and something that's  
4 different than say the restaurants and the  
5 shopping. And, of course, Mitchell Park is  
6 absolutely stunning, but this was -- this was an  
7 opportunity to showcase another asset of Greenport  
8 Village, and in that respect, it was successful.

9 What wasn't so successful, the hard fact  
10 was, is that we only had one sponsor. This was  
11 supposed to be our biggest fundraiser, and we had  
12 one sponsor from Deborah Pittorino from  
13 Greenporter Hotel. So I want to just give her a  
14 little bit of a shout-out. And Stephen Karl from  
15 Douglas Elliman, who had a booth there, sold  
16 water, and gave all the proceeds to us. We did  
17 have plenty of people who came up to the table  
18 buying raffles and donating, also.

19 So even though it was a little discouraging,  
20 it was also towards the end of the year, when  
21 budgets had already been made, and grants had  
22 already been given out for sponsorship, that was a  
23 success for me, just in the feedback of people  
24 feeling like there was something for them, the  
25 people who live here, not the tourists.

1           So we can call the skate park an asset, but  
2           it's only an asset if we can project it as a safe  
3           space and a place that we can invite more people  
4           to come to for skating activities. And right now,  
5           I know that -- I don't know what goes into doing a  
6           Village budget, but I know the Village budget is  
7           small. And the last thing I want to do, if we're  
8           projecting something for the community, is to  
9           raise taxes for it. So we have to get a little  
10          creative, and what that may look like is getting  
11          government grants, skate grants, national grants.  
12          I'm already working with what was the Tony Hawk  
13          Foundation.

14                 So as long as we can sort of work together  
15          as our nonprofit with the Village, I think there's  
16          a way to sort of get the funds necessary to make  
17          that a really good destination for Greenport, and  
18          to put Greenport on the map for something other  
19          than it currently is.

20                 So I just kind of want to talk about maybe  
21          what opportunities that park could offer. Right  
22          now, I believe there's the train station that is  
23          currently under some form of construction. One of  
24          the biggest feedbacks I got from -- I guess,  
25          formal feedback I got from locals was how much of

1 a recreation destination they saw potential of the  
2 polo grounds being, and not just for skating. I  
3 know we have a skate rink that we put up in  
4 Mitchell Park, which sometimes isn't -- doesn't  
5 have the most advantageous weather conditions for  
6 keeping ice cold. Maybe that's something that  
7 ends up being over on Moores Lane, a skate park, a  
8 covered roller rink, pickleball courts, something  
9 for dogs, water fountain.

10 So that's just something, and, again, I  
11 don't know what goes into that. I'm sure that has  
12 to do with planning. But I've learned not to be  
13 the kind of person that just points fingers and  
14 says, "Well, this is what you should do, this is  
15 what you should do." I'm here to be a part of it  
16 and to help, and to come to work sessions, or  
17 whatever it is. If you feel that there's an  
18 avenue for this, I'm willing to work alongside the  
19 Board with that.

20 And as far as the other potential of linking  
21 perhaps the business to that area, I think we've  
22 talked ad nauseam about trollies and getting  
23 people to shuttle back and forth. Just one  
24 example. We had a girl named Lyla who came on a  
25 Friday, the day before the contest, to practice,

1 and her dad promised the other daughter that he  
2 would take her shopping. So she stayed with us.  
3 We were all working on the park, and she was  
4 skating, and then the father and the daughter  
5 walked from the park to the Village to go shopping  
6 and then walked back. And that's like another  
7 example of a way to -- not just for people who are  
8 already in the Village coming to shop and parking  
9 there, but people who are coming to the skate park  
10 to skate, and then having the opportunity, you  
11 know, to head into town. So I think it's worth a  
12 conversation and worth further development to,  
13 again, just make that more of an asset, give it as  
14 much importance as Mitchell Park has, you know, if  
15 that's possible.

16 The bottom line is that there needs to be  
17 something for kids to do. Mindy Ryan has done an  
18 amazing job at the roller rink, and that's a safe  
19 space where kids can go, hang out, be with their  
20 friends, there's music playing. But for kids who  
21 are too old for the Carousel, where are they  
22 going? What are they doing? There aren't even a  
23 lot of stores in town for kids. So I think that  
24 the opportunity to give our local children who  
25 are -- there are many growing up in our Village

1 now, give them something to do, would be  
2 beneficial to our community as a whole.

3 And I just want to thank Sylvia. Sorry.  
4 She was on top of everything. With the amount of  
5 work that she's got to do, she was available  
6 literally every day talking to me about what  
7 needed to be done, what T's needed to be crossed,  
8 what I's needed to be dotted. And I would not  
9 have been able to do it without you, so -- and,  
10 Paul, thank you also for your assistance. It was  
11 truly a group effort, and probably one of the best  
12 days I've had in Greenport in a very long time.  
13 So I just want to thank you and share that with  
14 you guys.

15 MAYOR HUBBARD: Okay. I'd like to thank you  
16 on behalf of the Village Board, everybody with the  
17 Village and the whole community for everything,  
18 the time that you and your whole committee put  
19 into there. And I'm glad that that was a success.  
20 And we look forward -- we have plans for Moores  
21 Lane, so we'll be talking about that. Once we get  
22 things more solidified, I'll be talking to you --

23 RENA WILHELM: Great.

24 MAYOR HUBBARD: -- about you joining in the  
25 group and helping out with that.

1 RENA WILHELM: Okay. I'd love to.

2 MAYOR HUBBARD: Okay.

3 RENA WILHELM: Okay. Thank you.

4 (Applause)

5 TRUSTEE ROBINS: I want to thank you as  
6 well. I was -- I really appreciate your passion.  
7 I know you wear both hats, you're a BID member,  
8 and, you know, you're doing this work at the skate  
9 park as well. I really commend you. I think --  
10 I'd love to see you come and speak to the BID  
11 about this as well. They should really recognize  
12 you for what you've done.

13 RENA WILHELM: Thank you.

14 TRUSTEE ROBINS: And, you know, I'm in, I'm  
15 totally in. So, you know, anything I can do to  
16 help you right now, too, please let me know.

17 RENA WILHELM: Thank you.

18 TRUSTEE ROBINS: I think your vision for the  
19 Village and for the utilization of that space over  
20 there is tremendous. And I've talked about it a  
21 number of times to the BID. They were never  
22 interested, but, you know, I think it's time, so.

23 RENA WILHELM: I do, too.

24 TRUSTEE ROBINS: Great job.

25 RENA WILHELM: Thank you.



1 TRUSTEE ROBINS: Thank you so much.

2 RENA WILHELM: Thank you. Thank you,  
3 everybody.

4 TRUSTEE CLARKE: I'm very proud of your  
5 work. Thank you.

6 TRUSTEE PHILLIPS: Thank you, Rena.

7 MAYOR HUBBARD: Okay. Anybody else wish to  
8 address the Board?

9 JOHN SALADINO: John -- excuse me. John  
10 Saladino, Sixth Street. I'm almost embarrassed to  
11 come up here and whine about the agenda after  
12 following Rena. You know, it's like following the  
13 Rolling Stones.

14 (Laughter)

15 JOHN SALADINO: I have one question about  
16 Resolution 14. It -- and for the people that  
17 don't have an agenda, it's the Village Board is  
18 going to declare itself Lead Agency for a Local  
19 Law, and the zoning of certain property -- it's  
20 going to change the zoning of certain properties  
21 from Waterfront Commercial to Commercial Retail,  
22 or Residential. I never heard Residential  
23 mentioned in all of the conversations you guys had  
24 about a zone change. Is there something you could  
25 share about that?

1           MAYOR HUBBARD: I was looking at a map at  
2 the work session and they showed me some  
3 properties that were Waterfront Commercial that  
4 are residential houses. And that night, I said  
5 all of that will have to be converted to  
6 residential, you know, if we're going to change  
7 the zone there. I talked about it last Thursday.

8           JOHN SALADINO: I'm sorry, George.

9           MAYOR HUBBARD: Yes.

10          JOHN SALADINO: Maybe I just didn't make the  
11 connection. So we're talking about houses like  
12 on -- I remember talking about Sterling --

13          MAYOR HUBBARD: Yes.

14          JOHN SALADINO: -- Avenue, but there are no  
15 houses in the Waterfront Commercial on Sterling.

16          MAYOR HUBBARD: Yes, there are

17          MR. PROKOP: Yes, there are.

18          TRUSTEE MARTILOTTA: There's like four.

19          MAYOR HUBBARD: On the north side of the  
20 street across from 123 Sterling, the first three  
21 houses there are all Waterfront Commercial and  
22 they're residential houses.

23          JOHN SALADINO: I thought you were talking  
24 about the boat slips on the other side.

25          MAYOR HUBBARD: No.

1           JOHN SALADINO: And so that would -- they  
2 would change those homes from Waterfront  
3 Commercial to Residential.

