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VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK

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BOARD OF TRUSTEES

REGULAR SESSION

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Third Street Firehouse
Greenport, New York

November 28, 2016
7:00 p.m.

B E F O R E:

- GEORGE HUBBARD, JR. - MAYOR
- JACK MARTILOTTA - DEPUTY MAYOR
- MARY BESS PHILLIPS - TRUSTEE
- DOUGLAS W. ROBERTS - TRUSTEE
- JULIA ROBBINS - TRUSTEE
- JOSEPH PROKOP - VILLAGE ATTORNEY
- SYLVIA PIRILLO - VILLAGE CLERK
- PAUL PALLAS - VILLAGE ADMINISTRATOR

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

4 MAYOR HUBBARD: Call the meeting
5 to order.

6 Let's pledge to the flag.

7 (Whereupon, all stood for the
8 pledge of allegiance.)

9 (There was a moment of silence for
10 Theresa K. Gagen, Thomas Monsell,
11 Jerome Urban, ex-chief of the Greenport
12 Fire Department, and Florence Marie
13 Wagner.)

14 MAYOR HUBBARD: Okay, we have a
15 couple of announcements.

16 The tree lighting ceremony will be
17 held at 6:00 p.m. on December 3rd. I
18 want to thank the Fire Department for
19 donating a tree that came from the
20 back. The Village crew moved it down
21 there today. They're working on
22 getting the decorations and everything
23 set, so hopefully everybody will come
24 down here. The school is going to be
25 there with some singers and everything
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2 else. Looking forward to a good event
3 on Saturday evening.

4 The annual Fire Department
5 Christmas Parade will begin at 1:00
6 p.m. on December 11th, starting at the
7 school, coming through town and back to
8 the firehouse, and Santa Clause will be
9 arriving here after the parade.

10 Piece of clarification for the
11 Work Session. Arthur Tasker has been
12 appointed to the Zoning Board of
13 Appeals to fill the unexpired term of
14 member Doug Moore which expires in
15 April of 2020. I had said it was for
16 the end of the year, but the term
17 actually went further; I just I want to
18 clarify that and welcome Arthur aboard.

19 MR. TASKER: Thank you.

20 MAYOR HUBBARD: We have a
21 presentation from North Fork Rebuilding
22 Together; so now I'll turn the
23 microphone over.

24 MS. HARPER: Thank you.

25 This was originally supposed to be
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2 made by my husband Robert. My husband
3 Robert was really originally supposed
4 to be making this presentation, but he
5 was called away on an emergency, so I'm
6 the one who gets to wear the official
7 sweatshirt tonight and make it in his
8 place.

9 Just to give you a backstory --

10 MAYOR HUBBARD: Just give your
11 name.

12 MS. HARPER: My name is Catherine
13 Harper, and I'm a charter member of
14 Rebuilding Together Long Island, the
15 North Fork team.

16 Just to give you a backstory of
17 Rebuilding Together. In the early '70s
18 a group of people in Texas noticed that
19 a number of their neighbors' homes had
20 fallen into disrepair and they just
21 didn't have the finances to repair
22 them; so they did the neighborly thing,
23 they got together, they gathered
24 friends and they volunteered their
25 time, their materials, and they fixed
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2 up their neighbors' homes and
3 revitalized the community. What a
4 great idea. This was in April, so they
5 called it Christmas in April.

6 They decided it was such a great
7 idea that they did it the next year and
8 then the next year and the media picked
9 it up and nationally it just took over,
10 and eventually, I think it was in 1988,
11 Rebuilding Together came together as a
12 nonprofit; and since then it has
13 garnered. I think five consecutive
14 years the top rating by the Charity
15 Navigator. It's one of the nation's
16 premier nonprofit home repair
17 organizations.

18 Now, so the Harpers moved to the
19 North Fork, and to us this is the land
20 of milk and honey, and we too gradually
21 start realizing that for some of our
22 neighbors, the milk has gone sour and
23 the honey has run out and their homes
24 have fallen into disrepair. They just
25 don't have the finances to fix them up.

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2 When my husband retired, we
3 contacted Rebuilding Together and we
4 said, hey, you know, we'd like to
5 partner with you and, you know, get
6 some -- help our neighbors on the North
7 Fork; and they said, oh, sorry, we only
8 go as far as the William Floyd Parkway.
9 We said, wait a minute, it's Rebuilding
10 Together Long Island, I mean, there is
11 a whole lot of Long Island past the
12 William Floyd Parkway, so it took a
13 couple of years, but we eventually put
14 together a crew, a small crew and we
15 now have a North Fork team.

16 We introduced ourselves via the
17 Suffolk Times, and as soon as we did,
18 the phone started ringing in the
19 office. We have been getting all sorts
20 of applications.

21 I'd love to tell you about our
22 first home, it's really exciting. We
23 have a number of homes that we're doing
24 on the North Fork already, but our
25 first home was really special because
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2 it was from the 1600s. Southold was
3 founded in, I think 1640, and this home
4 is a little after, was built a little
5 after that; and it's so cool when you
6 think that, you know, it was already a
7 century and odd years old when the
8 colonists were considering, you know,
9 throwing a revolution against the
10 British rule; and now it's just like
11 really, really old. I mean, you're
12 talking about "this old house," well,
13 this is a "this really old house."

14 The profile of people who need
15 rebuilding together tend to be senior
16 citizens, our most vulnerable. In
17 order to qualify, the criteria says you
18 cannot make more than 40,000 a year,
19 and you can really hardly have anything
20 in the bank; and this woman really met
21 the criteria. Her home, you know how,
22 I mean, this struck, the walls meet,
23 her walls did not meet in the kitchen;
24 so in the wintertime, it was like
25 leaving your door open because there

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2 was space in the whole wall. She did
3 not have any storms.

4 Now, another thing that
5 complicated this home was that it was a
6 landmarked home, it's a local landmark;
7 and what a treasure for our community.
8 Rebuilding Together collaborated with
9 the Historic Preservation Commission.
10 We got all our plans submitted. They
11 were approved by the Commission and we
12 rebuilt, we recreated original
13 moldings. The stairs, I mean my
14 goodness, the stairs were rotted and
15 there was no railing to speak of.
16 Someone donated mahogany and now she's
17 got this beautiful mahogany stairway to
18 the front door. Her walls now close,
19 it's insulated, she's got invisible
20 storms that were Commission approved.

21 Oh, gosh, I forgot to tell you,
22 the first two days of the project, the
23 house was literally swallowed by the
24 vegetation around it. We took about
25 600 pounds of residential brush to the
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2 transfer station. She was so happy,
3 she said, for the first time, my house
4 can breathe. People -- it was kind of
5 on a main road and people who were
6 driving by stopped and looked at the
7 work and said, oh, this house is
8 really -- it's coming back.

9 I want to mention a couple of
10 things. We deal with local merchants.
11 We buy our stuff locally. We've got an
12 account with Riverhead Building Supply
13 in Greenport. We had the invisible
14 storms done at Mattituck Glass. The
15 money that we get -- and it's -- we
16 don't charge a penny to the homeowner;
17 all this money comes from Rebuilding
18 Together through corporate funding.

19 Oh, my gosh, I'm so nervous, I
20 lost my train of thought, I'm so sorry.

21 What we did was, we made this
22 woman's home safe, accessible, warm and
23 what we did was we returned to the
24 community a beautiful old historic
25 home. It's such a win/win situation

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2 for everybody; and she couldn't be more
3 pleased, the Historic Commission
4 couldn't be happier; and we're just so
5 pleased to be able to help our
6 neighbors. So that was our first
7 project, and we've got several more,
8 one also in Greenport.

9 And that's who we are.

10 Any questions?

11 Oh, I've got brochures if you want
12 to take one and pass them down
13 (handing).

14 Any questions or anything?

15 MAYOR HUBBARD: Any Board members
16 have questions?

17 TRUSTEE ROBERTS: Thanks very much
18 for being here. You don't need to be
19 nervous, you did a great job.

20 What would you need from the
21 Village government to help you do more
22 of this?

23 MS. HARPER: A couple of things.
24 The two things we need are funding and
25 crew. We really have a very, very
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2 small number of men and women who help,
3 you know, physically work on the house,
4 the houses. If you know of any
5 philanthropic organizations like, I
6 wrote to, we have a Mattituck Community
7 Fund, and I wrote to them and I said,
8 you know, when you're thinking of --
9 because we contribute to the community
10 fund, and I said when you give out the
11 funds to the Boy Scouts and the Girl
12 Scouts and all those groups, please
13 think of us too. I don't know how
14 Greenport is set up, but if you also
15 have any community funds, if you'd like
16 to reinvest in your community, think of
17 us; and I appeal to all of you. If you
18 ever have any hours to spare and you
19 really just want to swing a hammer or
20 get that old screw gun going, we are
21 your people. You know, we are here to
22 help our neighbors. These vulnerable
23 people who really don't have anywhere
24 else to turn to, and it really makes,
25 it really improves the community as

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2 well as individual lives. I mean we
3 make such a difference in transforming
4 the lives of some low-income people.
5 It's a good thing.

6 TRUSTEE PHILLIPS: Mrs. Harper,
7 how can someone, if they want to
8 volunteer to help you, actually do some
9 construction work, where could someone
10 get ahold of you?

11 MS. HARPER: Piece of paper and
12 pencil, I'm going to give you my phone
13 number, (631) 298-2042. My husband's
14 name is Robert, as I said, and he's
15 really sorry he couldn't be here
16 tonight, but either of us, you know,
17 will be able to welcome you aboard,
18 give you some training and we're glad
19 to have anybody really.

20 Thank you so much.

21 MAYOR HUBBARD: Thank you.

22 TRUSTEE PHILLIPS: Thank you.

23 MAYOR HUBBARD: Now we move to the
24 public to address the Board.

25 MR. TASKER: Good evening. Arthur
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2 Tasker, 17 Beach Street in Greenport.

3 I'd just like to state for the
4 record that I have spoken with any
5 number of my neighbors on Sandy Beach
6 who are really overwhelmed is perhaps
7 the word to see that finally the
8 prospect of a sewer to pick up the last
9 part in the Village of Greenport
10 without sewage service is on its way to
11 becoming a reality. I see that there
12 is a resolution to approve the vendor
13 of an engineering design service to
14 design the sewer system that would
15 serve that part of Beach Street, and we
16 look forward very much to its
17 completion and the installation of
18 service.

19 Thank you very much.

20 MAYOR HUBBARD: Thank you.

21 MR. HELLER: Good evening. Larry
22 Heller, 186 Fifth Street.

23 My question, my concern and a lot
24 of people have voiced this concern
25 regarding the PSE&G project that's
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2 going to run straight down our
3 wonderful block.

4 I took a look at the proposal, the
5 124-page proposal, and off the record,
6 it reads like a giant, it's rather
7 ambiguous. There are a lot of things
8 in there that are contradictory,
9 ambiguous, and there is a tremendous
10 amount of risk in the documents. For
11 example, on page 2 of 10, the proposed
12 application may involve the application
13 of pesticides or herbicides in and
14 around any water body, but then on page
15 4, no is checked for impact on ground
16 water, and on another page of the
17 document, the site, 39 percent of the
18 drainage status of the project has poor
19 drainage. This document is filled with
20 that; so from what I'm reading and
21 hearing, you're going to go ahead with
22 the project and you're going to work
23 out the compensation to the Village and
24 all that.

25 My question is, are you going to
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2 indemnify the residents of Fifth Street
3 in the event of all sorts of things
4 that can happen? Simple question.

5 MAYOR HUBBARD: Yes. That's gonna
6 be part of the contract if there's
7 damage to a house, to a sewer line, to
8 whatever, that will all be part of the
9 contract, that's what we're moving
10 forward to start drawing up the
11 contract that the Board will see and
12 the public will see before we vote on
13 that. All we're voting on tonight is
14 just for the Village Attorney and the
15 Village Administrator to start putting
16 together a contract that will protect
17 you the residents, the Board, and
18 everybody around here.

19 MR. HELLER: Okay, well, that's
20 reassuring.

21 The indemnity, does it indemnify
22 the Village or the residents?

23 MAYOR HUBBARD: The residents.
24 During construction, if something
25 happens to your house, PSE&G will take
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care of whatever happened to your
house.

MR. HELLER: Okay. I look forward
to seeing that language.

Thank you.

MAYOR HUBBARD: You're welcome.

MS. BENNETT: Hi. My name is Pat
Bennett, 182 Fifth Street.

I'm just following up on that
question. What if the damage doesn't
like show up exactly during the
period -- I'm concerned about the
basement. If there is some trembling
that's going on because of the drilling
and the basement starts cracking, but
not exactly when the drilling is
happening, it shows up like six months
later or a year later, the damage, how
does that work in terms of
indemnification?

MAYOR HUBBARD: That's something
we'll have to work out in the contract.
The type of work they're doing this
time is supposedly much safer, quieter,
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2 and it's not going to be the pounding
3 that happened with the last project.
4 They're using a different type of
5 technique that it's more boring instead
6 of hammering, so I'm told it should be
7 much less impact on the residents and
8 households.

9 MS. BENNETT: I remember the
10 boring, I really do hope that's the
11 case.

12 MAYOR HUBBARD: Moving forward, we
13 will have something in there, so if
14 something shows up six months later, a
15 year later, that the homeowners will be
16 protected for that.

17 MS. BENNETT: One more question on
18 this topic.

19 MAYOR HUBBARD: Sure.

20 MS. BENNETT: They're planning to
21 build some sort of station underneath
22 the ground, they're going to dig down
23 by the beach to put this substation or
24 whatever it is; is that correct, are
25 they going to be burying some kind of

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2 --

3 MAYOR HUBBARD: There's a
4 switchgear that's gonna be above, it's
5 not a tunnel going underneath the
6 ground, it will just be, what's it
7 called, submersible switchgear.

8 Paul can explain it better.

9 MR. PALLAS: My understanding is
10 there will be a submersible switch, if
11 you will, it's not a substation.

12 MS. BENNETT: But it's supposed to
13 be like 16 feet underground, I remember
14 reading in the --

15 MR. PALLAS: That I don't recall.

16 MS. BENNETT: I'm just wondering
17 if that's really possible to dig that
18 deep at a beach.

19 MR. PALLAS: I don't believe this
20 is anything that large.

21 MS. BENNETT: My concern is, if
22 they don't get to put it down there,
23 are they going to put it on top of the
24 ground, are we going to have a big --

25 MR. PALLAS: Nothing is to be
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2 above ground.

3 MS. BENNETT: Nothing will be
4 above ground, great.

5 MAYOR HUBBARD: Thank you.

6 MR. SWISKEY: William Swiskey, 184
7 Fifth Street.

8 I have a few items on the agenda I
9 want to ask about. First I'd like to
10 ask, make a few comments and ask a few
11 questions on this PSE&G offer synopsis.

12 Basically, they're not giving us a
13 buried second cable, are they, from the
14 substation to our substation, are they?

15 MAYOR HUBBARD: Part of it's
16 buried and part of it is above ground.

17 MR. SWISKEY: Where is the buried
18 part gonna be?

19 MAYOR HUBBARD: Paul, can you tell
20 him about that?

21 MR. PALLAS: The details haven't
22 been finalized, but there is going to
23 be underground from the Southold
24 substation to just east of, some
25 distance east of Chapel Lane, and it's

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2 gonna come back.

3 MR. SWISKEY: Basically they're
4 coming out of the substation, going up
5 onto the overhead feeder that we use
6 for backup right now and giving us two
7 brand new operating switches that are
8 about 15 grand a piece, so the total
9 value of this switch, this whole
10 project is probably less than 50,
11 \$60,000, right?

12 MR. PALLAS: I haven't done a
13 complete evaluation of that, Bill, but
14 functionally, it will be the same as if
15 it were all underground, maybe 1,000
16 feet of overhead with complete
17 switching capability, which is --

18 MR. SWISKEY: Well, overhead, you
19 know the reason against overhead is
20 that, except as a backup is any
21 hurricane can take out that circuit,
22 and it has.

23 MR. PALLAS: That's a valid point.

24 MR. SWISKEY: It's more than a
25 valid point here; it's like, it's like
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2 they act like they're giving us a lot
3 and they're not, really, not on that,
4 it's -- there's less than, I'd say less
5 than 100 to \$150,000 worth of value
6 here, so if anybody was valuing that at
7 half a million, it's not there.

8 Plus there's several things that
9 have to be, and we have asked
10 consistently to see the plan, and this
11 is not a plan, the actual plan, the way
12 it's gonna be done, so we can comment
13 on it before the Board signs off. I
14 mean to -- it's like -- and resurface
15 at the end of the street, they'd have
16 to do that anyway. In other words, you
17 set the tone, I mean minimum they have
18 to resurface half the street, so the
19 rest of the value is not that great.

