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

Third Street Firehouse
January 20, 2022
7:00 P.M.

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

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

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

2 MAYOR HUBBARD: Call the meeting to order.

3 Pledge to the Flag.

4 (All Stood for the Pledge of Allegiance)

5 MAYOR HUBBARD: Thank you. All right.

6 Before we get started, I just want to say Happy

7 Birthday to Trustee Phillips.

8 (Applause)

9 TRUSTEE ROBINS: Happy Birthday to you.

10 MAYOR HUBBARD: Happy Birthday.

11 TRUSTEE PHILLIPS: Thank you very much. I

12 almost got away without anything.

13 (Laughter)

14 MAYOR HUBBARD: Okay, well.

15 TRUSTEE PHILLIPS: Thank you very much, I

16 appreciate it.

17 MAYOR HUBBARD: I'm not on Facebook, but

18 it's -- I saw it on Facebook, too.

19 TRUSTEE PHILLIPS: Yes.

20 MAYOR HUBBARD: Facebook reminds you of

21 everything.

22 TRUSTEE PHILLIPS: Yes, it does.

23 (Laughter)

24 MAYOR HUBBARD: Okay. All right. We'll

25 start with the Fire Department report. Chief

1 Wayde Manwaring is here. We got a big podium for
2 you and everything now.

3 CHIEF MANWARING: Thanks.

4 MAYOR HUBBARD: Yeah.

5 CHIEF MANWARING: Nobody could sign in, they
6 had to use the floor this morning.

7 (Laughter)

8 CHIEF MANWARING: Thanks. I hope you got
9 all our reports. Last night Wardens, they
10 accepted the application for Richard Vandenburg
11 to Standard Hose. I'll give it to Sylvia on the
12 way out.

13 I also have -- last month, you asked me for
14 the actual in-writing for the parade. We're
15 having it on the 19th.

16 The Board of Wardens also accepted and
17 wanted you to go out to bid, I guess it is, or --
18 for an RFP, which I'll give to Sylvia, for an
19 engineer to -- for the design of ADA bathrooms and
20 the back building for storage for the Rescue Squad
21 and stuff like that.

22 MAYOR HUBBARD: Okay.

23 CHIEF MANWARING: I guess Robert mentioned
24 that we have to go out to bid now on it, so the
25 Board approved it last night.

1 CHIEF MANWARING: Thank you.

2 TRUSTEE ROBINS: Thank you.

3 CHIEF MANWARING: See you later.

4 MAYOR HUBBARD: Okay. Village Administrator,
5 Mr. Pallas.

6 ADMINISTRATOR PALLAS: Yeah, I'm over here.

7 (Laughter)

8 MAYOR HUBBARD: They got to put a window in
9 there.

10 ADMINISTRATOR PALLAS: Get a glass podium.

11 CLERK PIRILLO: Sit up straight.

12 ADMINISTRATOR PALLAS: I am. "Stand up." I am.

13 (Laughter)

14 ADMINISTRATOR PALLAS: Good evening,
15 everybody. Thank you. I'm going to start with
16 the resolutions, first one being an additional
17 resolution. We had intended, when we did the
18 rate, the rate change last month, to include
19 modification to the cancellation policy as
20 primarily for the larger vessels that come in.
21 The way it's going to be structured is for larger
22 than 70 feet, it will be a full refund when
23 cancelled prior to 60 days, half when it's
24 cancelled prior to 30, and then no refund when
25 it's cancelled within 30 days.

1 We don't get a lot of requests for
2 cancellations, but when we do for those larger
3 boats, because of the amount of money involved,
4 it's a very tedious process to go through. So
5 we're just going to ask to -- if we could change
6 that policy accordingly. It is consistent with
7 other marinas, and we did verify that as well.

8 TRUSTEE PHILLIPS: Paul, can you please step
9 back, okay? What about the policy for refunding
10 or canceling within Mitchell Park and Mitchell
11 Marina for the -- not just the large vessels, for
12 the smaller ones, is that for everyone?