4           MAYOR HUBBARD: To R-2, because R-2 is all  
5 around there.

6           JOHN SALADINO: Which kind of makes sense.

7           MAYOR HUBBARD: There are several others  
8 that we looked through going through the map, and  
9 they'll all be identified with a chart that  
10 Mr. Pallas is making.

11           JOHN SALADINO: Okay. I guess I  
12 misunderstood, I apologize.

13           MAYOR HUBBARD: No, that's fine, because --

14           TRUSTEE PHILLIPS: John.

15           JOHN SALADINO: Yes.

16           TRUSTEE PHILLIPS: John, to be honest with  
17 you, I misunderstood, too, because I thought we  
18 were only dealing with the Commercial Business  
19 District and not the residential discussion. I  
20 thought that was getting tabled until --

21           JOHN SALADINO: I know we -- I know the  
22 Board had talked about Sterling Street, Avenue?

23           TRUSTEE CLARKE: Avenue.

24           TRUSTEE PHILLIPS: Avenue.

25           MAYOR HUBBARD: Sterling Avenue.

1           JOHN SALADINO: Sterling Avenue. I just  
2 didn't make the connection of the new house on the  
3 corner, or the Rose Cottage, or -- you know, I  
4 just didn't make that connection.

5           MAYOR HUBBARD: See, I didn't either until  
6 Peter showed me on the computer the houses that he  
7 was talking about and the discussion he had had  
8 with the Village Attorney and the Village  
9 Administrator. And he showed me the map and the  
10 white and the three houses coming down there. And  
11 so then after that, I went and looked at the  
12 overall map and there are several other houses  
13 that are in Waterfront Commercial that are  
14 landlocked that will become residential, if this  
15 all goes through. This is all --

16           JOHN SALADINO: I understand, I understand  
17 the rest of it.

18           MAYOR HUBBARD: You know.

19           JOHN SALADINO: And if I could just expand  
20 on that. The properties that aren't landlocked  
21 that are residential that are in the Waterfront  
22 Commercial, they're like outliers or --

23           MAYOR HUBBARD: Yeah, they just stay as  
24 residential properties, but they're zoned in --

25           TRUSTEE PHILLIPS: Nonconforming.

1           MAYOR HUBBARD: They're -- the intention of  
2 what everybody wanted was to take any landlocked  
3 properties away from Waterfront Commercial, was  
4 what the Trustees had proposed, so we just looked  
5 at that. Yes, there's others down Sterling Street  
6 that are Waterfront Commercial, but are  
7 residential properties.

8           JOHN SALADINO: And Atlantic Avenue?

9           MAYOR HUBBARD: Yep.

10          JOHN SALADINO: But -- okay. I'm sure  
11 you -- I'm sure you guys will work it out.

12          TRUSTEE PHILLIPS: They're on -- never mind.  
13 We'll get to it when we get to the resolution,  
14 John, to my comments, okay?

15          JOHN SALADINO: Okay, okay. I -- the next,  
16 the next question I might have is maybe in the  
17 abstract.

18                I listened to the Board and a few members  
19 about, you know, certain properties that can be --  
20 can become mixed use in the Commercial Retail, and  
21 they can become mixed use on Front Street, you  
22 know, build apartments above it and stuff. And  
23 for the people that don't know, that's as-of-right  
24 now. I mean, as-of-right, you can do that now. I  
25 don't know why you have to enact a code change to

1 do that.

2 But my question is, what demographic are we  
3 looking to serve if the intention might be to  
4 build above the Gusmar building? What -- who are  
5 we looking to serve? What resident in the Village  
6 are we looking to serve by creating apartments  
7 above that for someone to live in? It's certainly  
8 not affordable. It's not going to be affordable  
9 housing, it's just going to increase density. So  
10 I'm kind of wondering who we're -- who we're  
11 looking to allow these merchants to build, perhaps  
12 more than two apartments, because if they build  
13 two, it's as-of-right. If they want to build  
14 three, it becomes -- it becomes a multi-family  
15 dwelling, and then it becomes a different issue.

16 Who exactly in the Village is this Board  
17 looking to create those apartments for? I'm just  
18 kind of curious, because me, personally, if  
19 there's an apartment on Front Street directly  
20 across the street from the most prominent landmark  
21 in Greenport, the Carousel and the Marina, and it  
22 has a water view on Front Street on a second  
23 floor, if I owned the building, I wouldn't be  
24 renting it for \$1200 a month. It's not a guy that  
25 needs an apartment to work here that could afford

1 that apartment.

2 So I'm just curious, whoever -- whoever  
3 proposed it, what -- if you would share with me  
4 what's in your mind about that. Who are we  
5 looking to serve by creating those apartments?

6 TRUSTEE CLARKE: I could speak to that.

7 MAYOR HUBBARD: Sure, yeah.

8 JOHN SALADINO: Can I stay?

9 TRUSTEE CLARKE: When I first started my run  
10 to be Trustee and thought about the things that I  
11 was interested in, one of them was increase  
12 density and development in the Business District.

13 You're right. Well, we have apartments on  
14 Front Street now on the north side in several  
15 buildings. Some house families that are in a  
16 demographic of working people that work and live  
17 here. Then there are others that are serving a  
18 demographic of a weekender or a City resident,  
19 because they've renovated it and changed the rent  
20 structure.

21 In my opinion, if the ability to develop and  
22 create housing in that area of the Commercial  
23 Retail District occurs, I think it would be in the  
24 Board's interest, and it's my opinion, that the  
25 way we would handle that development would be a

1 mix; that we understand that for people to want to  
2 develop property and invest, they're going to look  
3 for market rate for some of the units,  
4 particularly if that unit looked across, as you  
5 said, the most prominent feature of the Village  
6 and a water view. But perhaps we would be able to  
7 craft a way to balance that market construction  
8 with construction that would also afford for  
9 additional housing for working people and  
10 workforce housing that would increase within the  
11 Village. That's my opinion.

12 JOHN SALADINO: Well, Peter, in a perfect  
13 world, I would say that's great. But aside  
14 from -- aside from -- aside from the desire to  
15 create this for workforce housing and stuff, the  
16 reality of the situation is that -- is that right  
17 now construction costs -- and I'm -- I just got  
18 a -- I got a price 7 months ago and it was \$550 a  
19 square foot to do construction. I imagine for  
20 those buildings now, it's probably the same. So  
21 to build two or three or 4,000 square feet of  
22 residential housing would be a considerable amount  
23 of money for a landlord to lay out, and then I'm  
24 not -- I'm just not sure what kind of incentive  
25 you guys can offer a landlord to do that. I just



1 don't know.

2 As a former landlord and stuff, you would  
3 have to make me a pretty sweet deal, I mean, for  
4 me to lay out a lot of money and not be able to  
5 recoup my money. So I'm just curious. I'm not  
6 opposed to it, don't get me wrong, I'm not opposed  
7 to it, I just -- it just sounds to me like -- the  
8 person that proposed it is now running for office  
9 now, so I don't want to say it's like a campaign  
10 promise, you know, but that's what it sounds like.  
11 It sounds like, yeah, you know, we'll lower your  
12 taxes, but there's never a second sentence. Yeah,  
13 we'll put affordable housing over the Gusmar  
14 building, but there's never the second sentence  
15 about how we're going to do it, you know, and I'm  
16 just curious how we're going to do it.

17 TRUSTEE ROBINS: Well, if you're asking me,  
18 I think that I understand the --

19 JOHN SALADINO: Well, I'm asking the Board  
20 in general. If you just answer, I'll be glad to  
21 listen.

22 TRUSTEE ROBINS: You know, the need for  
23 housing exists in the Village. You know, even if  
24 we're not talking about affordable housing, if  
25 people want to create it -- you know, I think

1       you're getting into a little bit of a danger zone,  
2       if you will, when you say what demographic we want  
3       in there. You know, in the real estate world,  
4       that would probably be a no-no to say that  
5       demographic we normally --

6               JOHN SALADINO: Well, let me explain myself.  
7       By demographic -- to me, the demographic means,  
8       are talking about investment property, or are you  
9       talking about workforce housing?

10              TRUSTEE ROBINS: I don't think that --

11              JOHN SALADINO: Just let -- just let me say  
12       it so nobody's confused.

13              TRUSTEE ROBINS: I don't think we as a  
14       Board, in terms of approving that creation of that  
15       housing, have to define that, whether it's  
16       workforce housing or not. We agreed not to put  
17       that qualifier on it right now of affordable.

18              JOHN SALADINO: Then what would be your  
19       motivation to increase density and provide housing  
20       for people in Greenport, when the big complaint  
21       that I hear from a lot of people, well, especially  
22       a lot of people on this Board, is that  
23       investments -- investors are coming, they're  
24       buying up property, and people can't afford to  
25       live here anymore. I just don't understand why

1 make it more convenient for some up-Island  
2 investor to come here and take up more space.  
3 If that's what you're looking to prevent, why, why  
4 give them the opportunity? If anything, you  
5 should be discouraging that kind of development.