20 The only real value in here, if
21 they're getting a 50-year lease which
22 amounts to \$40,000 a year they're
23 paying you upfront, and it's all gonna
24 be spent the first year. They're
25 giving you \$1.3 million, that won't

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2 even pay to change the bulkhead at
3 Mitchell Park, will it?

4 MAYOR HUBBARD: No.

5 MR. SWISKEY: So the whole value
6 of this thing is just like, oh, they're
7 offering us a million dollars, let's
8 grab it. Why don't we just -- hey, for
9 this you have to be strong, you tell
10 'em, hey, just go away, bye, bye.
11 They'll be back. They got no other
12 place to go, that's what this Board
13 doesn't seem to understand. They have
14 no alternative. I mean, we're selling
15 our soul for cheap here, and I do mean
16 cheap.

17 And as far as what Larry asked,
18 the standard answer is the contractor
19 is gonna have insurance. Well, a lot
20 of times a contractor's insurance ain't
21 that great or they won't, they say
22 that's not our fault. I don't see any
23 real protections built into this for
24 the people of the Village. When we see
25 the contract, it will be probably just
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2 before you vote. We should have at
3 least a month, the people on Fifth
4 Street at least, to study this
5 contract, a month maybe more. In other
6 words, what is gonna come out --

7 And what I don't understand is how
8 come no Board member is on this
9 negotiating committee either, somebody
10 with a real stake in the game, somebody
11 that lives in the Village. Neither one
12 of the people on this negotiating
13 committee live in the Village. I think
14 it would be up to the Board to at least
15 appoint at least one Trustee to be on
16 this committee. Is that so much to
17 ask?

18 MAYOR HUBBARD: No, it's not too
19 much to ask. They're working on the
20 legal terms of the contract, that's
21 what the Village Attorney does and Mr.
22 Pallas has the expertise in the
23 electrical part of it to make sure
24 everything is covered.

25 MR. SWISKEY: Well, I don't hear
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2 much expertise there tonight, to tell
3 you to truth, for the answers I got on
4 the backup cable. I would prefer that
5 a Village Board, somebody, a Village
6 Board member, I don't know, maybe Mary
7 Bess, maybe Trustee Roberts with stake
8 in the game be involved in this.

9 In other words, I would ask at
10 least a month to study the contract
11 before the Board votes on it.

12 And there's another thing. I
13 thought we were going to notify
14 everybody on Fifth Street, somebody was
15 going to walk up and down the street
16 and tell them about the meetings and
17 this and everything, a lot of people
18 didn't even know this was happening. I
19 mean, they walk up to me, they're
20 surprised, what's this? I don't think
21 the Village has been aggressive enough
22 in informing the residents of the area.
23 I'm sorry about that, but that's just
24 my opinion.

25 And like I say, we're selling our
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2 soul cheap, but 1.3 million is nothing,
3 it's gonna be gone. In other words,
4 how much is it gonna cost to put the
5 permeable pavement at the end of Fifth
6 Street?

7 MAYOR HUBBARD: We checked the
8 price on that, it was 125,000 for the
9 drainage rings and the --

10 MR. SWISKEY: So that comes out of
11 the 1.3 million, right?

12 MAYOR HUBBARD: Correct.

13 MR. SWISKEY: All right. What
14 else comes out of the 1.3 that's gonna
15 be involved with the street or the
16 paving or whatever that's not available
17 for other projects because now you're
18 down to a million one, one million one
19 seventy-five, maybe? In other words,
20 your available cash seems to be
21 dropping quick on this project.

22 I just, I really think you should
23 just do a little reconsideration and
24 get a lot more money. I mean this 50
25 years they're gonna use your property,
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2 and they're gonna make a lot of money
3 with this cable to Shelter Island.
4 They're gonna save themselves a lot of
5 money, they're gonna save 850,000 a
6 year because they don't have to to
7 station three standby generators on the
8 Island and a lot more because they
9 don't have to run them. Once they
10 start running them, then they have to
11 run them more than a certain amount of
12 hours, they're gonna have to basically
13 license them because it's gonna become
14 a stationary power plant, it's not
15 gonna be emergency generators anymore.
16 Has anybody given any of that thought?

17 Have you actually hired a
18 professional in the industry to guide
19 you on this like a lot of people on
20 Fifth Street suggested?

21 TRUSTEE MARTILOTTA: Guide us on?

22 MR. SWISKEY: On what's involved
23 here, what their alternatives are, you
24 know what I mean? What this easement
25 is really worth, what this utility
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2 easement that you're giving them for --

3 TRUSTEE MARTILOTTA: We have hired
4 somebody to give us an appraisal on the
5 easement, and just to the point of the
6 Village residents will have more than a
7 month to look at the contract. It
8 won't be drawn up and just passed
9 around. I live on Fifth Street as
10 well. I wouldn't do that to the
11 residents either on my block or
12 elsewhere. When we get to the point
13 of, just so everybody is clear to the
14 point of why we haven't been able to
15 disseminate plans yet because they
16 don't have the actual plans drawn up
17 yet. They will, we're just entering
18 into contract negotiations now because
19 we've come up with some understanding
20 of what terms might work. There is a
21 lot of work left to do. This is by no
22 means a finished thing at this point.

23 MR. SWISKEY: From the impression
24 I get, the Village is gonna sign
25 basically a contract that includes
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2 this, whatever is on this sheet; am I
3 right or wrong?

4 TRUSTEE MARTILOTTA: That's the
5 idea, but in order for us to sign that
6 contract, certain things, protections
7 for the Village and for the residents
8 of Fifth Street have to be met, and if
9 they're not, it wouldn't be signed.

10 MR. SWISKEY: The engineer is here
11 from PSE&G tonight, so maybe he'll --
12 Mary Bess.

13 TRUSTEE PHILLIPS: Can I just get
14 a clarification from you?

15 MR. SWISKEY: Yeah.

16 TRUSTEE PHILLIPS: Are you under
17 the impression that there is going to
18 be a contract next month?

19 MR. SWISKEY: I'm under the
20 impression that there is gonna be a
21 contract fairly quickly.

22 TRUSTEE PHILLIPS: I think that
23 Trustee Martilotta just confirmed what
24 I feel, and I can't answer for the
25 other ones, but we still have a lot of
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2 work to go through, we still have a lot
3 of discussion on the contract. All
4 that you currently have is some things
5 that we agreed to to move forward. The
6 contract is, this project isn't
7 tentatively scheduled to start until
8 2017.

9 MR. SWISKEY: But to be smart,
10 Mary Bess, but this is the total
11 compensation you're getting on any
12 contract you sign; am I right or wrong?

13 TRUSTEE ROBERTS: Those are the
14 terms to which we've agreed.

15 MR. SWISKEY: These are the terms,
16 so what you're working out now is
17 technical details; you can't work after
18 10 o'clock at night, you have to
19 re-pave the street, it's technicalese,
20 it's what they -- what is it they call
21 it, Arthur? Boilerplate basically,
22 you're working on boilerplate, you've
23 agreed, so --

24 TRUSTEE ROBERTS: We have agreed
25 to -- if I may, we have agreed to those
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2 terms, and now we must get into the
3 nitty gritty, the minutia. I'll give
4 you an example of one that I'm
5 concerned about. Septembers is on this
6 term sheet, but there can't be weekend
7 work in September, so we have to work
8 all that out, and this is going to take
9 time. I've seen how lawyers work, with
10 all due respect, Joe, it takes time;
11 it's the legal process to get this
12 language buttoned up and everyone is
13 gonna have a lot of opportunity, and if
14 we don't come to agreement on the
15 minutia terms, then the deal is not
16 happening.

17 MR. SWISKEY: It's basically
18 boilerplate. In other words, you have
19 told them you want this, so now you're
20 just, you're telling them this.
21 They'll say yes, yes, yes, whatever
22 they want because you sold yourself
23 cheap in my estimation, but that's up
24 to the Board. In other words, the
25 compensation is way below what you

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2 should be getting for this. Just look
3 at it this way, if it's 850,000 times
4 three, in three years, they would spend
5 more for those generators and this
6 contract is totally worth -- this
7 contract, I would say is worth about
8 1.7, 1.8.

9 Did anybody approach it from that
10 perspective?

11 TRUSTEE ROBERTS: Yes.

12 If you can find -- please
13 everybody, if anyone can find us a
14 licensed appraiser of utilities who has
15 deep experience in this field, which
16 frankly, I know you ran utilities here
17 for a long time, but you're not an
18 appraiser, I know I'm not, but if you
19 find us somebody who can value this at
20 \$10 million, bring them here, and we'll
21 go back to PSE&G and --

22 MR. SWISKEY: Did we put -- did we
23 even go looking for such a person
24 because they exist?

25 TRUSTEE ROBERTS: Yes.

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2 MAYOR HUBBARD: Yes.

3 MR. SWISKEY: And who did the
4 searching?

5 TRUSTEE ROBERTS: I'm not going to
6 tell you what this number was because I
7 like these numbers better.

8 MR. SWISKEY: Who did the
9 searching and -- yeah, I'd like to see
10 the appraisal because who did the
11 searching for the engineer, I mean, the
12 professional appraiser, you go online,
13 you see things like wow, but I'm not
14 even saying professional appraiser, I'm
15 saying you're selling your soul cheap,
16 but --

17 TRUSTEE ROBERTS: Based on what
18 data?

19 MR. SWISKEY: Basted on what data?
20 Where do you get 1.3 million; if you
21 really want an argument; where did that
22 come from? That was their number,
23 wasn't it?

24 TRUSTEE ROBERTS: No, it's the
25 number we negotiated.

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2 MR. SWISKEY: That was PSE&G's
3 number to begin with and we all know
4 it, we were all at all the meetings,
5 but I'm not gonna argue that point.

6 TRUSTEE ROBERTS: Their number was
7 300, Mr. Swiskey, their number was 300.

8 MR. SWISKEY: That was the first
9 offer.

10 TRUSTEE ROBERTS: Right.

11 MR. SWISKEY: Which was
12 ridiculous.

13 TRUSTEE ROBERTS: Right. And here
14 we are, what is that, we're much better
15 than we were then.

16 MR. SWISKEY: I'm not -- they're
17 professionals there and they took you
18 over the coals, but don't worry about
19 that.

20 Let's move on to basically the
21 agenda items I'd like to talk about.

22 Resolution 11-2016-4, 140,000 to
23 Golten Marine Services basically, added
24 expense on Number 4 engine, that total
25 is well over 400,000 now; isn't it?

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2 MAYOR HUBBARD: I don't think it
3 was 400.

4 MR. SWISKEY: No. No. No. For a
5 total expenditure -- because I have all
6 the -- you know I've been keeping track
7 of this.

8 You had 140 for parts, 140 here,
9 you had over 120 in different purchase
10 orders on this, plus Village labor,
11 you're over 400,000.

12 MR. PALLAS: Bill, I only know of
13 two major items, this was Golten and T.
14 Golds Striegel systems (phonetic) for
15 the parts which was --

16 MR. SWISKEY: I mean, I FOIL for
17 the paperwork, Paul. Or did you forget
18 that? I file for all those bills, I
19 know what they were, and for you to say
20 that, you got -- you provided it to the
21 treasurer, you got to know better than
22 that. I mean I should have brought
23 them with me just to show you since --
24 I mean, but that's a lot of money.

25 Did we ever figure out why this
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2 happened?

3 MR. PALLAS: Bill, there was, you
4 know, overtime, the specific --

5 MR. SWISKEY: No. Forget the --
6 screw overtime, forget the total
7 spending, we know what that is now.
8 Why did this engine do this? An engine
9 with probably less than 500 hours since
10 its last major rebuild.

11 MR. PALLAS: There was water that
12 had entered into the cylinder, plant
13 personnel heard the noise, shut the
14 unit down.

15 MR. SWISKEY: One cylinder, but
16 that wound up cracking all those other
17 heads, plus the block, that -- Paul,
18 now I know better than that and there's
19 people in this room that know better
20 than that.

21 Did the Village ever do an
22 official inquiry, ask, bring in an
23 outsider to find out what happened?
24 You had a lot of damage. It's almost
25 like the engine was spiked. Do you

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1 know what that is? That's when the
2 engine is running and suddenly it's got
3 instantaneous overload, it's like a
4 giant break, the engine will almost
5 jump on its bed. It cracked that much,
6 something -- either that or the second
7 alternative is you ran the engine
8 without proper coolant and it
9 overheated.
10

11 Does anybody on this Board really
12 care to find out what happened?

13 Trustee Roberts?

14 TRUSTEE ROBERTS: I trust the
15 Village Administrator.

16 MR. SWISKEY: All right.

17 Trustee Robbins, I suppose you
18 trust --

19 TRUSTEE ROBBINS: I was down
20 there. I looked at a lot of photos of
21 some of the parts and I saw the cracked
22 head, but there were a number of other
23 heads in that engine that had been, had
24 welds and things that had been done in
25 previous years that weren't sufficient
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2 to maintain the pressure and the heat
3 in the engine, and so it was kind of a
4 cumulative effect; so a number of those
5 heads had to be replaced, and --

6 MR. SWISKEY: Trustee Martilotta,
7 are you believing this?

8 TRUSTEE MARTILOTTA: That was
9 explained to me as well.

10 MR. SWISKEY: And Mary Bess, I
11 think you -- do you believe this?

12 TRUSTEE PHILLIPS: Bill, if I
13 really told you what I believe, you
14 would get upset at me, so I'm gonna
15 tell you right now, I have pictures of
16 the previous two engines on rebuild,
17 and I have seen the pictures of this
18 rebuild on this engine, those engines
19 were really meant to be run all the
20 time and they're not. That's part of
21 the problem. You know it as well as I
22 do.

23 MR. SWISKEY: No, it's not, Mary
24 Bess. If you maintain it with the
25 proper treatment --

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2 TRUSTEE PHILLIPS: Bill, when were
3 they built, rebuilt in 1990; is that
4 what you're telling me, that it --

5 MR. SWISKEY: And they had less
6 than 500 hours on it.

7 TRUSTEE PHILLIPS: Yes, but --

8 MR. SWISKEY: But what?

9 TRUSTEE PHILLIPS: Okay. I live
10 in a world that deals with engines all
11 the time, Bill, okay, an engine does
12 not, it has to be run continuously to
13 make it work --

14 MR. SWISKEY: Well, we're not
15 running 'em continuously --

16 TRUSTEE PHILLIPS: -- dry rot --

17 MR. SWISKEY: We're not gonna run
18 'em for six months, so you mean to tell
19 me, it's gonna rot away again? Come
20 on. If you put the treatment in the
21 engine, the engine will last forever.

22 TRUSTEE PHILLIPS: My
23 understanding is there is a whole new
24 maintenance that's been going on up
25 there that supposedly, I understand
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2 from the Village Administrator, that
3 once a month, are the engines going to
4 be started now; is that what my
5 understanding is?

6 MR. PALLAS: That's correct, yes.

7 MR. SWISKEY: Once a month.

8 Do you blow them down every day,
9 Paul?

10 MR. PALLAS: Bill, I don't think
11 they blow them, correct, that's the
12 normal process?

13 MR. SWISKEY: What?

14 MR. PALLAS: They do that when we
15 go to start them.

16 MR. SWISKEY: You're supposed to
17 blow 'em down every day, probably twice
18 a day, Paul, otherwise the moisture
19 accumulates in the cylinder, it has a
20 bad effect. Read the enterprise
21 operating manual.

22 I have very serious doubts about
23 what went on that engine, but if you
24 people chose to believe, okay.

25 Let's see here. All right. The
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2 next one, question I have here is
3 157,000 for the sewer. That's -- I
4 commend the Board on doing that. It
5 should have been done a long time ago.
6 It's a shame there had to be, you know,
7 so much pressure.

8 And there's another thing when you
9 do that, how big is the force main and
10 the gravity main because they should be
11 big enough for future expansion if you
12 want to round a gravity main down, say
13 from the boatyard or force main from
14 their boatyard to your force main where
15 it can go under the creek; is there
16 consideration here for future
17 expansion?

18 MAYOR HUBBARD: I don't know. I
19 mean, it's been talked about but once
20 they engineer it, and we get the
21 design, we'll be able to look at it at
22 that point, Bill.