13 ADMINISTRATOR PALLAS: The smaller ones
14 we're not changing.

15 TRUSTEE PHILLIPS: Okay.

16 ADMINISTRATOR PALLAS: And currently, it's a
17 full refund when cancelled prior to 24 hours of
18 arrival day.

19 TRUSTEE PHILLIPS: Okay.

20 ADMINISTRATOR PALLAS: That's staying the
21 same.

22 TRUSTEE PHILLIPS: Okay. That's what I
23 just --

24 ADMINISTRATOR PALLAS: Yeah.

25 TRUSTEE PHILLIPS: Yeah.

1 ADMINISTRATOR PALLAS: The other resolution
2 I have is a change order for the microgrid and
3 that's just to change the completion date due to,
4 you know, supply chain issues and a variety of
5 other things. We're pushing that date out until,
6 I think, the end of -- the end of June for that
7 completion. That's been approved by the
8 Governor's Office of Storm Recovery. That's the
9 first step in getting that request through, is to
10 get them to approve it, and they have approved it.

11 Just in terms of status of the project, at
12 this point, probably better than 99% of the poles
13 have been set. There are some transfers being
14 done as they're setting the poles. They haven't
15 started stringing wire yet. That will be the next
16 step. There may be a bit of a pause in the
17 construction, again, partially related to supply
18 issues, but not a -- not a long pause.

19 In terms of the work that's being done here
20 and at the sewer plant, that work is ongoing,
21 primarily here, for the change-out of the electric
22 service and some of the panels. There will be a
23 single-day outage when they do the main service
24 replacement, but they will bring in a temporary
25 generator to keep all the critical pieces of this

1 building functional during that changeover. I
2 don't have a date for that yet, but I'll certainly
3 communicate that with the Chiefs when -- when that
4 time comes.

5 TRUSTEE PHILLIPS: Paul, just for your --
6 just as I mentioned to you on the phone and for
7 the Board, at the Wardens meeting last night, it
8 was mentioned that they were extremely impressed
9 and -- with the work that was being done on the
10 panel boxes. And they also wanted to give some
11 credit to Doug Jacobs in the Electric Department
12 for his work in coordinating things with them. So
13 I just wanted to make everybody aware of that.

14 ADMINISTRATOR PALLAS: Thank you, appreciate
15 it. I'll pass that along.

16 In my discussion items, the first one is on
17 the ferry queue redesign. I do have the -- it was
18 sent to the New York State DOT, along with some
19 supplemental information. I will get copies of
20 that emailed out to all of you, hopefully,
21 tomorrow, I should be able to get you that
22 tomorrow. We're just going to -- now in a holding
23 pattern waiting for any and all comments from --
24 from the DOT. And, hopefully, there aren't many,
25 but we -- we're never sure with them.

1 The effluent reuse status update, I had sent
2 it to -- sent to all of you the latest -- well,
3 not the latest, but the final version of that
4 report. Just a couple of highlights, and I had
5 discussed some of this in the past, but just to
6 talk a little bit about it.

7 Some of the things that they focused on in
8 terms of potential uses for the water, five
9 criteria. One had to be -- the use had to be
10 somewhat near where the plant is located. It had
11 to require minimal upgrades to the wastewater
12 plant. It had to be -- I can't read my own notes.
13 There had to be some control over human, human
14 contact, meaning if we're going to use it for
15 irrigation, there had to be a way to keep people
16 in and out. And it also had to serve the purpose
17 of groundwater recharge.

18 So when they went through all of that, as
19 you saw in the report, there was only one use that
20 is really viable at this point in time, and that's
21 for a series of recharge basins in the polo
22 grounds, which would consist, under this proposal,
23 448 rings, 8 foot diameter, four feet deep. Quite
24 an undertaking, but -- and the cost reflects that.
25 It would be their engineer's estimate or a

1 budgetary estimate of over \$5 million. That's,
2 obviously, a very large amount. The only way,
3 obviously, that that could be done is just through
4 grant funding.

5 What -- the other thing that has come up
6 related to that, there's a group called the
7 Long Island Water Reuse and Action Plan Work
8 Group. It's a privately funded group. I think
9 it's an engineering company, is one of the
10 stakeholders that are in it. They have these
11 monthly meetings, and they have requested us to
12 present this -- the study to them. They are --
13 they can help, help get grants that might be used
14 for this. I'm just basically making sure that
15 it's okay with you all that I participate in that
16 with the engineer that prepared it.

17 In addition, as I mentioned last month --
18 excuse me -- John Severini, who has been working,
19 a private citizen working on this voluntarily, has
20 spent a lot of time, and he would also
21 participated, as well as Glynis Berry, in
22 presenting it to this -- to this particular group.