6 And, again, I apologize. If I used the  
7 wrong word when I said what demographic are you  
8 looking for, I didn't mean -- what I meant was  
9 what kind of housing are you looking for? Are you  
10 looking if investment people? Are you looking for  
11 Airbnb people that are looking to build Airbnbs,  
12 or short-term rentals, or workforce housing?

13 I'm not sure why workforce housing all of a  
14 sudden became like taboo in these discussions  
15 here. I mean, we haven't used it, and I'm kind of  
16 curious why we don't say that anymore, if that's  
17 what you mean, you know. But --

18 TRUSTEE PHILLIPS: John. John.

19 JOHN SALADINO: I would just -- I would just  
20 caution. We get caught -- I see it all the time,  
21 and I'm sure -- and if I see it, I'm sure you guys  
22 see it. Someone buys a house, they have  
23 intentions of living there, or their mom is going  
24 to live in the second apartment, and it never  
25 turns out that way. It never -- I'm on the Zoning

1 Board, you guys know that, and we see it all the  
2 time. "Yeah, we want to build this house and put  
3 two apartments in it. I have a big family and  
4 they're going to come and they're going to live  
5 here," and it never happens. It winds up on Vrbo.  
6 And I just -- I'm just curious, like --

7 TRUSTEE PHILLIPS: John, can I just go back  
8 to the basics? Because the original reason that I  
9 suggested and have discussed -- have discussed  
10 changing certain buildings in the Downtown  
11 Business District away from Waterfront Commercial  
12 was to deal with the issues that the Planning  
13 Board and the Zoning Board were having with those  
14 particular properties being in Waterfront  
15 Commercial, falling under conditional uses,  
16 instead of having a clear use of what those  
17 properties could be for.

18 I think that what's happened here is because  
19 we were throwing out so many ideas, and that's how  
20 the discussions have been going, that, yes, some  
21 of those pieces that are already in that  
22 Waterfront Commercial that really don't fit  
23 Waterfront Commercial in the Downtown Business  
24 District, okay? That's the area that I was  
25 concentrating on first, because I think that's the

1 area that the Planning Board and the ZBA have  
2 difficulty when a shop wants to go in there and it  
3 wants to be a shop, but it has to jump through  
4 hoops for the Waterfront Commercial. And  
5 that's --

6 JOHN SALADINO: I totally understand that.

7 TRUSTEE PHILLIPS: Okay. That's where I'm  
8 coming from, okay?

9 JOHN SALADINO: No, I totally understand.  
10 And I'm actually in favor of separating or moving  
11 certain properties into the Commercial Retail  
12 District, which, in my opinion, they always  
13 belonged in.

14 But -- and as far as the Waterfront  
15 Commercial, I trust you guys, you'll work it out,  
16 what's permitted, what's conditional, I trust you  
17 guys to do that. But some of the stuff, some of  
18 the stuff slips through the cracks, and what's  
19 well intentioned tonight -- well, not tonight.  
20 What's well intentioned in the -- in the proposed  
21 legislation becomes like, "Oh, man, we don't want  
22 to do that." You know, and then you're kind of  
23 stuck with it, unless -- the other thing we all  
24 know is that -- and I don't want to insult  
25 anybody.

1           We all know that developers see things  
2 differently than we do. We look at things and we  
3 say, "Yeah, I believe you, you know, I believe  
4 you. I think this is good, I think this will work  
5 out." Developers, builders, they don't think --  
6 investment people, they don't think like that.  
7 They don't think like that, and we all know that.  
8 And so to open the door to this kind of increased  
9 density without specifically spelling out who we  
10 want -- who we would like, who you would like to  
11 do that for, or not to increase density without  
12 accessory use to support it, I just think -- I  
13 just think it takes more than just, "Yeah, let's  
14 do it. We have a problem, let's just do it." I  
15 think there's more to it than that, I just -- I  
16 think --

17           TRUSTEE PHILLIPS: I don't disagree with  
18 you. That's why I feel -- and I felt and I  
19 expressed at the work session that you need to --  
20 when you're doing this discussion, we need to  
21 discuss the uses, because that's -- that's the  
22 basis for what Planning Board and Zoning Board  
23 need to go about by.

24           And you're kind of confirming what I have  
25 been saying all along. And I do understand that

1 along Front Street, yes, they already as-of-right  
2 can put a second story on and put apartments in.  
3 But perhaps what you're saying is that -- I know  
4 that there's a ZBA determination that was made at  
5 some point dealing with apartments, that we need  
6 to figure out at some point how many should be  
7 allowed to be upstairs, you know.

8 JOHN SALADINO: Well, that's strictly a  
9 legislative thing.

10 TRUSTEE PHILLIPS: Right, that's  
11 legislative, that's right.

12 JOHN SALADINO: You guys legislate. You  
13 could decide there could be --

14 TRUSTEE PHILLIPS: Right.

15 JOHN SALADINO: You could have seven stories  
16 and 100 apartments. The ZBA just followed the  
17 law --

18 TRUSTEE PHILLIPS: Right. No, I --

19 JOHN SALADINO: -- and made the  
20 interpretation, so --

21 TRUSTEE PHILLIPS: But what I'm saying is,  
22 is that was the original intent, was to -- because  
23 those Boards are -- we're the policy-makers and  
24 they're struggling. You yourself have said  
25 you've -- I've seen it over the years -- struggled

1 with certain properties that keep coming before,  
2 that, really, if they had been changed to a  
3 different zone, Commercial Retail, that poor  
4 investor or poor store owner wouldn't have had to  
5 jump through as many hoops as they jumped, or the  
6 Planning Board wouldn't have been tossing ideas  
7 out that just completely confused the poor  
8 property owner, or it ended up being everybody's  
9 confused and nobody knows, and then we --

10 JOHN SALADINO: Well, the code was -- the  
11 code was clear --

12 TRUSTEE PHILLIPS: Right.

13 JOHN SALADINO: -- changed and clear, and  
14 then the property owner, before the investor,  
15 before he bought the property, could have did his  
16 due diligence --

17 TRUSTEE PHILLIPS: That's right.

18 JOHN SALADINO: -- and then not have to come  
19 before the Zoning Board.

20 TRUSTEE PHILLIPS: Right.

21 JOHN SALADINO: The only complaint the  
22 Zoning Board has made over the last four or five  
23 years is about parking --

24 TRUSTEE PHILLIPS: Well --

25 JOHN SALADINO: -- and you guys just shut



1 the public hearing down. So that's all I'll say  
2 about that. But I was just confused about -- I  
3 was confused about this. I'm sorry, I didn't -- I  
4 didn't put those three properties together on  
5 Sterling with the thing.

6 And as far as the other thing, I think it's  
7 just something, something you have to look at.  
8 Thank you. Thanks for listening.

9 MAYOR HUBBARD: Thank you.

10 MS. ALLEN: Chatty Allen, Third Street.  
11 Back when you had the public hearings on  
12 short-term rentals, I spoke each time and kept  
13 saying, "Please make them owner-occupied or  
14 year-round resident only." There's twofold to  
15 that. It keeps housing on the market, and it's  
16 oversight. And they can Airbnb the other  
17 apartment every week, which they basically can do  
18 right now. If it's not owner or year-round tenant  
19 occupied, they're only supposed to be allowed to  
20 do "X" amount of times a year. We all know that's  
21 not happening. They're in violation, but it's  
22 hard to catch it. You know, you would literally  
23 have to have someone being on the -- online  
24 watching these places every single time.

25 All I keep hearing is lack of places to

1 live. Well, when the short-term rental law went  
2 into place with those stipulations, and then COVID  
3 hit, people came out here and started buying up  
4 homes, converting them or fixing them to  
5 two-families, and they Airbnb both of them. I  
6 know many people that had to vacate where they  
7 were living, because their home where they had  
8 been living was sold, and there's -- they couldn't  
9 find another place to live.

10 I strongly feel you need to change the law  
11 back to -- you want to put some housing back on  
12 the market, that's a way to do it. The owners can  
13 still Airbnb the other apartment, making money  
14 every week if they want. But I see too many  
15 homes -- I mean, I grew up here, and I drive  
16 around and look at these homes, that it's like,  
17 no, they're not locals, no, no, no locals there,  
18 no, Airbnb, no, no, no, all short-term rentals.

19 And then you also have the problem with  
20 short-term rentals. No one's there to oversee  
21 what's going on. If someone is living in one of  
22 the apartments, you have an automatic built-in  
23 catch system.

24 It's been a bone of contention with me this  
25 whole time, and now to hear wanting to add more

1 housing in the Business District, where are these  
2 people going to park? There's people that live  
3 there right now that have a hard time finding a  
4 place to park. I mean, I know one person in  
5 particular who feels because she's above a store,  
6 she is exempt to any of the parking rules. You  
7 know, I haven't heard that mentioned. You start  
8 adding more living space down there, you're adding  
9 more vehicles, and we have limited space as it is.