23 MR. SWISKEY: Because the station
24 itself, I mean if Brewer (phonetic)
25 wanted to put in a, say a small sewer
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2 station at say Sterling Harbor, and you
3 wanted to run a force main along the
4 street to our gravity main where it
5 would go into our station at the end of
6 Sandy Beach, it's possible he could do
7 that for a small amount of expense, but
8 our station would have to be big enough
9 to handle the additional, but I don't
10 think Brewer wants to spend any money,
11 he just wants the Village to spend
12 money, so we're not gonna worry about
13 him.

14 Seven hundred eighty thousand
15 dollars for the cooling tower at the
16 power plant, who is the design
17 engineer?

18 MAYOR HUBBARD: That was done by
19 Braun Engineering.

20 MR. SWISKEY: Oh, boy. So who is
21 gonna oversee the project?

22 MR. PALLAS: It's going to be done
23 inhouse, Bill, as of now.

24 MR. SWISKEY: I mean, do you have
25 an understanding of, you know, the
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2 engineer puts the design out there, he
3 has the understanding, that's why they
4 usually retain the engineer that does
5 the design to protect your interest to
6 oversee the project. Since we're suing
7 Braun, we're not gonna do that.

8 MAYOR HUBBARD: No, we are not.

9 MR. SWISKEY: So, I mean this --

10 MAYOR HUBBARD: He had done the
11 plans for us; Paul has reviewed the
12 plans; the contractors have looked at
13 the plans; and everybody feels the
14 plans that we have will function and
15 work properly, and so we are definitely
16 not hiring Mr. Braun to come back and
17 do it; we're gonna do it inhouse.

18 MR. SWISKEY: A lot of people felt
19 that his electrical design would work
20 too and it didn't, did it?

21 MAYOR HUBBARD: That's one reason
22 why we are suing him.

23 MR. SWISKEY: That might be a
24 reason to use a little extra caution
25 here because -- in other words, plus
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2 you're taking him to court and he's
3 gonna get up and he's gonna say, you're
4 using my design and say I'm
5 incompetent. It's really a little bit
6 risky in the court, and I don't know,
7 you can talk it over with the Village
8 Attorney in executive session and what
9 his opinion on it is; but it puts the
10 Village at risk in its lawsuit.

11 By the way, how is that
12 progressing? I mean, I'm not asking
13 anything, is it progressed beyond just
14 the filing stage?

15 ATTORNEY PROKOP: Yes.

16 MR. SWISKEY: It has.

17 We have had meetings with Braun
18 and the judges, I assume?

19 ATTORNEY PROKOP: There hasn't
20 been a judge assigned in the case yet,
21 but we are in active litigation. It's
22 beyond the filing stage.

23 MR. SWISKEY: All right. No judge
24 has been assigned, all right, that's
25 so -- therefore, I would -- it won't
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2 show up on eCourts; it won't show up on
3 a Supreme Court log, on a State Court
4 calendar?

5 ATTORNEY PROKOP: If you look
6 in -- what you're talking about is
7 eCourts, right, NY Courts.

8 MR. SWISKEY: Yeah.

9 ATTORNEY PROKOP: If there is no
10 action pending by a judge, it will not
11 show in that system, that's correct.

12 MR. SWISKEY: If there's no action
13 and --

14 ATTORNEY PROKOP: No. There is no
15 action pending by a judge. If it's
16 been submitted to a judge by a motion
17 or some other kind of action
18 requesting, requiring a judge's
19 intervention of a court appearance,
20 then it will show up on what you're
21 calling eCourts.

22 MR. SWISKEY: Well, it's the
23 Supreme Court, I mean, it's Unified
24 Courts of the State of New York; it's,
25 you know, it's just where you get your
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information about the court.

So we haven't actually -- we're not in court with it is what you're saying?

ATTORNEY PROKOP: No, I didn't say that. The case is in active litigation.

MR. SWISKEY: Active litigation, but there's no record of it anyplace on the court record?

ATTORNEY PROKOP: That's your version, that's not true.

MR. SWISKEY: All right. Where would I find it then?

ATTORNEY PROKOP: We go through this almost every meeting. You --

MR. SWISKEY: No. No. Now you're changing the subject. Where would I find it? Simple question.

ATTORNEY PROKOP: What is it that you would like to find?

MR. SWISKEY: I'd like to find out exactly the status of the case, motions filed, things like that.

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2 ATTORNEY PROKOP: Well, one, you
3 can start by asking me, so if you're
4 asking me if there is any motions
5 filed; no, there hasn't been any
6 motions filed; and anything that has
7 been filed is with the Suffolk County
8 Clerk.

9 MR. SWISKEY: And with the clerks,
10 we have that with the Suffolk County --
11 all right. I understand when I'm being
12 run around the ring, and I'm not gonna
13 push it basically, but it's a big thing
14 and, in other words, it's a really big
15 thing if you're using his design
16 whether you realize it or not. I would
17 ask my lawyer if that's really
18 advisable or not, and just, it just
19 amazes me some of the things that I see
20 happening.

21 Oh, there's a couple other items.

22 The Wiggins Street house, are we
23 pursuing buying that or not; that was a
24 surprise at the work session from what
25 they tell me?

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2 MAYOR HUBBARD: It's been talked
3 about and everything else. We have not
4 --

5 MR. SWISKEY: Who approached us
6 with that, to buy the house?

7 MAYOR HUBBARD: The agent for the
8 seller.

9 MR. SWISKEY: A real estate agent?

10 MAYOR HUBBARD: Yes.

11 MR. SWISKEY: Who's done business
12 with the Village before; I don't want
13 to put anybody's name out there, but in
14 other words, why would we want to buy a
15 house to begin with?

16 MAYOR HUBBARD: To add on to our
17 Housing Authority that we have, to
18 protect it from becoming an Airbnb, to
19 make it stay as a two-family rental
20 instead of being bought up and becoming
21 something else, so it was --

22 MR. SWISKEY: I don't think that's
23 really the Village's response -- if you
24 want to regulate Airbnbs you pass the
25 law like Trustee Roberts has been

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2 trying to get passed for, what, a year
3 now.

4 TRUSTEE ROBERTS: Yes.

5 MR. SWISKEY: I mean, I don't see
6 much cooperation from three members of
7 the Board or it would be done. Instead
8 we're gonna buy this house, we could
9 actually tear this house down and make
10 additional parking, couldn't we?

11 MAYOR HUBBARD: Yes, we could.

12 MR. SWISKEY: So maybe that;
13 public should realize that or we could
14 use it as part of our ferry turning. I
15 mean, the house sits in the very
16 vulnerable area; I mean, it's like -- I
17 just don't -- some private person will
18 buy it, and if they want to make a
19 rental out of it, that's fine. In
20 other words, we can't do anything about
21 that. I don't think we should be
22 buying houses. If we got \$300,000, we
23 should be repaving Sixth Street; that
24 would repave Sixth Street. We're
25 spending money like Dutch uncles,

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2 let's, you know --

3 MAYOR HUBBARD: We haven't bought
4 anything yet, Bill, it was a proposal.
5 Somebody came to me and asked me about
6 it, I brought it to the Board members.
7 We discussed it and that's where it
8 went.

9 MR. SWISKEY: So you're not gonna
10 take a vote on it, or not gonna get a
11 general consensus of the Board because
12 it just seems to me it's just a little
13 bit out of hand here to buy a house,
14 for the Village to buy -- I just don't
15 think we should be in the -- oh, the
16 next question I wanted to ask was the
17 short-term rentals. I mean is there
18 any progress on that at all, Trustee
19 Roberts, I mean the Short Term Rental
20 Law?

21 TRUSTEE ROBERTS: I'm not aware of
22 anything happening outside of the
23 meetings you have been at, Bill.

24 MR. SWISKEY: So there is no
25 formal, I don't know what you'd call
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2 it, paperwork or whatever or anything,
3 it's just something you put out there
4 each month and it dies?

5 TRUSTEE ROBERTS: Yes, basically.

6 MR. SWISKEY: All right, that's
7 just so the public knows I get the
8 impression that the majority of this
9 Board doesn't want it, I don't know
10 why. I think it would be a good idea,
11 but that's neither here nor there.

12 And there was one other thing I
13 wanted to ask about, so I beg your
14 patience because there's so much junk I
15 put down here.

16 The last one, well, I already said
17 it, I feel that there should be a
18 Trustee on this negotiating committee
19 to protect our interest.

20 You know, when you turn things
21 over to your lawyers or whatever, you
22 don't know -- I think there should be
23 one person that's answerable to the
24 public, and I would request the Board
25 appoint somebody.

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2 Thank you.

3 MS. SMITH: Liz Smith, 309 South
4 Street.

5 Maybe a quick gratitude interval.
6 Thanks, Bill.

7 So a couple months ago, the
8 Greenport, Village of Greenport Third
9 Annual Turkey Trot was one of the
10 resolutions, it was voted in. I just
11 wanted to circle back and thank the
12 Board. We had a great turnout on
13 Thursday morning. We had about 160
14 people that came out to do a two-mile
15 walk and a 5K run. It was a free
16 event, but we raised about \$500 for the
17 North Fork Animal Welfare League and a
18 truckload of supplies; so it was a
19 great morning.

20 Thanks to our Trustees who came
21 out to support, Mayor Hubbard, that was
22 great, Trustee Roberts, Trustee
23 Martilotta, it was great seeing you
24 all, good photos.

25 Anyway, just a big thank you, it
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was a great event.

MAYOR HUBBARD: Thank you for organizing it.

TRUSTEE ROBERTS: Thank you.

MS. RIVERA: Mayor Hubbard and the Board, my name is Debra Rivera, I'm at 326 Front Street, Greenporter Hotel.

I'm listening to everybody tonight, and I think everybody has really good points, including the Board. I think Bill had some great points that he brought up, and I think that in the end, the problem is that people feel that they don't have enough information; and I'm a little bit uncomfortable with this notion of, well, let's sign this and then later we'll tell you what's in it, or later we'll tell you what it consists of, so I think that if we can -- I think it's a great idea that Bill had that we have some sort of, I don't know, if it's not a person, a Trustee on behalf, you know, that represents the Village,

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2 perhaps it's a committee made up of
3 people in the community that work
4 together with the Board to ensure that
5 our interests are looked after and that
6 the information is disseminated in a
7 little bit more of a clear manner.

8 You know, you guys have thankless
9 jobs and, you know, I understand it's
10 very difficult, so I'm not up here to
11 make anybody look bad. I think that
12 growth is painful, and I think that in
13 Greenport perhaps, you know, 50, 60,
14 100 years ago, our residents were upset
15 that the road was being dug up for
16 telephone poles or fiberoptic cable. I
17 think that that was probably scandalous
18 back then, and I think that it's -- I
19 don't have all the details, I haven't
20 done the research that some of my other
21 residents, fellow residents have done;
22 but I think it's something that we
23 should consider, but I think that we
24 need more information, so I think that
25 if we can agree to meet and assemble

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2 and work on getting the right details
3 with whoever it is, and I didn't
4 realize that there's nobody on our
5 Board who is part of this
6 decision-making process for the PSE&G
7 thing.

8 Did I misunderstand that?

9 TRUSTEE PHILLIPS: I'm a little
10 confused because in all honesty, the
11 Village Administrator and the Village
12 Attorney have the discussions and then
13 they come back to us and present
14 everything and we have a discussion
15 through them back and forth. If
16 everybody is under the impression that
17 they're negotiating totally
18 autonomously, no, they're not. They're
19 coming back to us and giving us
20 information, we're having discussions
21 back and forth. No one has signed
22 anything yet, it's still in discussion
23 stages. Those are just a set of terms
24 that have, you know, in buying a house,
25 you negotiate back and forth on price;

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2 we are still in the discussion stages,
3 but nobody has signed anything yet, and
4 we're, all five of us, are involved in
5 the discussions as to what comes back
6 from the Village Administrator and the
7 Village Attorney.

8 MS. RIVERA: Well, I'm confused
9 because when you buy a house, usually
10 you agree to the price and then you
11 sign the contract.

12 TRUSTEE ROBERTS: Right.

13 MS. RIVERA: That's how I --

14 TRUSTEE ROBBINS: That's what
15 we've done.

16 TRUSTEE ROBERTS: Right. We've
17 just agreed on a price.

18 MS. RIVERA: You've agreed on a
19 price?

20 TRUSTEE ROBERTS: Right. That's
21 all we've done.

22 TRUSTEE ROBBINS: But we don't
23 have a contract yet.

24 MS. RIVERA: Got it, so you --

25 ATTORNEY PROKOP: That's not what

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2 happens when you buy a house. When you
3 buy a house, you agree on a number --

4 MS. RIVERA: Yes.

5 ATTORNEY PROKOP: -- and then you
6 go through the contract very carefully,
7 have both attorneys, both sides do
8 their job, their due diligence and then
9 you make a decision based on number
10 one, the price and then number two, the
11 other terms that are in the contract.

12 What you just heard is the same
13 process that will happen here. We are
14 just at the point, we have a couple
15 basic terms that conceptually have been
16 agreed on and now we got to the point
17 where we're going to try to work out a
18 contract.

19 MS. RIVERA: All right. I didn't
20 understand that -- well, I didn't
21 understand that all those terms have
22 been worked out, and then I think --

23 ATTORNEY PROKOP: No, they have
24 not been worked out.

25 MS. RIVERA: So just the price has
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2 been worked out.

3 TRUSTEE ROBERTS: We haven't
4 inspected for termites yet, to carry
5 the metaphor.

6 MS. RIVERA: Okay.

7 So I think the next point is once
8 that money comes in, what's going to be
9 done with the money, and do we have a
10 say-so in what happens with that money,
11 so who is that -- will those funds be
12 earmarked for particular projects and
13 has that been discussed?

14 MAYOR HUBBARD: We will be
15 discussing that. We have not done that
16 yet because we're just starting the
17 process, so the contract would say when
18 payments are due, if they're due
19 before, you know, at the signing of the
20 contract, halfway through, whatever,
21 none of that has been decided, so --

22 MS. RIVERA: No, I understand
23 that.

24 MAYOR HUBBARD: We don't want to
25 say how we're going to spend the money
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2 yet because we don't know if we're
3 gonna get it; we have to get from point
4 A to point B before we go to do that.

5 MS. RIVERA: Yes, but I think in
6 terms of making some assurances to the
7 public as to what will be done with the
8 money, just basic things like Greenport
9 Utility will be upgraded, so that we
10 are in compliance, that the roadwork is
11 defined, that certain roads will be
12 repaired, paved, perhaps some
13 addressing of a resolution for parking,
14 some money to finally purchase some
15 trash cans or solar trash cans to
16 relieve residents after very busy
17 weekends. Anything from the Fifth
18 Street Beach to cleaning out Moores
19 Lane. I just, I want to know that
20 we're going to be able to participate
21 in how these funds will be applied, and
22 I think that we need assurances that
23 they will be, that these funds will be
24 held in an escrow account, that they'll
25 be separate, and there is some

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2 participation from us as to how those
3 funds will be applied.

4 TRUSTEE ROBERTS: If I may. I
5 think those are great ideas. I think
6 it's a fair thing to say that this
7 Board owes the public a capital
8 planning discussion and process that
9 everyone can participate in. We just
10 did a bunch of capital work in the
11 last, you know, since Mayor Hubbard
12 took over, I think we have discussed,
13 you know, we should probably move
14 forward in this. I know that the
15 Village Treasurer is working on a draft
16 that we hope to be able to discuss next
17 month, so these are great ideas, and I
18 personally liked some of them, I liked
19 a lot of them, and I think -- I don't
20 want to speak for all of you, but I
21 think we've discussed that this will be
22 a noble exercise and can tie nicely
23 with the fact that there's gonna be
24 some capital coming in.

25 MS. RIVERA: Sure. I just think

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2 if we could work up -- if we had a
3 capital plan, we have some Excel
4 spreadsheets and we figure out that all
5 of the improvements that we're talking
6 about are going to total \$3 million or
7 \$5 million, then don't you think we
8 should use that as leverage to try to
9 get more money?

10 TRUSTEE ROBERTS: More money from?

11 MS. RIVERA: From PSE&G.

12 TRUSTEE ROBERTS: With all due
13 respect, I don't think they care about
14 our capital needs.

15 MS. RIVERA: No, I understand, but
16 we say that's just not enough money, we
17 have already figured out that we need
18 more money and that's just not enough
19 money.

20 TRUSTEE ROBERTS: I don't think
21 they care about our capital needs; they
22 care about getting their project done
23 as cheaply as possible.

24 MS. RIVERA: I understand.

25 TRUSTEE ROBERTS: We care about
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2 getting as much as we can out of it, so
3 this is the number we are at.