23 There's also the Long Island Sound Study
24 organization. They -- they are developing a list
25 of projects. They are slated to receive

1 \$104 million as part of the Federal infrastructure
2 package. So we'll be in touch with them as well
3 with this, with this project.

4 There aren't a lot of these projects being
5 proposed. So I just want to make sure it's all
6 right with you all if I do make that presentation
7 to both of these groups.

8 TRUSTEE PHILLIPS: Okay. Is the
9 presentation also going to include Peconic Landing
10 and the other suggestions, or is it -- are you
11 just concentrating on up at Moores --

12 ADMINISTRATOR PALLAS: The one on the polo
13 grounds, because that's the only true viable
14 option. That's what they -- this study concluded
15 that the only way to do this successfully would be
16 that.

17 TRUSTEE ROBINS: And that water is only for
18 water and for irrigation, right? I mean, it's not
19 potable.

20 ADMINISTRATOR PALLAS: No, this would --
21 this particular would be just recharge basins, dry
22 wells, essentially.

23 TRUSTEE ROBINS: Dry wells, okay.

24 ADMINISTRATOR PALLAS: Yeah, so not
25 irrigation.

1 TRUSTEE ROBINS: And the reason being that
2 we would have those dry wells, that the benefit to
3 it is --

4 ADMINISTRATOR PALLAS: Well, you --

5 TRUSTEE ROBINS: -- we don't have to treat
6 the water at the plant, then, or it still has to
7 get --

8 ADMINISTRATOR PALLAS: No, it still has to
9 be --

10 TRUSTEE ROBINS: -- treated and then come
11 back again?

12 ADMINISTRATOR PALLAS: It still has to be
13 treated. There's two, there's two benefits. One,
14 you're replacing the aquifer, you're putting water
15 back in the aquifer. You're also not putting
16 nitrogen out into the Sound. So it reduces the
17 nitrogen load into -- into Long Island Sound. We
18 are monitored for that, along with four other,
19 four or five other sites.

20 Our permit is not our -- the nitrogen levels
21 in our permit aren't just us, we're part of a
22 group, a North Shore group. And if the group
23 exceeds, then they start to focus on any one
24 system. So we -- this would essentially take us
25 out of that from the nitrogen perspective, because

1 we wouldn't be putting any in the Sound at all.
2 It helps the group overall, but really puts us in
3 a position where we wouldn't ever have to be
4 concerned about it. So that's basically -- yeah,
5 that's -- hopefully, that's responsive, so.

6 MAYOR HUBBARD: Okay. So, originally, this
7 was going to be to do irrigation and stuff, but
8 you're saying now if people are going to be
9 walking on it, you can't use it for irrigation?

10 ADMINISTRATOR PALLAS: It's not that you
11 can't, it -- there would have to be a method that
12 you control how people walk on it. Where it's
13 being done in Riverhead, it's a more controlled
14 environment than we have found either at Peconic
15 Landing or the school grounds. It just wouldn't
16 lend itself to being able to easily permit the use
17 for irrigation. That's what the results of the
18 study show, and that's why they have focused on
19 this as a -- as a --

20 MAYOR HUBBARD: Okay. No, I got that. But
21 I didn't know how long after -- you know, if they
22 irrigate it for a day, is it a day after before
23 you can use it again, or is it -- it doesn't
24 really say.

25 ADMINISTRATOR PALLAS: It doesn't say, and

1 we're -- the study wasn't that detailed. It's a
2 very inexpensive study, 20,000, a little over
3 \$20,000, but that level of detail wasn't explored.
4 But -- and they're also -- their regulations on
5 this are very case-by-case. So we would have to
6 do a much more detailed study. But from what they
7 know, H2M, that it would be -- couldn't be done
8 that way easily. We would have to do a higher
9 level of filtration or cleaning at the plant,
10 which would then drive the cost up even more. So
11 it's not -- there are several things that point us
12 away from the irrigation for our purposes at this
13 point in time. If things change over the next few
14 years, then perhaps, but for now, it looks like
15 this is the only option.