10 You know, I'm not opposed to it, believe me,  
11 I live above a business. And there's times that  
12 people don't -- you know, they think -- they see  
13 an open spot and they pull in. You come home from  
14 somewhere, you're tired, and you can't pull into  
15 your parking spot, and then you can't find one  
16 anywhere. You know, I know what a pain it is.

17 But to add more to that, and I also -- as  
18 far as parking goes, and it's been batted around  
19 about putting meters back in again. I personally  
20 feel it should go back to what it used to be from  
21 like South Street down to Claudio's, Front Street  
22 from Main to Third, and maybe just on First Street  
23 from Front to Adams. Just, you know, start with  
24 that and see. I mean, we used to have it behind  
25 Adams, you had it like along IGA on both -- you

1 know, then on South Street. But just start with  
2 some, and that also brings in revenue, and it  
3 turns over. So if someone doesn't want to have to  
4 pay to park, there are plenty of, you know,  
5 municipal parking lots, but it does do a turnover,  
6 you know. And then maybe the people that are  
7 working in the Business District, you know, will  
8 park somewhere else, instead of taking up spots.  
9 But, you know, you need the turnover.

10 And, honestly, I think it's the locals that  
11 have the hardest time with this parking, whereas  
12 someone that's coming out here, first of all,  
13 they'll park illegally, because for them, the  
14 ticket, drop in the bucket for what, you know,  
15 they're going to spend here anyway. So they'll  
16 stay in a spot all day long, you know, or they go  
17 into the residential areas and walk. You know,  
18 the parking doesn't seem to phase a lot of the  
19 tourists that are coming in.

20 And I know this is, you know, a sore issue,  
21 because it's a hard one to solve, but, yet, there  
22 could be steps to be made. I know when the meters  
23 were first taken out, the Business District was  
24 the ones that didn't want them there. I remember  
25 those hearings, you know, and they got removed.

1           It's also easier with our -- I can't even  
2 think of what he's called. Our traffic officer.  
3 It's easier to walk past to check, just check a  
4 meter than it is to chalk tires with the timed  
5 parking and everything. I mean, I feel bad, I  
6 mean, it's a large area. People don't realize the  
7 large area that he has to walk to check all of  
8 these, you know. And then they get called, you  
9 know, down Fifth Street, you know, you have  
10 problems there, so he has to go down there to  
11 solve something. But these are a way, you know,  
12 to try and alleviate it.

13           And I know it was just brought up online  
14 again about a parking garage. Someone suggested  
15 putting one in the Adams Street parking lot where  
16 the Op Shop is, and I'm like, are you freaking  
17 kidding me? No. I've always said, if you're  
18 going to put one in, turn off of Adams here, that  
19 first parking lot, you know. The only thing you  
20 might have to do is trim some trees. It's out of  
21 sight, but I understand how costly that is.

22           You know, but at some point -- you know,  
23 people are like, "Oh, for a couple of months."  
24 Each year the season gets longer and longer. You  
25 have a nice winter, they're out here every

1 weekend. You know, they're out on the vacations.  
2 You know, so I know it's not an easy thing to, you  
3 know, bite the bullet on.

4 And as far as a trolley goes, I can just  
5 give you a -- back when the Maritime Festival  
6 first started, they used to have a shuttle from  
7 Moores Lane, and they used to drop off, I believe,  
8 down by the railroad, or the ferry, or somewhere.  
9 I forget where it was. I just know it was a pain  
10 in that big bus. Saturdays it would get used off  
11 and on.

12 Since I was involved with Maritime with the  
13 school and the kids, I spent the day Saturday in  
14 town with all of that, with the parade and  
15 everything, and on Sundays I would do the shuttle.  
16 Well, guess what, I would end up reading a  
17 whole -- an entire book, because I had nobody on  
18 Sundays, yet cars would be parked all the way down  
19 the end of Fourth, Fifth, Sixth, all these -- you  
20 know, you can't force someone to take  
21 transportation.

22 So that's one that, you know, is it worth  
23 the investment of getting a trolley and paying  
24 somebody, you know, to have them park up at Moores  
25 Lane? But that's, you know, just food for

1 thought, that I did it for many years with  
2 Maritime, and then they ended up getting rid of  
3 the shuttle, because it wasn't, you know, being  
4 utilized. So, but, you know.

5 And the other thing I want to say is I am  
6 dead set against a hotel going on the corner of  
7 Front and Main. It has nothing to do with it  
8 being a hotel. It has to do with the location.  
9 You're talking a tiny side road that you usually  
10 get one car through, and the three-way  
11 intersection there. I think it's a dangerous  
12 area, and if they develop like they developed  
13 Sound View, it will be a nightmare. And I  
14 really -- I pray that this is dead in the water,  
15 that it does not go through, because I think  
16 that's one of the worst things we can do for our  
17 Downtown District. Thank you.

18 MAYOR HUBBARD: Thank you. Anybody else  
19 wish to address the Board?

20 (No Response)

21 MAYOR HUBBARD: Okay. We'll move on to the  
22 regular agenda. Resolution -- excuse me.

23 *RESOLUTION #08-2022-1, RESOLUTION adopting the*  
24 *August, 2022 agenda as printed.* So moved.

25 TRUSTEE MARTILOTTA: Second.

1 MAYOR HUBBARD: All in favor?

2 TRUSTEE ROBINS: Aye.

3 TRUSTEE MARTILOTTA: Aye.

4 TRUSTEE PHILLIPS: Aye.

5 TRUSTEE CLARKE: Aye.

6 MAYOR HUBBARD: Aye.

7 Opposed?

8 (No Response)

9 MAYOR HUBBARD: Motion carried.

10 Trustee Robins.

11 TRUSTEE ROBINS: *RESOLUTION #08-2022-2,*  
12 *RESOLUTION accepting the monthly reports of the*  
13 *Greenport Fire Department, Village Administrator,*  
14 *Village Treasurer, Village Clerk, Village*  
15 *Attorney, Mayor and Board of Trustees. So moved.*

16 TRUSTEE MARTILOTTA: Second.

17 MAYOR HUBBARD: All in favor?

18 TRUSTEE ROBINS: Aye.

19 TRUSTEE MARTILOTTA: Aye.

20 TRUSTEE PHILLIPS: Aye.

21 TRUSTEE CLARKE: Aye.

22 MAYOR HUBBARD: Aye.

23 Opposed?

24 (No Response)

25 MAYOR HUBBARD: Motion carried.



1 TRUSTEE MARTILOTTA: *RESOLUTION #08-2022-3,*  
2 *RESOLUTION ratifying the following*  
3 *resolution previously approved by the Board of*  
4 *Trustees at the Special Meeting held on August 4th,*  
5 *2022:*

6 *The hiring of Tina Zilnicki as a full-time*  
7 *Secretary/Clerk of the Boards for the Village of*  
8 *Greenport, at a pay rate of \$19.00 per hour,*  
9 *effective August 8th, 2022. All health insurance*  
10 *and other full-time employment benefit provisions*  
11 *specified in the current contract between the*  
12 *Village of Greenport and CSEA Local 1000 apply to*  
13 *this hiring, as does the standard twenty-six week*  
14 *Suffolk County Civil Service probationary period.*

15 So moved.

16 TRUSTEE PHILLIPS: Second.

17 MAYOR HUBBARD: All in favor?

18 TRUSTEE ROBINS: Aye.

19 TRUSTEE MARTILOTTA: Aye.

20 TRUSTEE PHILLIPS: Aye.

21 TRUSTEE CLARKE: Aye.

22 MAYOR HUBBARD: Aye.

23 Opposed?

24 (No Response)

25 MAYOR HUBBARD: Motion carried.

1 TRUSTEE PHILLIPS: *RESOLUTION #08-2022-04,*  
2 *RESOLUTION ratifying the following*  
3 *resolutions previously approved by the Board of*  
4 *Trustees at the Work Session Meeting held on*  
5 *August 18th, 2022:*

6 *RESOLUTION approving the issuance of a*  
7 *manual check made payable to McMann-Price Agency,*  
8 *Inc. in the amount of \$82,840.46, as payment for*  
9 *the attached invoices for insurance coverage for*  
10 *the Village of Greenport Fire Department, and*  
11 *authorizing Mayor Hubbard to sign the Manual Check*  
12 *Request, and*

13 *RESOLUTION approving the issuance of a*  
14 *manual check made payable to the Philadelphia*  
15 *Insurance Companies in the amount of \$300.00, as*  
16 *payment for the attached invoice for the insurance*  
17 *coverage for the Village of Greenport Fire*  
18 *Department Juniors and Ladies Auxiliary, and*  
19 *authorizing Mayor Hubbard to sign the Manual Check*  
20 *Request. So moved.*