4 MS. RIVERA: And you don't think
5 that there is any room for a
6 negotiation, negotiating at all?

7 TRUSTEE ROBERTS: We went from 300
8 to where we are now, which some don't
9 think that the backup cable is all that
10 valuable, but all those outages that we
11 had on random summer days with no storm
12 would have been shortened, if not
13 instantly fixed, so I mean that has
14 real value, two less hours of outage
15 for a guy to get in the truck and drive
16 out here in a non-storm situation is
17 valuable; so I don't know what that
18 number is, but the point is we started
19 with a very small deal that didn't have
20 the support of three votes on this
21 Board, this deal does.

22 TRUSTEE ROBBINS: And the concept
23 of this money is always to return back
24 to the Village, I mean, that's all
25 about the Village.

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2 MS. RIVERA: I know it's coming
3 back, but we just want to know how it's
4 gonna be allocated.

5 TRUSTEE ROBERTS: It isn't in hand
6 yet for sure, okay, but I mean, we as a
7 Board certainly, I love to hear what
8 constituents want, you know, and what
9 are the important things to you, you
10 know, roads and sidewalks are big and I
11 think the mayor has, you know, done a
12 great job of putting that as one of the
13 projects that he put right to the
14 forefront, so we are starting to see
15 some improvements in the Village, but
16 there are certainly other things, you
17 know, things down in the park, in the
18 area work will be done, but throughout
19 the Village, there are projects too, so
20 I really appreciate your ideas and
21 we'll certainly keep track and in touch
22 with everybody about them.

23 MS. RIVERA: So what will be the
24 platform then for us knowing -- so the
25 next step is, so you signed this

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2 contract, you signed the boilerplate
3 contract, and then at what point can we
4 begin to work on these ideas with you?

5 MAYOR HUBBARD: I can just tell
6 you, there are some proposals, some
7 projects that are in the works, we've
8 got some drawings on some road ends,
9 playground equipment, this past round
10 when we did curbs and sidewalks
11 downtown, we had two other roads we
12 didn't have the funding for, so that's
13 all part of a list that we will have
14 that we will give out to the public and
15 also take public comments, what do you
16 think we should do with some extra
17 money, stuff that has not been done yet
18 that we put off doing until basically,
19 it was pay as you go, instead of
20 bonding for it. This would be able to
21 take care of some of these other
22 projects that we have not done over the
23 past couple of years and use this money
24 to pay for that instead of bonding, so
25 that's, you know, I think some of the
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2 pictures were posted on the Village
3 website of drainage plants for the end
4 of Clark, Flint and Brown Streets.
5 There was a proposal for playground
6 equipment with the shade arbor down at
7 the end of Fifth Street in the park.
8 Those are plans, stuff that we have
9 been working on for the past
10 year-and-a-half, we didn't have the
11 funding for it, we applied for grants,
12 we didn't get the grants, but that's
13 all stuff we have been working on, so
14 that will be stuff we will try to come
15 up with the extra money to use for, but
16 it's very early on that; it's like
17 buying a lottery ticket and spending it
18 before you got it, so we really haven't
19 worked on that part because we're just
20 trying to get, this is what we might
21 get, if we get a contract signed, we
22 will get it and then we will work on a
23 plan and share that with all the public
24 on what we plan on doing with the
25 money.

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2 MS. RIVERA: Once the contract is
3 signed as to the amount that will be
4 disclosed, correct?

5 MAYOR HUBBARD: Yes. The list of
6 what we plan on doing with the money?

7 MS. RIVERA: No, the total amount
8 of the money being received.

9 MAYOR HUBBARD: All we're voting
10 on tonight is to move forward, these
11 are the contract terms, then the rest
12 is the contract. There's other stuff
13 that I discussed at the work session,
14 they said they would pay for a local
15 resident to oversee the project which
16 we would have a local resident doing
17 that. They would be paying for that.
18 We have to put in timelines of when
19 they can work, when they can't work,
20 when they have to shut down, all that
21 other stuff and everything else would
22 be in the contract. All we're doing
23 right now is just saying, we agree to
24 the terms on the basic compensation and
25 the rest of that would all be done at a
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2 later date. So we're not doing, all
3 we're saying is, we're giving the two
4 gentlemen the authorization to work out
5 a contract to bring back to the entire
6 Board so the whole Board can see it,
7 and then the public will see it.

8 We're not signing a contract with
9 this, we're just taking the next step
10 saying, in general we agree to the
11 terms and the conditions of the backup
12 power cable with the automatic
13 switchgear and everything else, which
14 we all feel is a very important part of
15 the package along with the cash terms
16 and repaving the road and we're saying
17 the compensation that we're getting,
18 the whole Board felt they were
19 comfortable with that, with taking the
20 next step of getting a contract, and
21 again if we don't get contract terms
22 that are agreeable to us, it's not
23 gonna be agreeable to the public, then
24 we won't sign a contract, you know,
25 everybody will have that portion of it,

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2 and we're gonna be working over the
3 next month or two as they're doing the
4 contract to come up with a wish list if
5 you want to say of what everybody has,
6 what they think they'd like to get done
7 and stuff like that to not impact the
8 budget of what we could use the money
9 for to get improvements throughout the
10 whole Village so everybody sees some
11 benefit from this, you know, and that's
12 basically where we want to go.

13 MS. RIVERA: All right. Thank
14 you.

15 MAYOR HUBBARD: Thank you.

16 MS. GORDON: Dini Gordon, 152
17 Sixth Street.

18 Unlike some of the people who have
19 spoken, I feel quite comfortable with
20 this process so far. You have
21 competent, I think professionals doing
22 the sort of staff work, the technical
23 stuff and the Board to make the
24 important decisions. I can't comment
25 on any of the technical things, I

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2 didn't understand it at all, but I feel
3 generally that the process is going to
4 reach those issues and solve them.

5 I do think that better
6 communication with citizens is
7 desirable, but part of it is the
8 responsibility of the citizens to use
9 the information that's out there. I
10 mean, on the Greenport, official
11 Greenport website is the synopsis of
12 the plan as far as we know it on, what
13 was it, November 16th; and, you know,
14 everybody should be looking at that.

15 I have a couple of questions about
16 it. The synopsis does not include any
17 provision for the ombudsman, and I just
18 think, you know, in future
19 communications with the citizens, you
20 should say something about that. I
21 think that sort of citizen monitor is a
22 very important part of this project,
23 both for its competent completion, but
24 also for sort of maintaining the
25 information level for all of us.

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2 The other thing is that in the
3 overhead circuit provision on this
4 document that's on the Village website,
5 I think it's quite ambiguous as to
6 whether it's really a new circuit or
7 reinforced and rearranged circuit, so I
8 would just urge that -- I don't know
9 what difference it makes, but I think
10 it should be explicit, and so I'm just
11 saying when you -- I think there should
12 be regular reports like that on the
13 official website for all of us to see
14 and that they should include more
15 detail about these kinds of matters.

16 Thanks.

17 MAYOR HUBBARD: Thank you.

18 MS. GEIGER: Good evening. Emily
19 Geiger, Fifth Street.

20 I have not looked at the synopsis
21 online, so I may be asking things that
22 are already covered by the synopsis
23 online, but let me just ask you about
24 the 50-year easement and why there is a
25 requirement, or why there is a

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2 necessity for an easement for a public
3 street. PSE&G is apparently asking for
4 a 50-year easement for this project and
5 why does --

6 MAYOR HUBBARD: Because they're
7 investing the money in putting the
8 project in, and they want to know
9 they're going to be able to use it for
10 the lifespan of the project. I think
11 that is all this is just saying. Once
12 they put the cable in, if they have it
13 for one year, then after a year, we can
14 turn it off, and they won't be able to
15 use it, so that's just a legal term of
16 what they're doing for the lifespan of
17 the project.

18 MS. GEIGER: Clearly you can't
19 turn it off after a year, you have been
20 paying \$1,300,000 to let them do it, so
21 I mean, that's not an issue. I'm just
22 curious why even the term easement
23 would be in the contract at all.

24 TRUSTEE MARTILOTTA: I think I
25 know.

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2 PSE&G doesn't have -- they don't
3 have franchise rights inside the
4 Village. If this was in Southold Town,
5 they can just dig it down the street,
6 but since we don't use PSE&G, they
7 would then have to get our permission
8 to bring the cable down our street.
9 Does that --

10 MS. GEIGER: Yes.

11 TRUSTEE MARTILOTTA: Okay.

12 MS. GEIGER: Also has there been
13 any kind of blueprint or schematic or
14 diagram or drawing that we have seen as
15 to know precisely where this conduit is
16 gonna go? Is it gonna be in the middle
17 of Fifth Street or is it going to
18 impact one side more than the other; I
19 mean, how -- where is this going to be
20 physically on the street; do we know?

21 ATTORNEY PROKOP: I think they're
22 working on that, or they will be
23 working on that. They actually have
24 several times come down to, before we
25 even got to the point that we said that
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2 it was okay for them to do that, I
3 think several times they came down to
4 look around Fifth Street and were
5 stopped. Basically, they were stopped
6 by the Village, so I think that there
7 is -- I'm sorry, I don't mean to speak
8 for the engineer, but I think there's a
9 process where they have to locate our
10 utilities, and then based on that
11 locate where they would like to propose
12 to put the easement.

13 MS. GEIGER: Okay.

14 So it very well may impact people
15 on one side of the street more than the
16 other and may not run, in fact, down
17 the middle of Fifth Street but on one
18 side or the other, so depending on if
19 you're on the lucky side of the street,
20 it won't be digging up the front of
21 your house. How will this be handled
22 in terms of traffic and people that
23 live there and their driveways and
24 parking and all of those personal
25 issues that people that live on that

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2 street will deal with?

3 TRUSTEE PHILLIPS: Those are the
4 things that are discussed in the
5 contract as the mayor said before. We
6 will be putting into the contract
7 everything that will accommodate the
8 time of day. My understanding in
9 talking to some of the representatives
10 and in our discussion of the Board,
11 that part of the ombudsperson is to be
12 able the communicate with the neighbors
13 and tell them, okay, we are going to be
14 starting on this side of the street for
15 the next couple of days and their whole
16 goal for PSE&G is to make this as
17 painless for those on Fifth Street as
18 possible.

19 In looking at a lot of their press
20 releases over the last six months and
21 trying to find out online if there has
22 been any type of criticism in PSE&G
23 Long Island, I really haven't seen any
24 reference to their construction,
25 complaints. I have seen a lot of
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2 complaints about their billing system
3 and customer service, but that's not
4 what we are dealing with here. I
5 honestly searched online for the last
6 three weeks trying to find something
7 that says PSE&G Long Island's
8 construction was horrible, you know,
9 disruptive, but I really couldn't find
10 anything. Now, that's PSE&G Long
11 Island, that's different, PSE&G has New
12 Jersey, Pennsylvania, wherever, but in
13 the meantime, the whole goal of the
14 negotiations and the whole goal of this
15 Board is to make it as comfortable a
16 transaction as possible and that will
17 be in the contract.

18 MS. GEIGER: Yes, and I understand
19 that the contract is going to resolve a
20 lot of these issues, and there will be,
21 there is, in fact, a timeline that's
22 already been proposed, which is three
23 months, plus another 21 days for
24 something else at the end, I can't
25 quite remember what it is.

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2 TRUSTEE PHILLIPS: Paving.

3 MS. GEIGER: Repaving, is that it?

4 TRUSTEE MARTILOTTA: Repaving.

5 MS. GEIGER: The reconstruction of
6 what's been torn up.

7 TRUSTEE ROBBINS: Repaving the
8 entire street.

9 MS. GEIGER: Yes, of course
10 they'll have to repave the whole
11 street, I mean that's a given; if they
12 tear up the whole street. It would be
13 from Front Street down to the water and
14 then they're going under the water.

15 Can I just ask one other question?

16 Why are we doing this rather than
17 Shelter Island? Because they thought
18 the substation was ugly; was that it?
19 Their constituents said, no, we won't
20 do it, and so we're doing it for them
21 kind of, I mean we're --

22 TRUSTEE MARTILOTTA: I think we're
23 really doing it for us to be honest.

24 MS. GEIGER: For the money.

25 TRUSTEE MARTILOTTA: Yes.

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2 MS. GEIGER: Then let's get more
3 money for heaven's sake. We've got
4 over a -- I mean, they can't go
5 anywhere else. What else can they do
6 except go back to Shelter Island and
7 force it on them, I mean, it's either
8 us and Fifth Street or nothing, right?
9 Where else can they go?

10 TRUSTEE ROBERTS: I don't know,
11 but did you notice that the work out on
12 Route 25 didn't stop with the drawing
13 and all that? There are plan B's,
14 and --

15 MR. SWISKEY: No, you said they
16 have other options; what are their
17 other options?

18 MS. GEIGER: They have none. I'm
19 just throwing that out there, saying
20 that, I mean, they seemingly don't have
21 anywhere else to go, so they should be
22 willing to pay whatever Greenport wants
23 them to pay.

24 MAYOR HUBBARD: We had asked for
25 more money, and they had said no. They
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2 gave extra additional compensation on
3 it when we spoke to them last round;
4 basically it was either we make a deal
5 and work on it now or they're going to
6 go to plan B or do something else; and
7 after that the Board came together and
8 we said for the additional compensation
9 with the automatic switchgear and the
10 extra cash, the Board said, let's try
11 to move this forward for the benefit of
12 the whole Village.

13 MS. GEIGER: I understand that
14 some money is probably better than, and
15 it's more than they were originally
16 proposing, it's just a question of, if,
17 you know, sort of playing poker in a
18 sense, you say, no, we're not gonna do
19 it, and they don't seem to have another
20 alternative, so they may just be, well,
21 we're gonna take our wires and go
22 somewhere else; but there doesn't seem
23 to be any other logical place for them
24 to go because they want to go under the
25 water here.

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2 TRUSTEE ROBBINS: Well, there are
3 other, you can get under the water to
4 go to Shelter Island in other
5 locations, I mean, they did try it
6 somewhere else, and we are privy to all
7 of their investigation of other sites
8 that they may have had -- it was a
9 poker game, yeah, making a deal does
10 involve that to a certain extent, but
11 we as a Board decided that we didn't
12 want to --

13 (Whereupon, people in the audience
14 were speaking.)

15 TRUSTEE ROBERTS: If I may, you
16 can also go to court, there is a State,
17 I don't know exactly how it all works,
18 but LIPA is a State agency, so they had
19 lots of options.

20 AUDIENCE MEMBER: They can go to
21 court.

22 TRUSTEE ROBERTS: Sure.

23 AUDIENCE MEMBER: And do what?

24 MS. GEIGER: All right. Thanks.

25 MAYOR HUBBARD: Thank you.

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2 MS. ZEMSKY: Dina Zemsky, 153
3 Fifth Street.

4 I have a few requests for the
5 contract. I'm hoping that you are
6 going to have a very large escrow fund
7 besides the 1.3 million in case of
8 damages to people's homes. I don't
9 want to see myself and other people on
10 the block having to go to court to get
11 repairs done to their houses. In the
12 business that I'm in, people go into
13 homes and do all kinds of work, and I
14 always have a security deposit, which
15 is basically an escrow account; so I'm
16 hoping that you can negotiate a good
17 amount in escrow in case there are
18 damages to people's foundations, their
19 whatever. Is this something that
20 you're thinking of?

21 MAYOR HUBBARD: No. At this point
22 right now --

23 MS. ZEMSKY: I'm asking the
24 lawyer. Is this something that you
25 think is gonna go in the contract?

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2 ATTORNEY PROKOP: An escrow
3 agreement, an escrow was proposed very
4 early on in negotiation, it's not one
5 of the things we're discussing now.
6 We're hoping to address that, as
7 somebody said, in the beginning through
8 indemnification or hold harmless
9 provisions, but we will --

10 MS. ZEMSKY: This is my request,
11 that you do work hard to have an escrow
12 account. I mean, if we have to give
13 them interest, whatever the legal thing
14 is, there should be some amount of
15 money in escrow so that people who have
16 damage, or if the Village has damages,
17 or if the Village has to put on more
18 protection or more police support or
19 more, you know, any kind of control,
20 more lifeguards down at the beach or
21 more people around while this is going
22 on to protect people, there should be
23 some money in hand as opposed to having
24 to go back afterwards to get it.

25 That's one of my requests.

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2 ATTORNEY PROKOP: That is, let me
3 reassure you that that's a concern,
4 that has been a concern of the Village
5 from the beginning, you know,
6 reasonable, whatever reasonable
7 possibility there could be of damage
8 that might be created by this. We're
9 not anticipating that happening, but we
10 have to protect the residents --

11 MS. ZEMSKY: That's why they call
12 it accidents.

13 ATTORNEY PROKOP: -- protect the
14 residents obviously, and the community
15 and the Village itself.

16 MS. ZEMSKY: I think it's a really
17 important thing to have in the
18 contract. As a homeowner, I would feel
19 more comfortable about the contract if
20 that was there. That's one thing.