16 TRUSTEE PHILLIPS: And there's --

17 MAYOR HUBBARD: Okay. I mean, to me, that's
18 just discouraging, because it started out to take
19 and reuse this for irrigation and everything else,
20 you know, 15 acres of the school, the football
21 field, all the ball fields, everything else,
22 Peconic Landing, the golf course, and all that.
23 To go and spend two years worth of time and
24 everything else trying to go to this, and the only
25 option to reuse it now is to spend \$5 million and

1 put it in dry wells.

2 ADMINISTRATOR PALLAS: Right.

3 TRUSTEE PHILLIPS: That's what I was going
4 to say.

5 MAYOR HUBBARD: That's --

6 TRUSTEE ROBINS: Yeah, I was --

7 TRUSTEE PHILLIPS: And where are the dry
8 wells going to be actually located?

9 ADMINISTRATOR PALLAS: I'm sorry, in the
10 polo grounds, up in the field.

11 TRUSTEE PHILLIPS: In the field?

12 ADMINISTRATOR PALLAS: Yeah.

13 TRUSTEE PHILLIPS: In the field, yeah.

14 TRUSTEE ROBINS: I mean --

15 ADMINISTRATOR PALLAS: You wouldn't see
16 them, they'd be buried, obviously.

17 TRUSTEE PHILLIPS: No.

18 ADMINISTRATOR PALLAS: But -- and, you know,
19 that -- so that's -- but they -- you know, again,
20 from a perspective of grant funding, actually, it
21 might even be easier to get grant funding for
22 this, because it's a direct recharge to the -- to
23 the aquifer. And we could -- if we build it as
24 suggested here, all of the effluent ends up there.
25 With the irrigation, it was a small percentage,

1 and only part of the year, because you can only
2 irrigate so much, right? So you have holding
3 tanks and all of these other things, and all
4 winter you'd still have to discharge to the Sound.
5 So this, this would now provide, you know, 24/7,
6 365 days of getting -- having the effluent being
7 reused for a good purpose, as opposed to just
8 dumping it out into the Sound.

9 MAYOR HUBBARD: Okay.

10 TRUSTEE ROBINS: So then, basically, what we
11 would have is the polo grounds are going to be
12 filled with cesspools to hold the wastewater from
13 our plant, is that what this is?

14 ADMINISTRATOR PALLAS: Yes, that's one way
15 to look at it, but yeah.

16 TRUSTEE PHILLIPS: And will it change the
17 character of being able to use the property?

18 ADMINISTRATOR PALLAS: Not at all, not even
19 a little.

20 TRUSTEE PHILLIPS: Because that would be the
21 first question.

22 ADMINISTRATOR PALLAS: Yeah, not even a
23 little.

24 TRUSTEE ROBINS: I'm not sure about your
25 even pursuing the grant, to be honest with you. I

1 mean, I don't know how much work is going to be
2 involved in it, but I don't know if it's worth it,
3 really.

4 ADMINISTRATOR PALLAS: I mean, you know,
5 again, the concept of recharging the aquifer I
6 think is valid. You know, we've all heard that
7 there is some significant concern of the aquifer
8 getting depleted out on the North Fork, so this is
9 a step in the right direction to help that
10 situation.

11 TRUSTEE PHILLIPS: Which is fine, but it's
12 all falling on the Village of Greenport taxpayers.
13 So, I mean, even if you get a grant, I mean, it
14 still -- it's a -- it's a North Fork issue, it's
15 not just us, that's what I'm trying to say.

16 TRUSTEE ROBINS: Yeah, the aquifer is the
17 whole area. I was shocked when I read that report
18 to realize that we have the shallowest aquifer on
19 the Island out here, you know.

20 ADMINISTRATOR PALLAS: Right.

21 TRUSTEE ROBINS: So there, it's -- it is a
22 concern, you know. But as Mary Bess said, you
23 know, should that responsibility fall entirely on
24 the Village? That's --

25 ADMINISTRATOR PALLAS: We on the North Fork,

1 we're the only ones that actually dump the water
2 into the Sound, so there is a direct connection.

3 TRUSTEE ROBINS: Well, but everybody else's
4 cesspools are going right into the ground,
5 basically.

6 ADMINISTRATOR PALLAS: Correct, and that's
7 basically what we would then be doing, is that we
8 would treat --

9 TRUSTEE ROBINS: We're doing more than most.

10 MAYOR HUBBARD: Right, but this is treated
11 water that we're putting in, it's not regular --

12 TRUSTEE PHILLIPS: It's not regular --

13 MAYOR HUBBARD: -- cesspool stuff. So
14 it's --

15 TRUSTEE ROBINS: Right.

16 MAYOR HUBBARD: It's a treated water, but
17 we'd have to just check. I mean, can we use part
18 of Monsell Trail? Is the DEC going to say no to
19 it going there?