21 TRUSTEE CLARKE: Second.

22 TRUSTEE ROBINS: Second.

23 MAYOR HUBBARD: All in favor?

24 TRUSTEE ROBINS: Aye.

25 TRUSTEE MARTILOTTA: Aye.

1 TRUSTEE PHILLIPS: Aye.

2 TRUSTEE CLARKE: Aye.

3 MAYOR HUBBARD: Aye.

4 Opposed?

5 (No Response)

6 MAYOR HUBBARD: Motion carried.

7 TRUSTEE CLARKE: *RESOLUTION #08-2022-5,*  
8 *Ratifying the attendance of Chad Osmer at "B Stick*  
9 *Training and Road Test" Commercial Driving License*  
10 *lessons conducted by Commercial Driver Training,*  
11 *Incorporated in West Babylon, New York; all*  
12 *travel -- with all travel and mileage expenses to*  
13 *be reimbursed in accordance with the Village of*  
14 *Greenport Travel Policy. So moved.*

15 TRUSTEE ROBINS: Second.

16 MAYOR HUBBARD: All in favor?

17 TRUSTEE ROBINS: Aye.

18 TRUSTEE MARTILOTTA: Aye.

19 TRUSTEE PHILLIPS: Aye.

20 TRUSTEE CLARKE: Aye.

21 MAYOR HUBBARD: Aye.

22 Opposed?

23 (No Response)

24 MAYOR HUBBARD: Motion carried.

25 TRUSTEE ROBINS: *RESOLUTION #08-2022-6,*

1        *RESOLUTION authorizing the issuance of a Request*  
2        *for Proposals for the testing of outdoor and*  
3        *indoor relays and circuit breakers at the*  
4        *sub-station at the Village of Greenport Power*  
5        *Plant, and directing Clerk Pirillo to notice the*  
6        *Request for Proposals accordingly. So moved.*

7                TRUSTEE MARTILOTTA: Second.

8                MAYOR HUBBARD: All in favor?

9                TRUSTEE ROBINS: Aye.

10               TRUSTEE MARTILOTTA: Aye.

11               TRUSTEE PHILLIPS: Aye.

12               TRUSTEE CLARKE: Aye.

13               MAYOR HUBBARD: Aye.

14               Opposed?

15

16                                (No Response)

17                MAYOR HUBBARD: Motion carried.

18                TRUSTEE MARTILOTTA: *RESOLUTION #08-2022-7,*  
19        *RESOLUTION authorizing Treasurer Brandt to perform*  
20        *attached Budget Amendment #5113 to fund the*  
21        *purchase of 28 water meters and meter accessories,*  
22        *and directing that Budget Amendment #5113 be*  
23        *included as part of the formal meeting minutes of*  
24        *the August 25th, 2022 Regular Meeting of the Board*  
25        *of Trustees. So moved.*

1 TRUSTEE PHILLIPS: Second.

2 MAYOR HUBBARD: All in favor?

3 TRUSTEE ROBINS: Aye.

4 TRUSTEE MARTILOTTA: Aye.

5 TRUSTEE PHILLIPS: Aye.

6 TRUSTEE CLARKE: Aye.

7 MAYOR HUBBARD: Aye.

8 Opposed?

9 (No Response)

10 MAYOR HUBBARD: Motion carried.

11 TRUSTEE PHILLIPS: *RESOLUTION #08-2022-8,*  
12 *RESOLUTION authorizing Treasurer Brandt to perform*  
13 *the attached Budget Amendment #5117 to fund the*  
14 *pump repair at the Manor Place Pump Station, and*  
15 *directing that Budget Amendment #5117 be included*  
16 *as part of the formal meeting minutes of the*  
17 *August 25, 2022 Regular Meeting of the Board of*  
18 *Trustees. So moved.*

19 TRUSTEE CLARKE: Second.

20 MAYOR HUBBARD: All in favor?

21 TRUSTEE ROBINS: Aye.

22 TRUSTEE MARTILOTTA: Aye.

23 TRUSTEE PHILLIPS: Aye.

24 TRUSTEE CLARKE: Aye.

25 MAYOR HUBBARD: Aye.

1 Opposed?

2 (No Response)

3 MAYOR HUBBARD: Motion carried.

4 TRUSTEE CLARKE: *RESOLUTION #08-2022-9,*  
5 *Authorizing Treasurer Brandt to perform attached*  
6 *Budget Amendment #5118 to fund the pump rental at*  
7 *the Central Pump Station, and directing that*  
8 *Budget Amendment #5118 be included as part of the*  
9 *formal meeting minutes of August 25th, 2022*  
10 *Regular Meeting of the Board of Trustees. So moved.*

11 TRUSTEE ROBINS: Second.

12 MAYOR HUBBARD: All in favor?

13 TRUSTEE ROBINS: Aye.

14 TRUSTEE MARTILOTTA: Aye.

15 TRUSTEE PHILLIPS: Aye.

16 TRUSTEE CLARKE: Aye.

17 MAYOR HUBBARD: Aye.

18 Opposed?

19 (No Response)

20 MAYOR HUBBARD: Motion carried.

21 TRUSTEE ROBINS: *RESOLUTION #08-2022-10,*  
22 *RESOLUTION approving the Public Assembly Permit*  
23 *Application submitted by Brian Toussaint on behalf*  
24 *of the Greenport Union School -- Free School*  
25 *District for a use of unspecified (correction:*

1 *specified) Village streets from 4:30 p.m. to*  
2 *6:30 p.m. on September 30th, 2022 for the annual*  
3 *Greenport High School Homecoming Parade. So*  
4 *moved.*

5 TRUSTEE MARTILOTTA: Second.

6 MAYOR HUBBARD: All in favor?

7 TRUSTEE ROBINS: Aye.

8 TRUSTEE MARTILOTTA: Aye.

9 TRUSTEE PHILLIPS: Aye.

10 TRUSTEE CLARKE: Aye.

11 MAYOR HUBBARD: Aye.

12 Opposed?

13 (No Response)

14 MAYOR HUBBARD: Motion carried.

15 TRUSTEE MARTILOTTA: *RESOLUTION #08-2022-11,*  
16 *RESOLUTION authorizing the Village of Greenport to*  
17 *conduct a lottery for five (5) deer hunting*  
18 *permits, by bow and arrow only, as per New York*  
19 *State hunting regulations, in the western portion*  
20 *of Moore's Woods, beginning October 1st, 2022.*  
21 *So moved.*

22 TRUSTEE PHILLIPS: Second.

23 MAYOR HUBBARD: All in favor?

24 TRUSTEE ROBINS: Aye.

25 TRUSTEE MARTILOTTA: Aye.

1 TRUSTEE PHILLIPS: Aye.

2 TRUSTEE CLARKE: Aye.

3 MAYOR HUBBARD: Aye.

4 Opposed?

5 (No Response)

6 MAYOR HUBBARD: Motion carried.

7 TRUSTEE PHILLIPS: *RESOLUTION #08-2022-12,*  
8 *RESOLUTION ratifying the hiring of Adrianna Nevaeh*  
9 *Hernandez as a part-time, seasonal employee at the*  
10 *Village of Greenport Carousel at an hourly rate of*  
11 *\$15.00 per hour, effective August 5th, 2022.*

12 So moved.

13 TRUSTEE CLARKE: Second.

14 MAYOR HUBBARD: All in favor?

15 TRUSTEE ROBINS: Aye.

16 TRUSTEE MARTILOTTA: Aye.

17 TRUSTEE PHILLIPS: Aye.

18 TRUSTEE CLARKE: Aye.

19 MAYOR HUBBARD: Aye.

20 Opposed?

21 (No Response)

22 MAYOR HUBBARD: Motion carried.

23 TRUSTEE CLARKE: *RESOLUTION #08-2022-13,*  
24 *Appointing Village Deputy Treasurer Stephen Gaffga*  
25 *as Village Interim Treasurer, effective September*



1           16th, 2022. So moved.

2           TRUSTEE ROBINS: Second.

3           MAYOR HUBBARD: All in favor?

4           TRUSTEE ROBINS: Aye.

5           TRUSTEE MARTILOTTA: Aye.

6           TRUSTEE PHILLIPS: Aye.

7           TRUSTEE CLARKE: Aye.

8           MAYOR HUBBARD: Aye.

9           Opposed?

10                           (No Response)

11           MAYOR HUBBARD: Motion carried.

12           TRUSTEE ROBINS: *RESOLUTION #08-2022-14,*  
13           *RESOLVED that the Board of Trustees of the Village*  
14           *of Greenport hereby sets a public hearing for*  
15           *September 22nd, 2022 at 7:00 p.m. on a local law*  
16           *of 2022, which local law changes the zoning of*  
17           *certain properties from Waterfront Commercial to*  
18           *Commercial Retail or Residential, declaring that*  
19           *the Board of Trustees of the Village of Greenport*  
20           *shall be lead agency under SEQRA for the*  
21           *consideration and possible adoption of the local*  
22           *law, preliminarily declaring that the*  
23           *consideration and adoption of the local law is a*  
24           *Type I action, and initiating a Coordinated*  
25           *Review. So moved.*

1 TRUSTEE MARTILOTTA: Second.

2 TRUSTEE PHILLIPS: I'd like a discussion on  
3 this resolution, please.

4 MAYOR HUBBARD: Okay, go ahead.

5 TRUSTEE PHILLIPS: I don't remember -- I  
6 remember the discussion of the residential coming  
7 along the Waterfront Commercial. But if I  
8 remember correctly, and I didn't go back, but I  
9 believe that we all decided that we were really  
10 going to concentrate on dealing with the downtown  
11 business properties that were in the -- were  
12 within the Business District that were  
13 concentrated being in Waterfront Commercial and  
14 switching them to Commercial Retail.