21 And the other issue I have is that
22 I don't know what law expertise you
23 have, but when we get to the point
24 where there is a contract, I also would
25 like to feel that that contract can

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2 also go out to maybe somebody with more
3 expertise in the field to review and
4 make sure there's not something we
5 missed or something that we're
6 overlooking. I am very, I'm an expert
7 in my field, but when I go outside my
8 field, I don't consider myself an
9 expert, and I ask for help. It's a
10 request. These are requests I'm
11 asking. When it comes down to the
12 contract and we're all looking at it, I
13 don't think it's a bad idea for
14 something as big as this and as
15 important, that it is the second, that
16 it has a second opinion or whatever the
17 right term would be.

18 Those are my two big requests.

19 MR. WINKLER: Good evening,
20 everyone. My name is John Winkler, 175
21 Fifth Street.

22 I have two questions. One is, you
23 mentioned during Billy's presentation
24 that we had an appraiser; being you let
25 that out of the bag, who is the company
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2 that we used?

3 TRUSTEE ROBERTS: I don't remember
4 the name.

5 MR. WINKLER: That's pretty
6 important.

7 TRUSTEE ROBERTS: Joe, can you
8 tell us the name, please?

9 ATTORNEY PROKOP: My officer, I
10 retained the -- the first thing that
11 I'd like to say is we went through a,
12 I'm not just saying the self-serving
13 but literally we went through a
14 nationwide search for an appraiser that
15 could help us with this situation, and
16 many of the people that have spoken
17 about this had talked about a utility
18 appraiser, a utility appraiser is
19 generally used for the condonation or
20 acquisition of utility equipment, so if
21 you Google utility appraiser, that's
22 basically what you're going to get.
23 What we really needed was somebody that
24 has experience in evaluating easements
25 for utility purposes; and that's

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2 somebody that has both a real estate
3 evaluation background and also as that
4 it relates with utility work.

5 We found a firm which is in
6 Syracuse that has that expertise, they
7 have recently done several major
8 examples of this, and they assisted us
9 with the critique of the value that was
10 assessed by PSE&G of the easement.

11 MR. SWISKEY: Did they have a
12 name?

13 TRUSTEE ROBBINS: Erickson E.
14 Stropp, S-T-R-O-P-P.

15 MR. WINKLER: There was no
16 tri-state firm that could have done
17 that, you had to go to Syracuse?

18 ATTORNEY PROKOP: Actually, as I
19 said, once again I'll say, we actually
20 went throughout the country; and this
21 person was actually recommended by
22 somebody on the west coast to come back
23 to here.

24 MR. SWISKEY: Did we get a written
25 report?

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TRUSTEE ROBERTS: Yes.

MAYOR HUBBARD: Go ahead.

MR. WINKLER: Did we get a written report?

Thank you, Bill.

ATTORNEY PROKOP: My office got a written report. Because we're still negotiating, I consider the report itself to be, and to protect the Village, I consider it to be attorney work product. As a way to protect the Village. I'll discuss that with the Board.

MR. WINKLER: Okay.

Second, I think this leads --

ATTORNEY PROKOP: Believe me, when I say that, there is no reason why I would keep that report from anybody in the Village, but the reason why I said that is to protect the Village. That report is valuable in our negotiation and I need to protect that. The way for me to protect --

MR. WINKLER: It seems like, Joe,
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2 we already agreed to the money, so I
3 mean what difference does it make at
4 this point? If we agreed to the money,
5 what difference does it make what the
6 appraisal was?

7 Trustee Roberts mentioned that it
8 was low or something, you know, I
9 thought I heard him mention that under
10 his breath.

11 But second question is, I think
12 what leads to the confusion of the
13 Fifth Street residents is that we have
14 a thread going with Trustee Roberts on
15 the process of this negotiation and
16 what's happening and it's been very
17 informative, but sometimes it's been
18 inflammatory. I mean after the report
19 of 1.3 million came out in the paper,
20 everybody was sent an e-mail by Mr.
21 Doug Roberts that we were getting 3
22 million-plus and everybody's like,
23 what, where did that come from; so I
24 have to ask you, where did you get that
25 3 million-plus number from?

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2 TRUSTEE ROBERTS: The cash plus
3 repaving the street, everything.

4 MR. WINKLER: That was all in the
5 1.3.

6 TRUSTEE ROBERTS: No, it's not.

7 MAYOR HUBBARD:

8 TRUSTEE ROBERTS: One point three
9 is cash.

10 TRUSTEE ROBERTS: And the backup
11 cable has the value --

12 MR. WINKLER: Wait a minute. One
13 point three is cash, and the street
14 being paved is not coming out of that
15 1.3?

16 TRUSTEE ROBERTS: No.

17 (Whereupon, several audience
18 members and Board members spoke
19 simultaneously.)

20 MR. WINKLER: That's not what
21 we've been told. We've been told that
22 we're getting 1.3, and that includes
23 the pavement of the street [sic], that
24 includes the brick down the end of the
25 street, that includes the additional
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2 power line coming from -- if we are
3 confused then there is a reason for
4 that. There is a reason for that. Why
5 is the paper reporting 1.3? It
6 mentioned nothing about plus the
7 paving, plus the line, that's why we're
8 confused.

9 MAYOR HUBBARD: If you read the
10 synopsis that's posted on the Village
11 website, it has five items in there,
12 each of the five items are separate.

13 MR. WINKLER: Yeah, but it looks
14 like it's all included in the 1.3.

15 TRUSTEE MARTILOTTA: If it looks
16 like that, Mr. Winkler, I apologize. I
17 do apologize for that. I didn't
18 realize that.

19 MR. WINKLER: I don't think
20 anybody in this room thought that that
21 was plus the paving, plus the line,
22 plus --

23 (Whereupon, several members of the
24 public spoke simultaneously.)

25 MAYOR HUBBARD: I think I probably
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2 explained as we were going through the
3 process what we were getting and the
4 cash was separate from curb-to-curb
5 paving, the backup power line, those
6 were all an additional to 1.3.

7 MR. WINKLER: So the only thing
8 coming out of the 1.3 is the brick,
9 permeated brick at the end of the
10 street, that's coming out of the 1.3.

11 TRUSTEE ROBBINS: Yes.

12 TRUSTEE PHILLIPS: Yes.

13 TRUSTEE MARTILOTTA: At the end of
14 the street, yes.

15 MAYOR HUBBARD: The drainage
16 because originally they were going to
17 do the drainage and they said, no, we'd
18 rather not do the drainage and we gave
19 them a price of 125,000. That's five
20 months ago, that's when 125,000 was
21 added to the 500,000 at the time, made
22 it 675, I'm trying to remember exact
23 numbers, and then it went from that up
24 to 1 million, then it went from 1
25 million to 1.3 million, so the only

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2 thing out of the 1.3 million that
3 wasn't including any of this work, was
4 the drainage project at the end of the
5 road that they decided they would
6 rather not do that themselves and they
7 added, we put a price tag of 125,000
8 onto that.

9 MR. WINKLER: I apologize because
10 again, I've been involved pretty much
11 with this and I was under the
12 impression that that 1.3 included
13 everything.

14 MAYOR HUBBARD: No. Even going
15 back to Bill's comment five months ago
16 when he said, if they didn't include
17 the automatic switchgear, at the time
18 he said that was gonna cost 300,000,
19 that would be coming out of the million
20 dollars we were getting.

21 MR. WINKLER: Right.

22 MAYOR HUBBARD: That's when we
23 said, no, the cash is cash, the
24 switchgear has to be part of connecting
25 it and that is all at their cost. That

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was the last thing they came back with and said, you're getting the switchgear, plus the additional 300,000.

MR. WINKLER: I apologize because that's again --

MAYOR HUBBARD: We're trying to be upfront with all of it. I want everybody to understand completely.

TRUSTEE ROBERTS: You still can't get the \$3 million.

MR. WINKLER: I was just confused about the \$3 million figure and I'm glad you cleared that up.

Thank you very much.

MAYOR HUBBARD: Thank you.

Anybody else want to address the Board?

MR. McSHEA: David Galligher McShea.

I would like to know how we went from 1 million a month ago to getting 3 million and what the difference was exactly. Maybe we can start with, what Flynn Stenography & Transcription Service (631) 727-1107

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2 is the exact cash payout as opposed to,
3 you're saying \$1.3 million, what
4 portion of that are you including as
5 the backup line or circuitry that you
6 need to switch over in case of
7 emergency and what is actual cash; so
8 how much cash are you getting out of
9 this deal?

10 MAYOR HUBBARD: One point three
11 zero three three.

12 TRUSTEE ROBERTS: One point three
13 zero eight and thirty-three cents.

14 MR. McSHEA: That's how I
15 understood it.

16 TRUSTEE ROBERTS: Which is on the
17 Village website.

18 MR. McSHEA: Which I have read
19 many times, and I did inquire and ask
20 for a breakdown beyond that 1.3 of how
21 it was \$3 million, and I didn't receive
22 a response.

23 More to that point, Mr. Swiskey
24 did have to alert you all that you were
25 going to get a line that was worth, you
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2 know, you were valuing at 300 grand,
3 they were gonna give you the line;
4 however, you were gonna spend, his
5 actual number was probably like closer
6 to half a million dollars with the
7 switchgear to step it down into the
8 4,500 volts that you need, so you were
9 all set to jump into that; however, you
10 had to have Mr. Swiskey alert you that
11 you need extra gear. I feel like it's
12 gonna cost a lot more money to get you
13 what you need because you were gonna
14 have a line but it was gonna be
15 completely useless, you were gonna have
16 to dump 700 grand, 500 grand of your
17 own money into it.

18 TRUSTEE MARTILOTTA: That's not
19 right.

20 MR. McSHEA: That's what happened
21 at the meeting.

22 TRUSTEE MARTILOTTA: No, it
23 didn't.

24 MR. McSHEA: These are all
25 recorded, right?

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2 TRUSTEE MARTILOTTA: Yes.

3 MR. McSHEA: Okay.

4 At the last meeting I did come to,
5 I was censored and nobody would really
6 answer my question because you felt it
7 was hurting negotiation processes; and
8 I think everybody here kind of knows at
9 this point that they have nowhere else
10 to go; and the only people here with a
11 poker face is Mary Bess and Jack.

12 Everybody else, you know, you guys
13 don't have a poker face, you look kind
14 of nervous and it's kind of weird.

15 I think that this is greatly
16 undervalued.

17 I'll tell you a little bit of my
18 expertise, okay. I worked in New York
19 City in Times Square 12 years, okay.
20 Worked with every major electric
21 company; I worked with Con Edison; I
22 worked with the VPs of every department
23 of Con Edison. This is not New York
24 City, I understand that.

25 But my property is probably going
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2 to be assessed at \$600,000, right; why
3 in the world is an entire run from the
4 high school all the way down through
5 the beach on Fifth Street, which is
6 miles, you know, I don't know exactly
7 the linear miles of it, all the way to
8 us, notwithstanding digging a hole
9 under the ground near like our nature,
10 which is basically paradise, like, why
11 do we want to mess with that; and why
12 can't we find another place for it, but
13 why are we valuing that at more? Like
14 basically if they wanted to use my
15 house to set up a power plant, they'd
16 have to give me 600 grand, that's
17 already half of what you guys are
18 getting for them to -- my block, that
19 block, I'm experienced in this, okay, I
20 used to run union crews of
21 electricians, steelworkers, I know
22 what's gonna happen, these guys don't
23 care. You're gonna have a
24 representative, somebody gonna say --
25 you know what they're gonna do, they're

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2 gonna throw a cigarette in your face,
3 okay. They're just gonna go do their
4 job, no one is gonna care. Once they
5 got that contract signed, you're done.

6 You're undervaluing the job. I
7 want you to do it. I want the money
8 for the Town, please do it, but I just
9 don't think anyone here has any
10 expertise whatsoever. I understand Mr.
11 Pallas worked for PSE&G, but you need
12 maybe an outside source; and like the
13 lack of, you know, I mean, you know,
14 some of you run on transparency and
15 there's been nothing but secrets here.
16 I get up and I speak, we don't want to
17 talk about that because you're going to
18 ruin our negotiations. That's secrets,
19 okay.

20 You know what, if Montauk did
21 this, how much you think Montauk would
22 charge to use their roads, something
23 for this length? A lot more money than
24 Greenport's gonna get, okay. You're
25 undervaluing the Town and you're

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2 inconsiderate to the people of Fifth
3 Street and, you know what, the most
4 important thing, I was gonna -- I have
5 two little children, okay, three and
6 six years old, okay; how you gonna fix
7 them when there is a problem with them,
8 when they have electromagnetic exposure
9 and they have a small -- hey, listen,
10 this ain't BS, this is how it works,
11 okay. There are studies, okay. Even
12 if it's that big, I don't need it, okay
13 (indicating). There is no reason for
14 it.

15 Why does it need to be Fifth
16 Street? There have been many
17 opportunities. I've met with the
18 engineer, Manny, here. I'm not gonna
19 throw this guy under the bus, but you
20 know what, I'm gonna throw you under
21 the bus, okay. You said yourself there
22 were better places to go, Manny, and
23 I'm sorry, sir, you seem like a great
24 guy in your honesty, you know what,
25 sometimes, and my fault too, honesty is
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2 my biggest fault, okay. I'm not a
3 liar, I'm not in this for myself. I'm
4 in it for the interest of everybody,
5 and no one understands what's gonna
6 happen, that these people are gonna be
7 there for like two years just getting
8 this thing done, they're gonna say
9 they're fine tuning things that are up
10 the block this way, you're gonna have
11 guys in yellow suits hanging out.
12 What's gonna happen when they pull the
13 other lines through, okay, then they
14 got to do all that stuff. It's gonna
15 be a nightmare. My block, I didn't
16 move -- I moved -- my wife grew up on
17 that, in the house I live in, okay; I
18 did not move here to become, to live in
19 front of a power plant and a bunch of
20 electrical workers making sure that
21 Shelter Island get their power, okay.

22 I'm sorry, could anyone tell me,
23 is Shelter Island paying a million
24 dollars a year to make this happen
25 right now off the insufficient service
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2 they have because that's the number I
3 heard? Is that relevant? Can somebody
4 deny that? I heard that because -- why
5 are we doing this? Why does Shelter
6 Island need the power? Do you guys
7 know why they need the power?

8 AUDIENCE MEMBER: What does
9 Shelter Island --

10 MR. McSHEA: Somebody's gonna say,
11 what does Shelter Island have to do
12 with this?

13 AUDIENCE MEMBER: Go to a Shelter
14 Island meeting and ask them. We don't
15 know.

16 MR. McSHEA: You don't know why
17 you're helping these people and you're
18 gonna make people on Fifth Street --

19 AUDIENCE MEMBER: I don't care
20 about Shelter Island, I care about
21 Greenport.

22 MR. McSHEA: I mean, you got up
23 here, right, a week before you were
24 appointed to be the head of the Zoning
25 Board and you basically got up and

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2 defended the mayor, and I didn't know
3 who you were. I thought there was
4 something wrong with you.

5 AUDIENCE MEMBER: Let's have a
6 vote who think's there's something
7 wrong with who here.

8 MR. McSHEA: I mean, really, why
9 are we doing this? I mean, come on, I
10 mean you're all -- I mean, honestly,
11 everybody up there, you guys all, you
12 look like something is being ripped out
13 of your heart, and you know what,
14 that's your human side, okay. No one
15 wants it.

16 I mean, a million three. Where
17 are we at with the parking meters, get
18 some other revenue, like there's other
19 ways, you guys are missing
20 opportunities. A million three, and
21 then the other stuff that just
22 inflated. I mean if this was
23 Anheuser-Busch, would you take a bunch
24 of beer? I mean, would you take a
25 million dollars in beer? I mean

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2 basically, you're getting a bunch of
3 service you don't need. This redundant
4 service doesn't make any sense. I
5 mean, most people probably have
6 generators, I would assume, or you can
7 run power out of your car. I mean,
8 it's just, why are we, for a million
9 bucks, I mean why can't -- has anyone
10 discussed the revenue share at all?
11 Has anyone at all brought up a revenue
12 share? A revenue share of the power
13 coming through, can I get five percent
14 of, you know, whatever you're pulling
15 out of it?