20 ADMINISTRATOR PALLAS: We don't think --
21 yeah, there's lots of spots. We could probably
22 still use Monsell Trail.

23 MAYOR HUBBARD: The only thing I'm saying is
24 the polo grounds, with trucks in and out of there,
25 with carnivals and rides and everything else, if

1 everything -- if you're going to have 100
2 cesspools in the ground there, I'd rather see it
3 over on the school side of the road and use it
4 there, or Monsell Trail, or some other place,
5 putting it there, where there's less traffic and
6 everything else, foot traffic.

7 And, you know, the school doesn't use that
8 big -- the one softball field very much and along
9 the fence there, as opposed to bringing in a
10 Ferris wheel or something else with all their
11 stuff underneath, worrying about that forever, you
12 know, when everything settles and all that,
13 bringing traffic and stuff onto the polo grounds.

14 ADMINISTRATOR PALLAS: Yeah. I mean, yeah,
15 I mean, the --

16 MAYOR HUBBARD: But I'm just mentioning this
17 stuff so you can think about that, if there's some
18 other place. I mean, to do it on our Little
19 League field, so it's in the outfield, so you
20 don't have vehicles driving on it and other things
21 that are going to sink into it, or whatever.

22 ADMINISTRATOR PALLAS: There -- any, any of
23 those options are definitely viable.

24 MAYOR HUBBARD: Okay.

25 ADMINISTRATOR PALLAS: You know, it's --

1 it's really just a matter of square footage, it's
2 just piping at that point. So, you know, the --
3 conceptually, yes. We could also split it to two
4 different areas on the polo grounds and keep the
5 middle area open, so that where these types of
6 events are happening, it's not -- it wouldn't
7 impact. So then --

8 MAYOR HUBBARD: Okay.

9 ADMINISTRATOR PALLAS: And, you know, we
10 could split into three sections even, you know
11 what I mean? So -- and it wouldn't -- it wouldn't
12 impact the cost to any large degree. You know, so
13 if -- again, if it's all right, I'll -- well, I'm
14 not get into those modifications --

15 MAYOR HUBBARD: Yeah.

16 ADMINISTRATOR PALLAS: -- at this stage, but
17 just to start to see if there's grants available,
18 if there's an interest from these folks, that
19 that's really where we're at now with this.

20 MAYOR HUBBARD: Yes, to reduce the nitrates
21 going into Long Island Sound, I think it's a
22 worthwhile project, because we are discharging out
23 there, and that's good for every -- the whole
24 Northeast economy and everything else. So if -- I
25 think, you know, to figure out if there's a place

1 we could do it and we get grants to cover it, so
2 that we're not funding the whole thing by the
3 Village taxpayers ourself. If we get funding to
4 do it, we'll find a piece of property where it can
5 go. And I just -- you know, using the middle of
6 that field and everything going there, you know,
7 if you're putting water in all the time, it's
8 going to be soft and everything else, and vehicles
9 coming in to use it for stuff that we do, I'm just
10 concerned about that.

11 ADMINISTRATOR PALLAS: Sure, absolutely,
12 yeah. And like I said, we could easily find
13 space --

14 MAYOR HUBBARD: Okay.

15 ADMINISTRATOR PALLAS: -- that wouldn't
16 impact the center area. Monsell Trail is --
17 actually, I like that idea better. We could use a
18 lot of that, make it a longer recharge area.
19 There's lots of things that could be done. So
20 I'll bring that back to the group and I'll go to
21 this next meeting with these folks just to see
22 what kind of interest they have and we'll see
23 where it goes.