15 Maybe -- I don't see at this point we should  
16 be confusing the Residential with the Business  
17 District. We need to get -- you wanted to put  
18 action to quickly move this along. Everyone  
19 fought -- not everyone, but the discussion of  
20 moratorium got put onto the back burner, because  
21 we were going to discuss this area first.

22 So I would like to put an amendment to this  
23 resolution that reads -- removes the residential  
24 from it, so that it's "RESOLVED, that the Board of  
25 Trustees of the Village of Greenport hereby sets a

1 public hearing for September 22nd 2022, at 7 p.m.,  
2 on a local law of 2022, which local law changes  
3 the zoning of certain properties from Waterfront  
4 Commercial to Commercial Retail," excluding the  
5 Residential in this resolution, "Declaring that  
6 the Board of Trustees of the Village of Greenport  
7 shall be lead agency under SEQRA for the  
8 consideration and possible adoption of the local  
9 law, primarily (sic) declaring that the  
10 consideration and adoption of the local law is a  
11 Type I action, and initiating a Coordinated  
12 Review." So I'm making that motion

13 TRUSTEE ROBINS: I'll second that. I agree,  
14 I recall the same conversation as Trustee  
15 Phillips, that we agreed that we would wait on the  
16 residential, so I'm going to second that motion.

17 MAYOR HUBBARD: Okay. Discussion now. I'd  
18 like to discuss, what properties are you talking  
19 about, then?

20 TRUSTEE PHILLIPS: We already discussed that  
21 there were -- that there were properties, and that  
22 the properties were dealing with those that were  
23 on lower Main, that were on the opposite side of  
24 the Commercial Retail that all fall within the  
25 Waterfront District. There was starting from the

1 Mills Building, going down that side of the  
2 street, and going up Front Street. There are  
3 certain buildings in there that are considered  
4 Waterfront Commercial that do not have access to  
5 the waterfront. Those were the buildings that my  
6 impression and I thought we were going to be  
7 discussing first.

8 MAYOR HUBBARD: Okay. Well, you and Peter  
9 are the ones who brought the map up to me and  
10 showed me about these residential areas --

11 TRUSTEE PHILLIPS: I --

12 MAYOR HUBBARD: -- and that came up.

13 TRUSTEE PHILLIPS: I did not bring the  
14 residential up. I don't know how the residential  
15 got into this discussion.

16 MAYOR HUBBARD: You were looking at your  
17 computer for it, couldn't find it, and Peter used  
18 his computer to show it to me at the work session.

19 TRUSTEE PHILLIPS: But I understand that  
20 the --

21 MAYOR HUBBARD: All right. So you're  
22 talking about lower Main Street and Front Street,  
23 and that's all you want to look at?

24 TRUSTEE PHILLIPS: At the moment, I think  
25 that's what we need to look at, because we need to

1 develop the uses. We're going to be changing  
2 them, and we want to look at certain uses and  
3 certain -- in the Waterfront Commercial, as well  
4 as the Commercial Retail.

5 MAYOR HUBBARD: Can you include the  
6 properties that you want to look at in your  
7 resolution?

8 TRUSTEE PHILLIPS: Okay.

9 MAYOR HUBBARD: Well, Waterfront Commercial  
10 goes from Sixth Street to up to Bridge Street. So  
11 if you want to do just lower Main Street and Front  
12 Street --

13 TRUSTEE PHILLIPS: Well, I believe that was  
14 what the original discussion started. It didn't  
15 get into anything further than the Business  
16 District.

17 MAYOR HUBBARD: Okay. So you want --

18 TRUSTEE PHILLIPS: To be honest with you,  
19 Mayor, the only one -- when the discussion of the  
20 residential came up with -- Village Administrator  
21 Paul Pallas brought that subject up of properties  
22 being in the Waterfront -- Waterfront Commercial,  
23 that he wanted or felt that needed to be included  
24 in the discussion. And we had the discussion that  
25 we were really dealing with downtown, the Business

1 District, because we also needed to deal with  
2 parking at the same time.

3 That's -- and I'm sorry. I had a discussion  
4 with Village Administrator Pallas and Village  
5 Admin -- and the Village Attorney, and if I  
6 remember correctly, we put this resolution on with  
7 the understanding that the information would be  
8 forthcoming afterwards.

9 So I'm not sure where residential came from.  
10 I have a motion on the table and that's -- my  
11 opinion is we need to concentrate on that area in  
12 the Business District first before we start moving  
13 into the residential areas.

14 MAYOR HUBBARD: And all I asked was if you  
15 could include what properties you want included in  
16 your motion that you're making now, so that  
17 everybody is clear what you're asking for. You  
18 changed the motion. So we were doing all of  
19 Waterfront Commercial, you want to change it to  
20 something else. Please just include what -- what  
21 area you want included in your resolution, and if  
22 then if you would second, or put in your input of  
23 what properties you want looked at.

24 TRUSTEE ROBINS: Mayor, I actually did  
25 identify the tax map numbers of just about all of

1       those properties and I sent it to Joe Prokop the  
2       other day. I offered to do that. So, I mean --  
3       but I don't have them in front of me, but I do  
4       have the tax map numbers. I think the only things  
5       I didn't include were like Mitchell Park and the  
6       post office. But, you know, they -- so, you know,  
7       I don't know if that would be useful, but I can't  
8       pull them out right here, you know.

9                ATTORNEY PROKOP: So you --

10               MAYOR HUBBARD: Can you tell me what roads  
11       it is that you included in your -- in your map,  
12       then?

13               TRUSTEE ROBINS: I did from -- I did what  
14       Trustee Phillips said, from the corner -- from the  
15       Mills Building to the Menhaden, all of Front  
16       Street, and there was lower Main Street, I think,  
17       three or four on lower Main Street, and then there  
18       were a couple up on -- there were -- there were  
19       two on Carpenter Street, I think the --

20               TRUSTEE PHILLIPS: The Greenport Brewery  
21       and --

22               TRUSTEE ROBINS: The Brewery and the Jail  
23       are Waterfront Commercial. So I think those --

24               MAYOR HUBBARD: Along the end of Bay Avenue,  
25       the end of Central Avenue, and everywhere else,

1       yes. So that's -- so I'm just asking if you could  
2       include what properties you want looked at, or  
3       what roads you want looked at as part of your  
4       resolution, because we're cutting Waterfront  
5       Commercial. You're doing a quarter of Waterfront  
6       Commercial of what you want to do, I'm assuming.  
7       So if you could just include what roads you want  
8       looked at, please.

9               TRUSTEE PHILLIPS: I believe that I included  
10       those roads -- okay. All right. Mayor, you know  
11       what, this --

12              MAYOR HUBBARD: No, just --

13              TRUSTEE PHILLIPS: No. This resolution  
14       has -- was in the discussion at the work session,  
15       was extremely vague, because we do not -- the  
16       resolution, it sets the public hearing up, and we  
17       all are looking -- we're going to discuss  
18       afterwards with the Village Attorney and with the  
19       Village Administrator the wording of this  
20       language. So maybe we shouldn't schedule the  
21       public hearing until we get it clear, because we  
22       -- it's general.

23              And the residential properties was not part  
24       of my discussion. Part of my discussion, as I  
25       explained before, was that the Planning Board and



1 the Zoning Board are having problems with certain  
2 properties in the Downtown Business District, and  
3 that's why I had suggested that we change it to  
4 water commercial and those who had a view of the  
5 water, and not -- not actual access. And it seems  
6 to have gone to a round circle and it's -- it's a  
7 problem, that I think that it's been expanded --  
8 has been expanded further than just the general  
9 gist of trying to make things clear for the  
10 Planning Board and the Zoning Board to understand  
11 what the uses are in the Downtown Business  
12 District, and, also, to protect the working  
13 waterfront. That's why I originally had the two  
14 different definitions between water access and  
15 water -- and Waterfront Commercial.

16 MAYOR HUBBARD: I'm not denying that at all.  
17 I'm saying we'll take the residential out. Can  
18 you just say what section of Waterfront Commercial  
19 you want this resolution to be looked at?

20 TRUSTEE PHILLIPS: In the Business District.  
21 That's where this all started, was the Business --  
22 the Business District goes from --

23 MAYOR HUBBARD: Can you say Main Street to  
24 Third Street, or -- and Front Street to Claudio's,  
25 then? Is that the section you want? That's what

1 I'm just asking. I mean, you're -- to me, it  
2 seems like a simple question. Just tell me what  
3 sections you want us to do.