16 MAYOR HUBBARD: That's never been
17 offered.

18 MR. McSHEA: Never been offered.
19 I mean, who --

20 TRUSTEE MARTILOTTA: I just want
21 to address this real quick, if I may.

22 MR. McSHEA: Please.

23 TRUSTEE MARTILOTTA: I live on
24 Fifth Street. I have three children;
25 six-year-old, four-year-old, and a
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2 two-year-old.

3 MR. McSHEA: I know you do.

4 TRUSTEE MARTILOTTA: I will be
5 impacted as much as anybody else when
6 this line goes through and my road gets
7 trenched. The mere insinuation that I
8 don't care about the health of my kids
9 because there's gonna be a power line
10 buried down the middle of the street, I
11 quite frankly find insulting. I am
12 doing this. When you first came in,
13 you asked us to take our time. We took
14 our time. Six months later we've
15 gotten to a point that we have a term
16 sheet, simply a term sheet. We're not
17 gonna get into revenue sharing with a
18 multi-billion-dollar corporation,
19 that's not going to happen. They're
20 asking for an easement; they're not
21 asking to buy your house; that would be
22 \$600,000, an easement, we think this is
23 an appropriate amount of money. When
24 we keep saying PSE&G doesn't have any
25 other options, they always have other
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2 options, they're just less palatable.

3 My father grew up in Cedarhurst, they

4 need to put a power substation in.

5 Guess where it went. His living room.

6 They just bought the house; they can do

7 that. It's less palatable, but they

8 have other options.

9 It's not like they're suddenly

10 gonna abandon Shelter Island because we

11 don't bring this cable across. This is

12 an opportunity for the Village to not

13 get redundant gear that we don't need,

14 to get redundant gear that we

15 definitely need, and they could, in

16 fact, tell us that we have to get it

17 and we have to bond for. This is an

18 opportunity the fix the road. This is

19 an opportunity to fix that switchgear.

20 This is an opportunity to bring home a

21 significant amount of money into the

22 Village; and you can feel free to tell

23 me that we didn't come up with a good

24 number, that's your opinion; and we

25 went to different people --

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2 MR. McSHEA: And that's America.

3 TRUSTEE MARTILOTTA: -- evaluated
4 and feel free to do that, but please,
5 my children live on Fifth Street as
6 well.

7 MR. McSHEA: I understand that,
8 Jack, and I'm not attacking you.

9 TRUSTEE MARTILOTTA: No, you're
10 not, but you're insinuating that I'm
11 not concerned about the welfare of my
12 children.

13 MR. McSHEA: I never insinuated
14 about that, I insinuated that I'm
15 concerned about my children, whatever
16 you feel about your children, you feel
17 about your children; and you love your
18 kids, I understand that. My fault, my
19 concern is there is no committee that's
20 going to help my kids, and this is
21 going to destroy my life for like
22 almost two years, so it's just -- I
23 don't understand, why does it need to
24 be on Fifth Street; can somebody please
25 tell me that?

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2 Manny, can you speak up; are you
3 allowed to speak at this meeting or
4 not? You're not even allowed to speak.
5 What is your presence here for exactly
6 anyway? Is anybody from PSE&G else
7 [sic]? Sir in the purple shirt, are
8 you a PR --

9 AUDIENCE MEMBER: You should talk
10 to the Board, not the audience, Chris.

11 MR. McSHEA: I didn't know. I was
12 under the impression that PSE&G was
13 going to talk, so I'm just -- and I
14 have inside information that they have
15 nowhere else to go, so I'm telling you
16 this, they have nowhere else to go. I
17 know it for a fact, from the top, so
18 we're undervaluing it. You're gonna
19 make my life hell --

20 TRUSTEE ROBERTS: Is there any
21 documentation of that?

22 MR. McSHEA: Can I share it?

23 TRUSTEE MARTILOTTA: Well, that
24 would be good to know for your Village
25 government so --

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2 MR. McSHEA: If you shared
3 anything with me, like the breakdown of
4 how you got from 1 million to
5 \$3 million which I've been asking --

6 TRUSTEE ROBERTS: -- from me.

7 MR. McSHEA: I want the breakdown.
8 I want a breakdown of how you got from
9 1 million to \$3 million.

10 TRUSTEE ROBERTS: Okay. My e-mail
11 that said approximately 3 million,
12 which I sent to everybody on my e-mail
13 list as I have many times over the last
14 three months, if we were to build our
15 own backup power supply, our Village
16 Administrator estimates it at
17 approximately 1.5. Repaving the
18 street, we estimate, including the
19 engineering and the switchgear which
20 was always part of the plan, repaving
21 the street, we estimate between 400 and
22 \$500,000.

23 MR. SWISKEY: Oh, you're way over
24 budget on that.

25 TRUSTEE ROBERTS: I'm just telling
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2 you -- he asked me where my numbers
3 came from, that's where they came from.

4 You want that in Excel
5 spreadsheets, Chris, I'll make a
6 three-row (inaudible) and send it to
7 you.

8 MR. McSHEA: That would be
9 fantastic.

10 Does anybody recall the Swail
11 (phonetic) project that was going to be
12 run down at Fifth Street?

13 MAYOR HUBBARD: That was going to
14 be in the park, yes.

15 MR. McSHEA: In the park. Okay.

16 While we were there, they started
17 to do the construction on the
18 basketball court on Fifth Street in the
19 middle of July, which nobody really had
20 any information, Doug, you actually
21 said, you brought it up at a meeting
22 and said could we make a spreadsheet,
23 like, let me know this is happening.
24 The project went on for like a
25 month-and-a-half to two months, it was
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2 an 80-foot by 40-foot slab of cement
3 with two basketball hoops. It went on
4 for about three months, I'm sorry,
5 month-and-a-half, two months in the
6 middle of the summer, no one could
7 play. Somebody said, well, everybody
8 knows who said it, said to Mr. Pallas
9 or to one of his assistants, how much
10 did this cost, this should have went
11 out to bid; anything over \$10,000 goes
12 out to bid. And the response was, this
13 is a Village employee, said, no,
14 anything over \$35,000 goes out to bid.
15 And the resident said, how much did
16 this cost? They said \$33,000. And
17 this is another concern of mine, the
18 allotment of the money, and is it going
19 to be broken up into smaller jobs, so
20 you don't have to go out to bid it? I
21 mean, it just like, there's just so
22 much wrong with it.

23 And, Jack, look, I'm not here to
24 make enemies, this is the world, I mean
25 this is, you guys are in your role and
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2 I'm in my role; I'm concerned and
3 you're defending it. I mean, that's
4 your job. I mean, there is no reason
5 why -- look, I've gotten to a point,
6 I've crossed the point and I sincerely,
7 I'm telling you I apologize for that,
8 and I don't want that to be, you know,
9 my legacy. My legacy is that I'm
10 concerned, and I don't think there is
11 enough education on that side of the
12 bench to be making this negotiation
13 process, you're undervaluing the whole
14 situation.

15 I have people working on an
16 evaluation of the property value for
17 this, okay. I have assessors, I have
18 multiple people working on it, okay. I
19 have electrical contractors and I have
20 real estate assessors, okay; they
21 almost fell on the floor when I told
22 them the amount of money that we're
23 getting; and it still really isn't
24 broken down in any way except for the
25 \$1.3 million. I can look at a website

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2 all day, all it says is \$1.3 million;
3 it doesn't say the circuitry costs
4 this, it's gonna cost this much in
5 labor, it's gonna cost this much, you
6 know, in overtime, it doesn't say that.
7 Then the thing went from three months
8 to six months, okay, it's just -- and
9 what about, like, the osprey nests?
10 First of all, I think it's a, I believe
11 it's a federal situation with the
12 osprey's nest, so there is a million
13 ways --

14 AUDIENCE MEMBER: Enough.

15 MR. McSHEA: I didn't want this to
16 go away, I want you guys to do the
17 right thing, but can somebody tell me
18 why Fifth Street? No one can answer
19 that. Why does it have to be Fifth
20 Street; do you guys know? Can anybody
21 just answer me that?

22 And I won't even come back. I'm
23 done. I'm actually done with this
24 because my wife's gonna chop my head
25 off when I get home, so can somebody
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2 tell me why Fifth Street, and why can't
3 we do this somewhere else?

4 TRUSTEE ROBERTS: I think this has
5 been asked and answered, but PSE&G
6 believes that is the best place for
7 them to do it, that's the only street
8 they asked us for.

9 I sent an e-mail, people jumped on
10 me for it.

11 MR. McSHEA: I'm gonna say this
12 again. I met with the head engineer
13 and we brought him around to a bunch of
14 different places with Mr. Swiskey; Mr.
15 Swiskey knows every inch of this town,
16 they said, oh, we have never been to
17 this location before; this place looks
18 great over on Fourth Street; this place
19 looks great over on Sixth Street. Why
20 are we doing it on Fifth Street at a
21 park, you have a summer camp there, you
22 got kids, you got the osprey's nest,
23 you got fishing, you got all this
24 stuff. We had dolphins in there last
25 year for Christ's sake; why are we

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2 gonna do this here and why aren't you
3 getting more out of Shelter Island and
4 saying Shelter Island doesn't matter?
5 Their pompousness to say that they
6 don't want a power plant on their -- a
7 substation in their dump, and make me
8 go through this, you know, make me and
9 my little kids do this, it's gonna be a
10 joke. And look, I got what I want
11 already, it didn't happen in September.
12 I got about ten months left, okay, so
13 just find another place or get more
14 money, if you do -- just get more --
15 I'll leave you alone, but it's just
16 like -- I'm not gonna deal with it,
17 okay; one way or another, I'm not gonna
18 deal with it, okay. I'm very
19 resourceful, okay, and I'm not gonna
20 deal with this, and I got time. I got
21 time, so please go somewhere else or
22 get more money or do something because
23 you're cheating, you're cheating the
24 Town. Right now you're cheating the
25 Town okay.

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1 Regular Meeting - 11-28-16

2 Thank you very much. I do
3 apologize for my harshness in the past.
4 I think you all do a great job; I
5 just -- this is ripping me up so bad
6 and I think you're failing the
7 community and you're failing the people
8 on Fifth Street and any little
9 community around here that, you know,
10 watches these guys run the lines, it's
11 not gonna do anything. I mean, it's
12 just like, it's a waste of time, so
13 just please find another location,
14 there's no reason. Nobody's ever
15 looked. You haven't done anything.
16 There has been no other offering, or
17 even a suggestion of a spot. Has there
18 been a public announcement of another
19 suggestion? Anyone, please, can
20 somebody please answer me?

21 MAYOR HUBBARD: PSE&G engineers
22 after the last discussion they were out
23 here, when they looked at Fourth
24 Street, they said it's not a viable
25 location for them to use because of the
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2 road end, the width of it and with the
3 traffic at the end of the road; so they
4 did go and look at it, they discussed
5 it, the people I spoke to at PSE&G said
6 Fourth Street was not an option.

7 MR. McSHEA: So Mr. Pallas is able
8 to diagnose every other problem in the
9 Town except when it comes to drilling
10 a, like, you know, a giant hole coming
11 down my block?

12 MAYOR HUBBARD: Mr. Pallas had
13 nothing to do with that. The people
14 you spoke to from PSE&G that took the
15 tour with you said they hadn't looked
16 at Fourth Street, they went back,
17 looked at it, looked at the water and
18 everything else and they said it's not
19 wide enough for their machinery and it
20 was not a viable option for them. They
21 got back to me a week after they went
22 to that site visit with you.

23 That's your answer on Fourth
24 Street.

25 MR. McSHEA: Have you seen the
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1 Regular Meeting - 11-28-16

2 communication cables over in that part
3 of the beach that Chris Hawn (phonetic)
4 said he was going to fix and have
5 Verizon come fix? They're still not
6 fixed. You still have communications
7 hanging out there. Personally, I feel
8 that you have a ridge there, and you
9 got those cables there, and they're
10 going under the ground, but they're
11 gonna use that as a guide and they're
12 gonna hit a nice spot over there and
13 it's easy peasy for those guys and you
14 guys are making it simple and this is a
15 prime location, it's prime real estate,
16 get prime money, okay, because this is
17 a joke what you're getting. It's a
18 joke and, please, I'm not trying to
19 make anybody look bad, I just want
20 what's best for everybody and I want
21 what's best mostly for my family, and I
22 live right at the end of the beach
23 there, and it's gonna be, you know,
24 like nobody else does, you know. It's
25 easy, you know, I heard you that there

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2 was a sign going up at the hospital,
3 Mr. Hubbard, and you got the whole
4 block to come out or something and
5 protested, like a sign in the block.

6 MAYOR HUBBARD: Three people went
7 down there and talked about it that
8 lived on the block. That's three more
9 people than I got on my side, okay,
10 because nobody else here has -- I'm
11 sorry, Jack's here, Jack's got kids,
12 okay, Jack loves his kids to death,
13 I've seen him, he's the best father I
14 think I've ever seen in my life, okay,
15 I'm not being sarcastic, but I just
16 don't -- I'm gonna waste time because
17 -- this passionate about this, and I
18 wish somebody would speak up and join
19 me. If somebody was on Sixth Street
20 and didn't want this, I would probably
21 be like, what do I care, it's on Sixth
22 Street; but if they were as passionate
23 about it, and they didn't want it as
24 much as I do, I'd go join that guy and
25 talk to him, sit down and say, well,

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1 Regular Meeting - 11-28-16

2 okay, let's not do it; but you know
3 what, there's no comradery, like,
4 what's going on? Why isn't there any
5 comradery? People get up and they -- I
6 know what I'm talking about because
7 this is the field I was in, okay, I was
8 a professional, okay. It's going to be
9 a disaster, okay; it's gonna be a joke.
10 They don't even know if that drill's
11 gonna work. They sat there and told us
12 they don't even know if that things
13 gonna work; so we're gonna go through
14 all this -- you'll get your money,
15 blah, blah, blah, whatever.

16 You know, how no one's negotiated
17 a revenue share at this point, revenue,
18 you get a revenue. I mean that's --
19 you know that's the key to the world,
20 man, get revenue, get a piece of that,
21 get five percent, get six percent,
22 seven percent; find out what they're
23 gonna pull out; you know, what are they
24 gonna charge through that line. This
25 is investigative stuff; this is how

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2 it's done. You don't just say, oh, we
3 make a million dollars in taxes, so
4 we're getting a million dollars a year,
5 like, I mean it's tough, it's tough.

6 Like I said, I got time, and I got
7 time, and I got resources, and I'm
8 asking for you guys to reevaluate the
9 situation, please. I don't want to
10 fight with you, but just look at it a
11 different way, mistakes happen, let's
12 correct it, please. Okay.

13 Am I done? And it's a shame that
14 nobody gives a crap, it's such a shame.

15 MR. KAUFMAN: Seth Kaufman, 220
16 Fifth Street.

17 I'll keep this really quick, it's
18 late, I know.

19 All I want to say is that Mr.
20 McShea seems to think that this cable
21 could go somewhere else. The engineer
22 allegedly thinks it can go somewhere
23 else. Personally, I have no doubt that
24 there's other options; I agree with
25 Trustee Martilotta, so it comes down to
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2 do we want to do this project, do we
3 want the money or not; so I trust the
4 Board to get us a good number;
5 hopefully you can get us a good solid
6 contract with escrow and protection for
7 homeowners, give it to us, give us
8 enough time to actually look at it, and
9 then we'll decide as a community
10 whether we want this money or not. I
11 don't think \$1.3 million is chump
12 change. I think it's a lot of money,
13 it gonna do a lot of good in the
14 community. Let's just make sure it's
15 done right. So far, it has been done
16 right, I think. We've got this project
17 delayed, it had an unrealistic
18 timeframe in the beginning, let's start
19 in three weeks which I thought was
20 insanity. Good, we're not doing that
21 anymore. I think this is the way it
22 should work.

23 Thank you very much for all your
24 work, and I trust you to do a good job
25 for us.

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2 MS. ALLEN: Chatty Allen, Fifth
3 Avenue.

4 I want to reiterate what I have
5 said from the get-go. I'm in favor of
6 you doing this. I have no problem with
7 the process that it is taking to get
8 here. We're looking at almost a year
9 for this to go into fruition.

10 The residents on Fifth Street are
11 not going to be the only people
12 impacted with this project, okay. No,
13 I'm not gonna have a cable in front of
14 my house, but you're gonna have people
15 impacted by the work of this project.
16 I've said it before, my bus route goes,
17 part of mine, because it goes many
18 ways, is from Drosos to Silvermere,
19 down Silvermere to the motel, back onto
20 the main road all the way between Ninth
21 Street and Third Street and every side
22 road in between, so my bus route will
23 get redone probably changed three times
24 a day until the project is complete.