24 MAYOR HUBBARD: Okay. Everybody comfortable
25 with that?

1 TRUSTEE PHILLIPS: Yeah.

2 TRUSTEE ROBINS: Okay.

3 TRUSTEE MARTILOTTA: I'm comfortable. If I
4 could ask a question, I think, Paul, you're over
5 there.

6 ADMINISTRATOR PALLAS: Yeah, I am.

7 (Laughter)

8 TRUSTEE MARTILOTTA: This wouldn't be septic
9 rings, right?

10 ADMINISTRATOR PALLAS: Essentially, yes.

11 TRUSTEE MARTILOTTA: No, essentially, but
12 would it actually be?

13 ADMINISTRATOR PALLAS: Yeah, they're just
14 concrete rings, is what they are.

15 MAYOR HUBBARD: It would be a dry well.

16 ADMINISTRATOR PALLAS: Dry well, essentially.

17 MAYOR HUBBARD: A dry well like you have in
18 the road.

19 TRUSTEE MARTILOTTA: Well, I was kind of
20 wondering that, because like how much -- how much
21 effluent do we actually pump out on, I don't
22 know --

23 MAYOR HUBBARD: Gallon-wise, I don't know.

24 ADMINISTRATOR PALLAS: Yeah, three -- it's
25 300,000 a day. That's what -- our permit is for

1 600. These wells would be -- have the capacity to
2 carry, to take all of it.

3 TRUSTEE MARTILOTTA: Out of morbid
4 curiosity, what would you get out of the one
5 8-foot septic ring? I'm just trying to picture
6 how many rings. I knew -- I knew it was over a
7 quarter of a million.

8 TRUSTEE PHILLIPS: He just said how many. I
9 think it says -- he said some -- how many rings,
10 didn't you, Paul?

11 ADMINISTRATOR PALLAS: Say again.

12 DEPUTY MAYOR MARTILOTTA: I believe you did,
13 and I apologize.

14 TRUSTEE PHILLIPS: Did you see how many
15 rings?

16 ADMINISTRATOR PALLAS: There were 440 -- it
17 calls for 448 rings.

18 TRUSTEE ROBINS: 448 rings?

19 TRUSTEE PHILLIPS: That's why I was --

20 MAYOR HUBBARD: Yeah.

21 TRUSTEE PHILLIPS: Yeah, 448.

22 MAYOR HUBBARD: 448 rings.

23 TRUSTEE PHILLIPS: Yeah.

24 TRUSTEE MARTILOTTA: That's a lot.

25 TRUSTEE PHILLIPS: That's a lot.

1 TRUSTEE ROBINS: That's a big cesspool field.

2 MAYOR HUBBARD: Eight-foot rings, so, yeah,
3 and we're low to the ground. So they're going
4 one, one deep, correct?

5 TRUSTEE MARTILOTTA: I'm trying to visualize
6 that.

7 MAYOR HUBBARD: One deep.

8 ADMINISTRATOR PALLAS: Yeah. The ground
9 water is too high do go more than --

10 TRUSTEE MARTILOTTA: You can't stack them
11 too deep.

12 TRUSTEE PHILLIPS: That's why I asked.

13 TRUSTEE MARTILOTTA: I was just trying --
14 I'm just trying to picture how big an area that
15 would be.

16 TRUSTEE ROBINS: I don't know if they can
17 stack them.

18 TRUSTEE MARTILOTTA: I don't know.

19 TRUSTEE ROBINS: It depends on the water
20 table, right?

21 TRUSTEE MARTILOTTA: It depends on what the
22 water table is and what not.

23 TRUSTEE PHILLIPS: Right.

24 TRUSTEE MARTILOTTA: And sand underneath.
25 But I'm just trying to --

1 TRUSTEE PHILLIPS: Or clay.

2 TRUSTEE MARTILOTTA: I have to look into
3 that. I support it 100%, I just -- I'm just
4 trying to --

5 MAYOR HUBBARD: Because, if you go farther
6 up where the sewer treatment plant is, we have the
7 clay issue there. So they're going to be dumping
8 all this and it's got to go through the clay to
9 get down --

10 TRUSTEE PHILLIPS: That's right.

11 MAYOR HUBBARD: -- to the aquifer. You're
12 just going to have spongy soil all around.

13 ADMINISTRATOR PALLAS: All of that would
14 need to be investigated, obviously --

15 MAYOR HUBBARD: Okay.

16 ADMINISTRATOR PALLAS: -- to see, to see --

17 MAYOR HUBBARD: Just knowing the area and
18 what we're talking about, what we've gone through
19 up at the sewer treatment plant --

20 ADMINISTRATOR PALLAS: Yep.

21 MAYOR HUBBARD: -- and all, I just --

22 ADMINISTRATOR PALLAS: All of that would
23 have to --

24 MAYOR HUBBARD: Okay.

25 ADMINISTRATOR PALLAS: That starts to get --

1 that's -- even going to that level, you know, we
2 would need a grant to do it. It's just way too
3 expensive to even study it to that level. So
4 that's -- yeah, that's why I would like to take
5 the next step.