4 TRUSTEE PHILLIPS: I think I've been saying  
5 it all along. We're dealing with lower Main  
6 Street and all along Front Street, and up the part  
7 of the street --

8 MAYOR HUBBARD: So just make that part of  
9 your resolution, then.

10 TRUSTEE PHILLIPS: Okay, fine. The  
11 resolution is to deal with the property -- the  
12 properties that run along Front Street that are on  
13 the -- and, I'm sorry, I'm not good with north and  
14 south, so somebody tell me which side of the  
15 street that is.

16 MAYOR HUBBARD: The west side of the street.

17 TRUSTEE PHILLIPS: West side of the street,  
18 going down Front Street, then going down lower  
19 Main Street, going towards, I believe, the  
20 building before Claudio's Restaurant. What -- and  
21 is that -- that's -- is that the east -- that's  
22 the east side of lower Main?

23 MAYOR HUBBARD: I thought you were talking  
24 about lower Main first, excuse me. You want to do  
25 the south side of Front Street --

1 TRUSTEE PHILLIPS: Okay.

2 MAYOR HUBBARD: -- from Main Street to  
3 Third.

4 TRUSTEE PHILLIPS: Right.

5 MAYOR HUBBARD: And you want to do the west  
6 side of Main Street from Front Street to the  
7 building next to Claudio's.

8 TRUSTEE PHILLIPS: That's the first one,  
9 yes. And then we need to include -- on the back  
10 of Carpenter Street, there is a small piece of  
11 property there that has -- as Trustee Robins just  
12 said, there is the Greenport Brewery and the Jail,  
13 although the -- those are landlocked completely  
14 and they're zoned as Waterfront Commercial.

15 MAYOR HUBBARD: Okay. I thought we were  
16 just doing downtown. Okay.

17 TRUSTEE PHILLIPS: Well, I consider that  
18 downtown.

19 TRUSTEE ROBINS: I'm not trying to create a  
20 problem here, but I'm looking at my notes here,  
21 and I actually identified two properties on Third  
22 Street as well. The American Legion Building and  
23 Port are also Waterfront Commercial.

24 TRUSTEE PHILLIPS: Oh, you're right, that's  
25 in Waterfront Commercial.

1 MAYOR HUBBARD: But that's --

2 TRUSTEE ROBINS: Oh, they are. I'm just  
3 saying, they're in Waterfront Commercial. I'm not  
4 trying...

5 TRUSTEE PHILLIPS: Okay.

6 TRUSTEE ROBINS: But they're in the Downtown  
7 Business District, and that's...

8 TRUSTEE PHILLIPS: Peter, can I borrow your  
9 computer for minute? I didn't bring mine.

10 TRUSTEE CLARKE: Sure.

11 TRUSTEE PHILLIPS: I'm sorry, I can't. I'm  
12 sorry, Peter.

13 TRUSTEE CLARKE: That's all right.

14 TRUSTEE PHILLIPS: To me, the Business  
15 District includes going down Third Street, which  
16 includes Port, the American Legion, Menhaden, the  
17 movie theater, the motel, the Harborfront. It  
18 includes the post office, it includes Aldo's, it  
19 includes the buildings that are -- Anker. It  
20 includes Weathered Barn, it includes Kate's one --  
21 Kate's Cheese Shop. It includes Linda -- what is  
22 this?

23 MAYOR HUBBARD: All right, that's all that  
24 side of Front Street, I'm not questioning that.  
25 But then you added in Carpenter Street, you added

1 in Third Street, so that's why --

2 TRUSTEE PHILLIPS: Well, Carpenter Street is  
3 where -- that is part of the Business District.  
4 The Business District isn't just -- the Business  
5 District goes all the way to --

6 MAYOR HUBBARD: I know where the Business  
7 District is.

8 TRUSTEE PHILLIPS: I know. That, you know,  
9 that -- those are the properties that I'm  
10 interested on those -- on those streets. I'm not  
11 interested in dealing with residential properties  
12 that are in Waterfront Commercial, because I think  
13 that at this point, they get into a longer  
14 discussion and a longer -- a longer research that  
15 needs to deal with the properties as to how they  
16 really sit to the water. I've named the -- I've  
17 named the streets, that's the best I can do at  
18 this point.

19 MAYOR HUBBARD: Okay. Any other discussion?

20 (No Response)

21 MAYOR HUBBARD: I'll ask the Clerk to call  
22 the roll.

23 TRUSTEE MARTILOTTA: Like I'm sorry, I'm  
24 literally --

25 MAYOR HUBBARD: Okay.

1 TRUSTEE MARTILOTTA: I'm not sure. And I  
2 don't mean to be rude to anyone. I'm not really  
3 sure. I mean, what are we actually -- what was  
4 the -- what was the change?

5 TRUSTEE PHILLIPS: I'm removing residential --

6 TRUSTEE MARTILOTTA: Okay.

7 TRUSTEE PHILLIPS: -- out of the whole  
8 discussion.

9 MAYOR HUBBARD: They want to do just from --

10 TRUSTEE MARTILOTTA: So residential is gone,  
11 and then --

12 MAYOR HUBBARD: They want to do just from  
13 Port Restaurant --

14 TRUSTEE MARTILOTTA: Okay.

15 MAYOR HUBBARD: -- to Third Street --

16 TRUSTEE MARTILOTTA: Okay.

17 MAYOR HUBBARD: -- down to the corner of  
18 Front and Main Street, from Main Street down to  
19 the building next to Claudio's.

20 TRUSTEE MARTILOTTA: Right.

21 MAYOR HUBBARD: And they want to do the  
22 Brewery on Carpenter Street, are the only  
23 properties we're going to discuss. The rest of  
24 Waterfront Commercial we're not going to talk  
25 about. That's the motion.

1 TRUSTEE MARTILOTTA: Oh, okay. All right.

2 I just -- I'm in. Sorry. Okay.

3 MAYOR HUBBARD: Any other discussion?

4 (No Response)

5 MAYOR HUBBARD: Clerk, call the roll, please.

6 *(Roll Call by Clerk Pirillo)*

7 TRUSTEE ROBINS: Aye.

8 TRUSTEE MARTILOTTA: Nay.

9 TRUSTEE PHILLIPS: Yes.

10 TRUSTEE CLARKE: Nay.

11 MAYOR HUBBARD: No.

12 CLERK PIRILLO: Thank you.

13 MAYOR HUBBARD: Motion passes three to two.

14 We will concentrate on those properties only.

15 TRUSTEE ROBINS: So did we strike

16 residential or not?

17 CLERK PIRILLO: The amended motion failed.

18 TRUSTEE PHILLIPS: So we need to do --

19 MAYOR HUBBARD: What she just read off.

20 TRUSTEE ROBINS: What she read.

21 TRUSTEE PHILLIPS: No. We have to do the

22 original motion.

23 MAYOR HUBBARD: We're only doing those three

24 blocks.

25 TRUSTEE MARTILOTTA: No, we just --

1 TRUSTEE PHILLIPS: We just voted it down.

2 TRUSTEE MARTILOTTA: No, we just voted on  
3 the amendment to the resolution.

4 CLERK PIRILLO: No. The amended motion  
5 failed, Mr. Mayor.

6 TRUSTEE MARTILOTTA: Now we got to vote  
7 on --

8 MR. PROKOP: Now we're back to the original  
9 resolution.

10 CLERK PIRILLO: We're back to the original  
11 motion, sir.

12 TRUSTEE MARTILOTTA: You know what I'm  
13 saying?

14 CLERK PIRILLO: The amended motion failed --

15 MAYOR HUBBARD: No.

16 CLERK PIRILLO: -- by a vote of three to two.

17 MAYOR HUBBARD: No. Three were in favor of  
18 the amended motion.

19 CLERK PIRILLO: No. No, sir.

20 TRUSTEE MARTILOTTA: No.

21 TRUSTEE PHILLIPS: No. It was three to two.

22 CLERK PIRILLO: Trustee Robins --

23 TRUSTEE MARTILOTTA: Three people were  
24 against it.

25 CLERK PIRILLO: You only had --



1 TRUSTEE ROBINS: It's simple, we just  
2 write --

3 MAYOR HUBBARD: I thought Peter said yes.

4 TRUSTEE ROBINS: -- the word residential.

5 TRUSTEE PHILLIPS: No.

6 CLERK PIRILLO: No. Trustee Clarke voted no.

7 MAYOR HUBBARD: Excuse me. I thought Peter  
8 said yes.

9 TRUSTEE PHILLIPS: No, he said no.

10 CLERK PIRILLO: No. If I may, Mayor, it was  
11 three to two anti the amended motion, and we're  
12 back to the original, sir.