25 You know what, we put up with that.

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2 People on Carpenter Street, my niece is
3 one of them, she's at the opposite end
4 of Carpenter that I'm not sure if her
5 driveway is done today or not, but she
6 has had to park out on the main road
7 with two small children while they did
8 Carpenter Street, but you understand
9 this needs to get done. We will put up
10 with the inconvenience for a short term
11 to get the long-term benefit.

12 So if we're gonna be
13 inconvenienced for a short term, but
14 the benefits we're going to be getting
15 for improvements within the entire
16 Village, I think is well worth it; and
17 I don't, I really don't feel that this
18 Board is going to put something that is
19 going to physically damage people down
20 a residential street, okay. I think
21 there is enough brains sitting there
22 that they're gonna investigate and make
23 sure that's not what's going on, so I
24 mean, that's I think a topic that
25 should just be totally, you know, put

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2 to the wayside that this is going to be
3 safe.

4 As far as some of the other
5 concerns, yes, will it shift my
6 foundation, you know, I don't know
7 exactly where it is going on the road,
8 is it one side, the other side; but
9 that's something you're working on
10 right now. You have been totally
11 upfront. You have put all the
12 information out there. Yes, in the
13 very beginning it was, some of it was
14 here or there or not really sure what
15 was going on. I'm under the
16 impression, apparently it is the right
17 one that you are looking at every
18 option, you figured out what the price
19 will be, and, yeah, I'd like to see a
20 larger amount, but I don't want to see
21 you go and say, no, we want \$10 million
22 or you can't do it and they say, okay,
23 see you later and we lose out on over a
24 million dollars that can be used
25 throughout the entire Village. I'd

1 Regular Meeting - 11-28-16

2 rather see you have this in hand than
3 for them because again, this is a crap
4 shoot. They could say, no, we're not
5 gonna give you any more than that, see
6 ya; and there are other options, even
7 though people think that there aren't.

8 I just want to say that I disagree
9 with Bill Swiskey about the house on
10 Wiggins Street. He wants to know why
11 you would want to do that. I look at
12 it as a lifetime of income for the
13 Village.

14 If it's going to be a
15 Village-owned home and apparently since
16 I was last in there, it's now
17 two-family or two-residence in there,
18 that's double income for the lifetime
19 of the Village owning this home; so I
20 personally feel it is worth it.

21 To buy it for the amount they're
22 asking, and tear it down and put
23 parking in, how many parking spaces are
24 you gonna actually get? I don't think
25 that's the right way to go.

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2 Yes, I said the last time, I'm in
3 favor of the Village purchasing this
4 home and turning it into a two-family
5 rental for the Village.

6 The other is the short-term
7 rentals which seems to get pushed
8 every, every other month. I don't
9 understand why you just don't change
10 the code to every single rental in the
11 Village needs to register, whether
12 you're owner occupied or not, you need
13 to start somewhere with getting all
14 these rentals. I'm in favor of a
15 short-term if it's owner occupied. If
16 the owner is there, I don't feel they
17 should have a stipulation how many
18 times that they can rent. We know who
19 the owner-occupieds are in the Village,
20 you see how they are done, you don't
21 have people, you know, 25 people in
22 one, you know, residence when you're
23 only supposed to have maybe eight
24 people in the house, and, you know, the
25 overcrowding when it's owner occupied,

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2 the ones that I know of, they're being
3 taken care of and the people are
4 respectful that are in there; but I
5 really feel this needs to be, something
6 needs to be done before we end up
7 getting into the spring where we are
8 gonna go another year with people
9 complaining and stuff.

10 And that brings into, you know
11 subletting as well with the codes. We
12 have got a lot with the Zoning Board,
13 with people coming, I have a house, now
14 I want to chop up this much of it, and
15 put another house on there, but it's
16 not conforming, and if you read the
17 code, it says you are trying to get, to
18 stop the nonconforming lots; so there
19 should be something where you can start
20 to work on -- yes, you can subdivide
21 your lot, but they need to be
22 conforming, you know, there's too many
23 where --

24 MR. PALLAS: Bill, could you --

25 MR. SWISKEY: Sorry.

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2 MS. ALLEN: Just there's -- with
3 going to all these meeting and stuff,
4 there's a lot of houses where they're
5 trying to cram even more into these,
6 and trying to pretzel everything in.
7 Something needs to be done, you know, I
8 don't know what the perfect solution is
9 to try and discourage owners from
10 trying to chop up these small parcels
11 to begin with.

12 The only other thing is, if I'm
13 not mistaken, the basketball court,
14 when that was done, that was money that
15 was already earmarked from a fund for
16 the parks. It wasn't an underhanded
17 deal that went on or anything, and it
18 was done.

19 MR. McSHEA: You don't understand,
20 35 and 33, you don't get it?

21 MS. ALLEN: You know what, I come
22 to all these meetings, so I listen to
23 what goes on, it was not an underhanded
24 deal.

25 Thank you.

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MR. McSHEA: I never said it was underhanded.

MAYOR HUBBARD: Anybody else wish to address the Board?

(No response.)

Okay. We'll move on to our regular agenda.

Resolution number 11-2016-1.

Resolution adopting the November 2016 agenda as printed.

So moved.

TRUSTEE MARTILOTTA: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

TRUSTEE ROBERTS: Resolution 11-2016-02.

Resolution accepting the monthly reports of the Greenport Fire

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Regular Meeting - 11-28-16
Department, Village Administrator,
Village Treasurer, Village Clerk,
Village Attorney, and Board of
Trustees.

So moved.

TRUSTEE ROBBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

MS. ROBBINS: Resolution
11-2016-3.

Resolution approving the proposal
in the amount of \$7,000 to be expensed
from account A.3410.412, repair and
maintenance buildings provided by
Condon Engineering PC to render
professional engineering services in
connection with the replacement of
concrete aprons at Third Street Fire
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Station and further authorizing Mayor
Hubbard to sign the corresponding
contract between Condon Engineering and
the Village of Greenport.

So moved.

TRUSTEE MARTILOTTA: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

TRUSTEE MARTILOTTA: Resolution
11-2016-4.

Resolution ratifying the payment
of \$140,053.30 to Golten Services
Company Incorporated for the labor,
travel, lodging, and meal required for
emergency repairs to Engine Number 4 at
the Village of Greenport's Municipal
Power Plant to be expensed from account
E.0342, major expense repairs.
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So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

TRUSTEE PHILLIPS: Resolution

11-2016-5.

Resolution approving the issuance
by the Village of the request for
proposals for an engineering study and
development of design plans related to
the reconstruction of the Village of
Greenport Central Pump Station and
directing Clerk Pirillo to notice the
Request for Proposals accordingly.

So moved.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

1 Regular Meeting - 11-28-16

2 TRUSTEE ROBBINS: Aye.

3 TRUSTEE MARTILOTTA: Aye.

4 TRUSTEE PHILLIPS: Aye.

5 MAYOR HUBBARD: Opposed?

6 (No response.)

7 Motion carries.

8 TRUSTEE ROBERTS: Resolution

9 11-2016-6.

10 Resolution accepting the proposal
11 as submitted by Cashin Associates,
12 P.C., per the bid opening on October
13 20, 2016 for the development of design
14 plans related to the construction of a
15 sanitary sewer main extension on Beach
16 Road in the Village of Greenport, at a
17 total cost of \$157,343 to be expensed
18 from account G.8130.201, equipment
19 secondary treatment, and further
20 authorizing Mayor Hubbard to sign the
21 corresponding contract between the
22 Village of Greenport and Cashin
23 Associates.

24 So moved.

25 TRUSTEE ROBBINS: Second.

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MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

TRUSTEE ROBBINS: Resolution

11-2016-7.

Resolution authorizing the solicitation of bids for installation of a Bio Retention Basin on Manor Place in the Village of Greenport as per the recently prepared Bio Retention Study for that area, and directing Clerk Pirillo to notice the bid solicitation accordingly.

So moved.

TRUSTEE MARTILOTTA: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

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Regular Meeting - 11-28-16

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

TRUSTEE MARTILOTTA: Resolution

11-2016-8.

Resolution accepting the proposal as submitted by Emcore Services per the bid opening on April 25, 2016 for the purchase and installation of a new cooling water system at the Village of Greenport Municipal Power Plant at a total cost of \$780,352 to be expensed from account E.0352.205, transmission substation equipment; and further authorizing Mayor Hubbard to sign the corresponding contract between the Village of Greenport and Emcore Services.

So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

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TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

TRUSTEE PHILLIPS: Resolution

11-2016-9.

Resolution ratifying the hiring of
George Parry as a temporary, part-time
Road Crew employee, effective November
2, 2016 at a pay rate of \$15 per hour,
not to exceed 20 hours per week.

So moved.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

TRUSTEE ROBERTS: Resolution

11-2016-10.

1 Regular Meeting - 11-28-16

2 Resolution ratifying the hiring of
3 Alexander Sinclair as a seasonal,
4 part-time employee at the Village of
5 Greenport Ice Rink and Carousel at a
6 pay rate of \$10 per hour, effective
7 November 9, 2016.

8 So moved.

9 TRUSTEE ROBBINS: Second.

10 MAYOR HUBBARD: All in favor?

11 TRUSTEE ROBERTS: Aye.

12 TRUSTEE ROBBINS: Aye.

13 TRUSTEE MARTILOTTA: Aye.

14 TRUSTEE PHILLIPS: Aye.

15 MAYOR HUBBARD: Opposed?

16 (No response.)

17 Motion carries.

18 TRUSTEE ROBBINS: Resolution

19 11-2016-11.

20 Resolution ratifying the hiring of
21 Ava Cosby as a seasonal, part-time
22 employee at the Village of Greenport
23 Ice Rink and Carousel at a pay rate of
24 \$10 per hour, effective November 18,
25 2016.

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So moved.

TRUSTEE MARTILOTTA: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

TRUSTEE MARTILOTTA: Resolution

11-2016-12.

Resolution ratifying the re-hiring of the following seasonal, part-time employees at the Village of Greenport Ice Rink and Carousel at a pay rate of \$10 per hour, effective November 18, 2016: Sophie Jacobs, Emelia Jacobs, Kevin Izzo, Walter Hildebrandt, Eddie Ferger, Fiona Faherty, Brian Doherty, Anthony DeVito, Brendan Flinter, Grace Izzo, and Jordyn Maichin.

So moved.

TRUSTEE PHILLIPS: Second.

1 Regular Meeting - 11-28-16

2 MAYOR HUBBARD: All in favor?

3 TRUSTEE ROBERTS: Aye.

4 TRUSTEE ROBBINS: Aye.

5 TRUSTEE MARTILOTTA: Aye.

6 TRUSTEE PHILLIPS: Aye.

7 MAYOR HUBBARD: Opposed?

8 (No response.)

9 Motion carries.

10 TRUSTEE PHILLIPS: Resolution

11 11-2016-13.

12 Resolution approving an increase
13 in the hourly wage rate of John
14 Fudjinski, from \$14.86 to \$16 per hour
15 to be effective November 30, 2016;
16 owing to the assumption of additional
17 duties, per Article VII, Salaries and
18 Compensation, Section 9 a Merit Clause
19 of the current collective bargaining
20 agreement between the Village of
21 Greenport and the CSEA.

22 So moved.

23 TRUSTEE ROBERTS: Second.

24 MAYOR HUBBARD: All in favor?

25 TRUSTEE ROBERTS: Aye.

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Regular Meeting - 11-28-16

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

TRUSTEE ROBERTS: Resolution

11-2016-14.

Resolution authorizing Treasurer
Brandt to perform attached Budget
Amendment number 3523 to appropriate
Fire Apparatus reserves to fund the
change order for the 2016 PL Medallion
ambulance, and directing that Budget
Amendment number 3523 be included as
part of the formal meeting minutes for
the November 28, 2016 regular meeting
of the Board of Trustees.

So moved.

TRUSTEE ROBBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

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Regular Meeting - 11-28-16

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

TRUSTEE ROBBINS: Resolution

11-2016-15.

Resolution authorizing Treasurer
Brandt to perform attached Budget
Amendment 3639 to appropriate surplus
to fund the repair of the BNR Basin Air
Drive Rotor Unit at the Village of
Greenport Wastewater Treatment Plant
and directing that Budget Amendment
3639 be included as part of the formal
meeting minutes for the November 28,
2016 regular meeting of the Board of
Trustees.

So moved.

TRUSTEE MARTILOTTA: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

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Regular Meeting - 11-28-16

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

TRUSTEE MARTILOTTA: Resolution
11-2016-16.

Resolution authorizing Treasurer
Brandt to perform attached Budget
Amendment number 3640 to appropriate
surplus to fund the labor, travel,
lodging and meals required for
emergency repairs to Engine Number 4
and to pay the invoice dated September
29, 2016, and directing that Budget
Amendment number 3640 be included as
part of the formal meeting minutes for
the November 28, 2016 regular meeting
of the Board of Trustees.

So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

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Regular Meeting - 11-28-16

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

TRUSTEE PHILLIPS: Resolution

11-2016-17.

Resolution authorizing the
issuance of a check made payable to
Paul Pallas as Village Administrator,
in the amount of \$1,300 to be used to
set up the required cash drawer/banks
for the operation of the Village of
Greenport ice skating rink.

So moved.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

TRUSTEE ROBERTS: Resolution

11-2016-18.

1 Regular Meeting - 11-28-16

2 Resolution approving a Change
3 Order in the amount of \$1,700 to the
4 contract between the Village of
5 Greenport and Hendrickson Fire Rescue
6 Equipment for the purchase of a new
7 ambulance for the Greenport Fire
8 Department. This Change Order was
9 approved by the Greenport Fire
10 Department Board of Wardens on November
11 16, 2016. The \$1,700 pertaining to the
12 Change Order will be expensed from
13 account A.3410.200, Fire Department
14 Equipment.

15 So moved.

16 TRUSTEE ROBBINS: Second.

17 MAYOR HUBBARD: All in favor?

18 TRUSTEE ROBERTS: Aye.

19 TRUSTEE ROBBINS: Aye.

20 TRUSTEE MARTILOTTA: Aye.

21 TRUSTEE PHILLIPS: Aye.

22 MAYOR HUBBARD: Opposed?

23 (No response.)

24 Motion carries.

25 TRUSTEE ROBBINS: Resolution

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Regular Meeting - 11-28-16
11-2016-19.
Resolution adopting the attached
SEQRA resolution regarding the proposed
local law of 2016 amending Chapter 132
of the Village of Greenport Code,
Vehicles and Traffic, adopting lead
agency status, determining the adoption
of the local law amending Chapter 132
to be an Unlisted action, determining
that the adoption of the local law will
not have a significant impact on one or
more aspects of the environment and
adopting a negative declaration for
purposes of SEQRA.

So moved.

TRUSTEE MARTILOTTA: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

1 Regular Meeting - 11-28-16

2 TRUSTEE MARTILOTTA: Resolution

3 11-2016-20.

4 Resolution adopting Local Law
5 number, to be determined, of 2016,
6 amending Village of Greenport Code
7 Chapter 132, Vehicles and Traffic, to
8 provide that there is to be no parking
9 on the east side of Carpenter Street
10 from Bay Avenue North to Ludlum Place.

11 So moved.

12 TRUSTEE PHILLIPS: Second.

13 MAYOR HUBBARD: All in favor?

14 TRUSTEE ROBERTS: Aye.

15 TRUSTEE ROBBINS: Aye.

16 TRUSTEE MARTILOTTA: Aye.

17 TRUSTEE PHILLIPS: Aye.

18 MAYOR HUBBARD: Opposed?

19 (No response.)

20 Motion carries.

21 TRUSTEE PHILLIPS: Resolution

22 11-2016-21.

23 Resolution setting the 2017
24 Village of Greenport property tax lien
25 sale for March 14, 2017 at 10:00 a.m.,
Flynn Stenography & Transcription Service
(631) 727-1107

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Regular Meeting - 11-28-16
and directing Clerk Pirillo to notice
the tax sale accordingly.

So moved.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

TRUSTEE ROBERTS: Resolution
11-2016-22.

Resolution confirming that the
Village of Greenport will not appeal
the determination by NYSDEC
Commissioner Seggos designating LIPA to
serve as lead agency for purposes of
SEQRA, pending completion of
discussions between the Village of
Greenport and PSE&G regarding the
installation of a new underground
electrical feeder cable from the Town
Flynn Stenography & Transcription Service
(631) 727-1107

1 Regular Meeting - 11-28-16
2 of Southold substation to Shelter
3 Island.

4 So moved.

5 TRUSTEE ROBBINS: Second.

6 MAYOR HUBBARD: All in favor?

7 TRUSTEE ROBERTS: Aye.

8 TRUSTEE ROBBINS: Aye.

9 TRUSTEE MARTILOTTA: Aye.

10 TRUSTEE PHILLIPS: Aye.

11 MAYOR HUBBARD: Opposed?

12 (No response.)