13 MAYOR HUBBARD: Okay. I misunderstood that,  
14 I thought -- I thought we had two the other way.

15 MR. PROKOP: We have a motion to adopt

16 *RESOLUTION #08-2022-14.*

17 CLERK PIRILLO: As written.

18 MR. PROKOP: And it was seconded.

19 CLERK PIRILLO: As written. That motion was  
20 seconded. We need a roll call on that, sir.

21 MAYOR HUBBARD: Okay. The roll call on the  
22 original motion.

23 (Roll Call by Clerk Pirillo)

24 TRUSTEE ROBINS: No, no.

25 TRUSTEE MARTILOTTA: Yes.

1 TRUSTEE PHILLIPS: No.

2 TRUSTEE CLARKE: Aye.

3 MAYOR HUBBARD: Yes.

4 CLERK PIRILLO: The motion passes. Thank you.

5 MAYOR HUBBARD: And that was four to one?

6 TRUSTEE MARTILOTTA: It was three to two.

7 CLERK PIRILLO: Three to two, sir.

8 TRUSTEE PHILLIPS: Three to two.

9 CLERK PIRILLO: Three to two.

10 TRUSTEE CLARKE: Three to two.

11 MAYOR HUBBARD: Okay.

12 CLERK PIRILLO: Three to two.

13 MAYOR HUBBARD: Okay.

14 TRUSTEE MARTILOTTA: Oh, it was me, I'm sorry.

15 MAYOR HUBBARD: Yes.

16 TRUSTEE MARTILOTTA: All right.

17 *RESOLUTION #08-2022-15, RESOLUTION approving*

18 *all checks for the Fiscal Year 2021/2022 per the*

19 *Voucher Summary Report dated August 19th, 2022, in*

20 *the amount of \$10,561.57 consisting of:*

21 *o All regular checks in the amount of*

22 *\$10,561.57. So moved.*

23 TRUSTEE PHILLIPS: Second.

24 MAYOR HUBBARD: All in favor?

25 TRUSTEE ROBINS: Aye.

1 TRUSTEE MARTILOTTA: Aye.

2 TRUSTEE PHILLIPS: Aye.

3 TRUSTEE CLARKE: Aye.

4 MAYOR HUBBARD: Aye.

5 Opposed?

6 (No Response)

7 MAYOR HUBBARD: Motion carried.

8 TRUSTEE PHILLIPS: *RESOLUTION #08-2022-16,*  
9 *RESOLUTION approving all checks for Fiscal Year*  
10 *2022/2023 per the Voucher Summary Report dated*  
11 *August 19th, 2022, in the total amount of*  
12 *\$798,469.44:*

13 *o All regular checks in the amount of*  
14 *\$720,690.87, and*

15 *o All prepaid checks (including wire*  
16 *transfers) in the amount of \$77,778.57. So moved.*

17 TRUSTEE CLARKE: Second.

18 MAYOR HUBBARD: All in favor?

19 TRUSTEE ROBINS: Aye.

20 TRUSTEE MARTILOTTA: Aye.

21 TRUSTEE PHILLIPS: Aye.

22 TRUSTEE CLARKE: Aye.

23 MAYOR HUBBARD: Aye.

24 Opposed?

25 (No Response)

1 MAYOR HUBBARD: Motion carried.

2 Okay. That concludes our business. I'll  
3 offer a motion to adjourn the meeting at 8:12.

4 TRUSTEE ROBINS: Second.

5 TRUSTEE MARTILOTTA: Second.

6 MAYOR HUBBARD: All in favor?

7 TRUSTEE ROBINS: Aye.

8 TRUSTEE MARTILOTTA: Aye. Oh.

9 TRUSTEE PHILLIPS: Aye.

10 TRUSTEE CLARKE: Aye.

11 MAYOR HUBBARD: Aye.

12 Opposed?

13 (No Response)

14 MAYOR HUBBARD: Motion carried.

15 Thank you for coming.

16 (The Meeting was Adjourned at 8:12 p.m.)

17

18

19

20

21

22

23

24

25













A Member of the Tokio Marine Group

**PHLY.com**

service@phly.com 877-438-7459  
Lines open Monday to Friday: 8.30am - 8.00pm EST

**June Invoice**  
Greenport Fire Dept  
Account number 83316707

➤ Invoice number: 2004580299 Date: 06/29/2022

**\$300.00** | **\$310.50**  
ACH / Check Total | Credit Card Total\*  
Includes Convenience Fee

➤ Amount reflects both Past Due and Current Balance

**Please pay \$300.00**

- Visit **PHLY.com/myphly** to pay your invoice online by Electronic Funds Transfer (EFT).
- ✉ Or detach the coupon on the last page and return with check made payable to:  
Philadelphia Insurance Companies  
PO Box 70251  
Philadelphia, PA 19176-0251
- ☎ Or call 877-438-7459 to make a single credit card or EFT payment.

**Managing your policy**

For coverage questions, policy changes or claims please contact your agent at:  
MCMANN PRICE AGENCY, INC.  
(631) 477-1680

To pay your invoice online or update your details access your account at  
**PHLY.com/myphly**

**Balance breakdown**

Amount	Due date
\$300.00	07/20/2022
\$0.00	Past due
	Pay immediately
<b>\$300.00</b>	<b>Total due</b>

\* The following states are excluded from credit fees: CT and MA

Your account summary

Current month breakdown

Product	Policy	Term / Bill plan	Premium charged (\$)	Premium applied (\$)	Current installment amount (\$)	Taxes / surcharge (\$)	Fees (\$)	Payment / credits	Current balance due (\$)
Participant Accident Coverage	PHPA107930	07/20/22 - 23 Fixed Annual	300.00	0.00	300.00 1 of 1	0.00	0.00	0.00	300.00
			300.00	0.00	300.00	0.00	0.00	0.00	300.00

Payments will be allocated towards these charges first

Total Balance: 300.00

**McMann Price Agency, Inc.**

828 Front Street  
 PO Box 2065  
 Greenport, NY 11944-0876

Village of Greenport Fire Department  
 PO Box 58  
 Greenport, NY 11944-0058

Customer	Village of Greenport Fire Department
Acct #	1901
Date	06/16/2022
Customer Service	Donna Ackroyd
Page	1 of 1

Payment Information	
Invoice Summary	\$ 6,865.00
Payment Amount	
Payment for:	Invoice#253180
MEUM06473417	

5/20/2022



Customer: Village of Greenport Fire Department

Invoice	Effective	Transaction	Description	Amount
253180	06/01/2022	Renewal quote	Policy #MEUM06473417 06/01/2022-06/01/2023 Arch Insurance Company  Umbrella - Renewal quote Terrorism - Renewal quote	6,750.00 115.00
				<b>Total</b>
				\$ 6,865.00

McMann Price Agency, Inc.  
 828 Front Street PO Box 2065  
 Greenport, NY 11944-0876

(631)477-1680

Date

06/16/2022

**McMann Price Agency, Inc.**

828 Front Street  
 PO Box 2065  
 Greenport, NY 11944-0876

Village of Greenport Fire Department  
 PO Box 58  
 Greenport, NY 11944-0058

Customer	Village of Greenport Fire Department
Acct #	1901
Date	06/16/2022
Customer Service	Donna Ackroyd
Page	1 of 1

Payment Information	
Invoice Summary	\$ 23,772.00
Payment Amount:	
Payment for:	Invoice#253181
MEIM06618917	



Customer: Village of Greenport Fire Department

Invoice	Effective	Transaction	Description	Amount
253181	06/01/2022	Renewal quote	Policy #MEIM06618917 06/01/2022-06/01/2023 Arch Insurance Company  Inland Marine - Renewal quote Inland Marine - Renewal quote	23,192.00 580.00
				<b>Total</b>
				\$ 23,772.00

McMann Price Agency, Inc. 828 Front Street PO Box 2065 Greenport, NY 11944-0876	(631)477-1680	Date
		06/16/2022

**McMann Price Agency, Inc.**

828 Front Street  
 PO Box 2065  
 Greenport, NY 11944-0876

Village of Greenport Fire Department  
 PO Box 58  
 Greenport, NY 11944-0058

Customer	Village of Greenport Fire Department
Acct #	1901
Date	06/16/2022
Customer Service	Donna Ackroyd
Page	1 of 1

Payment Information	
Invoice Summary	\$ 52,203.46
Payment Amount	
Payment for:	Invoice#253179
MEPK06726917	



Customer: Village of Greenport Fire Department

Invoice	Effective	Transaction	Description	Amount
253179	06/01/2022	Renew policy	Policy #MEPK06726917 06/01/2022-06/01/2023 Arch Insurance Company  Package - Renew policy Terrorism - Renew policy Motor Vehicle Law Fee - Renew policy New York Fire Ins Fee - Renew policy	   51,008.00 1,143.00 30.00 22.46
				<b>Total</b>
				\$ 52,203.46

McMann Price Agency, Inc. 828 Front Street PO Box 2065 Greenport, NY 11944-0876	(631)477-1680	Date
		06/16/2022