13 Motion carries.

14 TRUSTEE ROBBINS: Resolution

15 11-2016-23.

16 Resolution authorizing a Letter of
17 Support from the Village of Greenport
18 for the North Fork TV Festival,
19 scheduled for September 7, 2017 through
20 September 9, 2017; and authorizing
21 Mayor Hubbard to sign the Letter of
22 Support.

23 So moved.

24 TRUSTEE MARTILOTTA: Second.

25 MAYOR HUBBARD: All in favor?

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Regular Meeting - 11-28-16

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

TRUSTEE MARTILOTTA: Resolution

11-2016-24.

Resolution appointing Cynthia
Cusati as the interim Treasurer's
appointment to the Village of Greenport
Business Improvement District.

So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

TRUSTEE PHILLIPS: Resolution

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Regular Meeting - 11-28-16
11-2016-25.
Resolution authorizing Village
Administrator Pallas and Village
Attorney Prokop to begin the process of
completion of the negotiation of
contract terms and the drafting of an
agreement with PSE&G regarding the
installation of a new underground
electrical feeder cable from the Town
of Southold substation to Shelter
Island.

So moved.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: I'm gonna ask the
Clerk to call a roll on this, please.

CLERK PIRILLO: Trustee Roberts?

TRUSTEE ROBERTS: Aye.

CLERK PIRILLO: Trustee Robbins?

TRUSTEE ROBBINS: Aye.

CLERK PIRILLO: Trustee
Martilotta?

TRUSTEE MARTILOTTA: Aye.

CLERK PIRILLO: Trustee Phillips?

TRUSTEE PHILLIPS: Aye.

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Regular Meeting - 11-28-16

CLERK PIRILLO: Mayor Hubbard?

MAYOR HUBBARD: Aye.

CLERK PIRILLO: Thank you.

MAYOR HUBBARD: Motion is
approved.

TRUSTEE ROBERTS: Resolution
11-2016-26.

Resolution approving all checks
per the voucher Summary Report dated
November 21, 2016, in the total amount
of \$941,211.05 consisting of: All
regular checks in the amount of
\$843,233.90, and all prepaid checks,
including wire transfers in the amount
of \$97,977.15.

So moved.

TRUSTEE ROBBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

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Regular Meeting - 11-28-16

Motion carries.

Motion to adjourn at 8:59.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBBINS: Aye.

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

MAYOR HUBBARD: Opposed?

(No response.)

Motion carries.

Thank you all for coming. See you
at the tree lighting on Saturday night.

(Time noted: 8:59 p.m.)

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C E R T I F I C A T E

I, STEPHANIE O'KEEFFE, a shorthand reporter and Notary Public within and for the State of New York, do hereby certify that the within is a true and accurate transcript of the proceedings taken on November 28, 2016.

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

IN WITNESS WHEREOF, I have hereunto set my hand this 28th day of November, 2016.

Stephanie O'Keefe

STEPHANIE O'KEEFFE

ATTORNEY PROKOP: [21] 43/14 43/18 44/4 44/8 44/13 45/5 45/11 45/15 45/20 45/25 55/24 56/4 56/22 71/20 79/25 80/25 81/12 83/8 84/17 85/6 85/16
AUDIENCE MEMBER: [8] 78/19 78/22 99/7 99/12 99/18 100/4 105/8 110/13
CLERK PIRILLO: [6] 148/16 148/18 148/20 148/23 148/25 149/3
MAYOR HUBBARD: [118] 2/3 2/13 3/19 4/9 10/14 12/20 12/22 13/19 15/4 15/22 16/6 16/21 17/11 17/18 18/2 19/4 19/14 19/18 22/3 23/17 25/6 25/11 31/25 33/25 40/17 41/17 42/7 42/9 42/20 46/25 47/6 47/9 47/15 48/10 49/2 52/2 57/13 57/23 63/4 65/4 65/8 67/14 69/16 70/5 76/23 78/24 79/20 85/2 87/6 88/8 88/24 89/14 90/13 90/21 91/7 91/16 92/9 101/15 107/12 113/20 114/11 116/5 127/3 127/13 127/18 128/7 128/12 129/7 129/12 130/3 130/8 130/23 131/4 131/25 132/6 132/21 133/2 133/22 134/3 134/15 134/20 135/9 135/14 136/3 136/8 136/25 137/6 137/23 138/4 138/21 139/2 139/20 139/25 140/20 140/25 141/15 141/20 142/16 142/21 143/17 143/22 144/12 144/17 145/5 145/10 146/5 146/10 146/24 147/5 147/16 147/21 148/14 149/2 149/4 149/18 149/23 150/4 150/9
MR. HELLER: [3] 13/20 15/18 16/3
MR. KAUFMAN: [1] 118/14
MR. McSHEA: [28] 91/19 92/13 92/17 93/19 93/23 94/2 99/9 99/15 99/21 100/7 101/17 101/21 102/2 103/25 104/6 104/12 105/10 105/21 105/25 106/6 107/7 107/14 110/14 111/10 114/6 114/24 126/18 126/25
MR. PALLAS: [15] 18/8 18/14 18/18 18/24 19/20 20/11 20/22 34/11 35/2 35/10 39/5 39/9 39/13 41/21 125/23
MR. SWISKEY: [70] 19/5 19/16 20/2 20/17 20/23 22/4 23/24 25/9 25/12 26/21 27/22 28/9 28/14 28/18 29/8 29/14 30/16 31/21 32/2 32/7 32/18 32/25 33/7 33/10 33/15 34/3 34/15 35/4 35/14 36/15 37/5 37/9 37/22 38/4 38/7 38/13 38/16 39/6 39/12 39/15 40/22 41/19 41/23 42/8 42/17 42/22 43/15 43/22 44/7 44/11 44/21 45/8 45/13 45/17 45/22 46/8 47/4 47/8 47/10 47/21 48/4 48/11 49/8 49/23 50/5 76/14 84/10 84/23 106/22 125/24
MR. TASKER: [2] 3/18 12/24
MR. WINKLER: [16] 82/18 83/4 84/14 85/3 85/14 85/24 87/3 87/11 87/19 88/12 88/18 89/6 90/8 90/20 91/5 91/12
MS. ALLEN: [3] 119/25 125/25 126/20
MS. BENNETT: [8] 16/7 17/8 17/16 17/19 18/11 18/15 18/20 19/2
MS. GEIGER: [14] 69/17 70/17 71/9 71/11 72/12 74/17 75/2 75/4 75/8 75/23 75/25 76/17 77/12 78/23
MS. GORDON: [1] 67/15
MS. HARPER: [4] 3/23 4/11 10/22 12/10
MS. RIVERA: [21] 52/5 55/7 55/12 55/17 55/23 56/3 56/18 56/24 57/5 57/21 58/4 59/24 60/10 60/14 60/23 61/3 61/25 62/22 64/25 65/6 67/12
MS. ROBBINS: [1] 128/15
MS. SMITH: [1] 51/2
MS. ZEMSKY: [5] 78/25 79/22 80/9 81/10 81/15
TRUSTEE MARTILOTTA: [60] 26/20 27/2 28/3 37/7 70/23 71/10 75/3 75/21 75/24 88/14 89/12 93/17 93/21 93/25 101/19 101/22 102/3 104/2 104/8 105/22 127/12 127/16 128/10 129/6 129/10 129/15 130/6 131/2 132/4 132/20 132/24 133/5 133/25 134/18 135/12 136/2 136/6 136/11 137/4 138/2 138/24 139/19 139/23 140/4 140/23 141/18 142/19 143/16 143/20 143/25 144/15 145/8 146/8 146/23 147/3 147/8 147/19 148/22 149/21

150/7
TRUSTEE PHILLIPS: [54] 12/5 12/21 28/12 28/15 28/21 37/11 37/25 38/6 38/8 38/15 38/21 54/8 73/2 74/25 89/11 127/17 128/11 129/11 130/2 130/7 130/11 131/3 132/5 132/25 133/21 134/2 134/6 134/19 135/13 136/7 136/24 137/5 137/9 138/3 138/25 139/24 140/19 140/24 141/4 141/19 142/20 143/21 144/11 144/16 144/20 145/9 146/9 147/4 147/15 147/20 147/24 148/24 149/22 150/8
TRUSTEE ROBBINS: [47] 36/18 55/13 55/21 61/21 75/6 77/25 84/12 89/10 127/15 128/6 128/9 129/9 130/5 130/25 131/24 132/3 132/9 132/23 133/24 134/17 135/8 135/11 135/17 136/5 137/3 137/25 138/20 138/23 139/5 139/22 140/22 141/17 142/15 142/18 142/24 143/19 144/14 145/7 146/4 146/7 146/13 147/2 147/18 148/19 149/17 149/20 150/6
TRUSTEE ROBERTS: [87] 10/16 29/12 29/23 31/10 31/24 32/4 32/16 32/23 33/5 33/9 33/12 36/13 48/3 49/20 50/4 52/4 55/11 55/15 55/19 57/2 59/3 60/9 60/11 60/19 60/24 61/6 62/4 76/9 78/14 78/21 83/2 83/6 84/25 86/25 87/5 87/6 87/9 87/15 91/10 92/11 92/15 105/19 106/5 106/9 106/24 111/3 127/14 127/21 128/8 129/8 130/4 130/22 130/24 131/7 132/2 132/22 133/23 134/14 134/16 134/23 135/10 136/4 137/2 137/22 137/24 138/7 138/22 139/21 140/21 141/14 141/16 141/23 142/17 143/18 144/13 145/4 145/6 145/13 146/6 146/25 147/17 148/13 148/17 149/6 149/19 150/3 150/5

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\$1,300 [1] 141/10
\$1,300,000 [1] 70/20
\$1,700 [2] 142/3 142/11
\$1.3 [5] 21/25 92/3 109/25 110/2 119/11
\$1.3 million [3] 92/3 109/25 110/2
\$10 [5] 31/20 122/21 135/6 135/24 136/18
\$10,000 [1] 108/11
\$14.86 [1] 137/14
\$140,053.30 [1] 129/19
\$15 [1] 134/12
\$150,000 [1] 21/5
\$157,343 [1] 131/17
\$16 [1] 137/14
\$3 [6] 60/6 91/12 91/14 92/21 106/5 106/9
\$3 million [6] 60/6 91/12 91/14 92/21 106/5 106/9
\$300,000 [1] 48/22
\$33,000 [1] 108/16
\$35,000 [1] 108/14
\$40,000 [1] 21/22
\$5 [1] 60/7
\$500 [1] 51/16
\$500,000 [1] 106/22
\$60,000 [1] 20/11
\$600,000 [2] 95/2 102/22
\$7,000 [1] 128/19
\$780,352 [1] 133/14
\$843,233.90 [1] 149/14
\$941,211.05 [1] 149/12
\$97,977.15 [1] 149/16

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1.3 [17] 25/2 25/11 25/14 32/20 86/19 87/5 87/15 87/22 88/5 88/14 89/6 89/8 89/10 89/25 90/2 90/12 92/20
1.3 million [1] 79/7
1.5 [1] 106/17
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10 [3] 14/11 29/18 134/25
100 [2] 21/5 53/14
10:00 [1] 144/25
11 [1] 135/19
11-2016-02 [1] 127/23
11-2016-1 [1] 127/9
11-2016-10 [1] 134/25
11-2016-11 [1] 135/19
11-2016-12 [1] 136/13
11-2016-13 [1] 137/11
11-2016-14 [1] 138/9
11-2016-15 [1] 139/7
11-2016-16 [1] 140/6
11-2016-17 [1] 141/6
11-2016-18 [1] 141/25
11-2016-19 [1] 143/2
11-2016-20 [1] 144/3
11-2016-21 [1] 144/22
11-2016-22 [1] 145/15
11-2016-23 [1] 146/15
11-2016-24 [1] 147/10
11-2016-25 [1] 148/2
11-2016-26 [1] 149/8
11-2016-3 [1] 128/17
11-2016-4 [2] 33/22 129/17
11-2016-5 [1] 130/13
11-2016-6 [1] 131/9
11-2016-7 [1] 132/11
11-2016-8 [1] 133/7
11-2016-9 [1] 134/8
11th [1] 3/6
12 [2] 94/19 136/13
120 [1] 34/9
124-page [1] 14/5
125,000 [4] 25/8 89/19 89/20 90/7
13 [1] 137/11
132 [3] 143/5 143/9 144/7
14 [2] 138/9 144/25
140 [2] 34/8 34/8
140,000 [1] 33/22
15 [2] 20/8 139/7
152 [1] 67/16
153 [1] 79/2
157,000 [1] 40/3
16 [3] 18/13 140/6 142/11
160 [1] 51/13
1600s [1] 7/2
1640 [1] 7/3
16th [1] 68/13
17 [2] 13/2 141/6
175 [1] 82/20
18 [3] 135/24 136/18 141/25
182 [1] 16/9
184 [1] 19/6
186 [1] 13/22
19 [1] 143/2
1988 [1] 5/10
1990 [1] 38/3
1:00 [1] 3/5

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20 [3] 131/13 134/13 144/3
2016 [20] 1/8 127/11 131/13 133/10 134/12 135/7 135/25 136/19 137/15 138/14 138/18 139/17 140/14 140/17 142/11 143/5 144/5 149/11 151/7 151/13
2017 [5] 29/8 144/23 144/25 146/19 146/20
2020 [1] 3/15
2042 [1] 12/13
21 [3] 74/23 144/22 149/11
22 [1] 145/15
220 [1] 118/15

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24 [1] 147/10
25 [4] 76/12 124/21 133/10 148/2
26 [1] 149/8
28 [5] 1/8 138/18 139/16 140/17 151/7
28th [1] 151/13
29 [1] 140/14
298-2042 [1] 12/13

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30 [1] 137/15
300 [4] 33/7 33/7 61/7 93/2
300,000 [2] 90/18 91/5
309 [1] 51/3
326 [1] 52/8
33 [1] 126/20
35 [1] 126/20
3523 [2] 138/12 138/16
3639 [2] 139/10 139/15
3640 [2] 140/9 140/15
39 [1] 14/17
3rd [1] 2/17

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4,500 [1] 93/8
40,000 [1] 7/18
40-foot [1] 108/2
400 [2] 34/3 106/21
400,000 [2] 33/25 34/11

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50 [3] 20/10 25/24 53/13
50-year [3] 21/21 69/24 70/4
500 [3] 35/9 38/6 93/16
500,000 [1] 89/21
5K [1] 51/15

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60 [1] 53/13
600 [2] 8/25 95/16
631 [1] 12/13
675 [1] 89/22
6:00 [1] 2/17

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700 [1] 93/16
7:00 [2] 1/8 2/3

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80-foot [1] 108/2
850,000 [2] 26/5 31/3
8:59 [2] 150/3 150/15

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A.3410.200 [1] 142/13
A.3410.412 [1] 128/20
a.m [1] 144/25
abandon [1] 103/10
able [11] 10/5 12/17 27/14 40/21 58/20 59/16
63/20 70/9 70/14 73/12 114/7
aboard [2] 3/18 12/17
about [58] 6/21 7/12 8/24 16/13 19/9 19/20
20/8 24/16 24/23 30/5 31/7 33/18 33/21 39/22
40/19 41/12 44/6 45/2 47/3 48/20 49/5 50/13
51/13 51/16 60/6 60/13 60/21 60/22 60/25
61/25 62/22 68/15 68/20 69/15 69/23 74/2
81/19 83/17 83/17 88/6 91/14 96/17 99/20
99/20 102/8 104/11 104/14 104/15 104/16
104/17 108/4 110/9 112/12 116/7 116/17
116/23 117/6 123/9
above [4] 18/4 19/2 19/4 19/16
accepting [3] 127/24 131/10 133/8
accessible [1] 9/22
accidents [1] 81/12
accommodate [1] 73/7
accordingly [3] 130/21 132/19 145/3
account [9] 9/12 58/24 79/15 80/12 128/20

129/24 131/18 133/15 142/13
accumulates [1] 39/19
accurate [1] 151/6
acquisition [1] 83/20
across [1] 103/11
act [1] 21/2
action [6] 44/10 44/12 44/15 44/17 143/10
151/9
active [3] 43/21 45/7 45/9
actual [4] 21/11 27/16 92/7 93/5
actually [13] 3/17 12/8 26/17 45/3 48/9 71/23
84/18 84/19 84/21 107/20 110/23 119/8
123/24
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