6 MAYOR HUBBARD: Okay. Very good.

7 ADMINISTRATOR PALLAS: Okay. Thank you.

8 Next is just a real brief update on the
9 Sandy Beach/Safe Harbor sewer extension. We're --
10 the Village Attorney and I have been going --
11 working with the homeowners at Sandy Beach, as
12 well as Safe Harbor, on finalizing the agreements.
13 We're almost there, I think. We're very, very
14 close to that. I talked to both of them. They're
15 both aware that we're not going to get that until
16 the February meeting.

17 I've also been working with the engineer
18 that did the original study, to get a proposal
19 from them to start the process. And, hopefully, I
20 will have all three of those elements ready for
21 you all by the February meeting.

22 The last item I have that's not on my list
23 is I had sent around the -- our recommendation for
24 the Planning Consultant. Just if there's any
25 questions about that, I'd be more than happy to

1 answer it, answer them. You know, it's -- they --
2 it was a close call, quite frankly, between the
3 two firms, but I just think that there was enough
4 extra in LKMA's proposal to recommend them over,
5 over the other, so.

6 TRUSTEE PHILLIPS: Now the person that was
7 mentioned in here is the -- is going to be working
8 with us directly, correct?

9 ADMINISTRATOR PALLAS: Yes.

10 TRUSTEE PHILLIPS: And is she working -- I
11 think you mentioned to me that this company also
12 is dealing with the North Ferry project. Is this
13 the same person, or do we have -- is that a
14 different person?

15 ADMINISTRATOR PALLAS: Oh, a different
16 person altogether.

17 TRUSTEE PHILLIPS: Okay. But would they be
18 conferring with each other as far as --

19 ADMINISTRATOR PALLAS: I mean, it's a small
20 enough firm where they certainly can communicate,
21 yes.

22 TRUSTEE PHILLIPS: Okay. All right.
23 Because, I -- you know, I would hope we wouldn't
24 have conflicting issues at times.

25 ADMINISTRATOR PALLAS: No, I don't -- I

1 don't -- wouldn't see any.

2 MAYOR HUBBARD: Okay.

3 ADMINISTRATOR PALLAS: Okay. That's all I
4 have.

5 MAYOR HUBBARD: Any questions for Paul?

6 TRUSTEE PHILLIPS: The only question I have
7 for Paul is it would really make me feel much
8 better if the -- those who use radios in the
9 Marina, in the Road Department, or whatever,
10 remembered, or maybe just be reminded that it's
11 not like talking on a cell phone, that it's a
12 public airway, and that sometimes they need to
13 think before they communicate their thoughts.

14 I was a little embarrassed over the weekend,
15 as you know, especially since it was a marine
16 channel, and the North Ferry hears it, the Police
17 Department hears it, every commercial heard it.
18 And I'm sure that it was a sign of youth, but I
19 think that it behooves us to educate all our
20 employees that they represent the Village. They
21 also represent the Village residents as well. So
22 I just think it's time that we took a little
23 effort, okay?

24 ADMINISTRATOR PALLAS: Yeah, that actually
25 has already taken place with any staff that we've

1 been able to -- that have come in, come in since
2 that point in time.

3 TRUSTEE PHILLIPS: Okay. All right. As I
4 said, it probably would behoove you to get UHF
5 walkie-talkies for those. The Marina ones I
6 understand when the boats are coming, but perhaps
7 you want those that are on a business band and not
8 a marine band for smaller things.

9 ADMINISTRATOR PALLAS: The reality is there
10 was absolutely no reason for them to even be using
11 them at all --

12 TRUSTEE PHILLIPS: No, I --

13 ADMINISTRATOR PALLAS: -- at that point in
14 time. So they will not be using radios except
15 during the summer season.

16 TRUSTEE PHILLIPS: Okay. Thank you.

17 MAYOR HUBBARD: Okay. Thank you. Okay.
18 Treasurer Brandt.

19 MR. BRANDT: Here. I have nothing to add to
20 my report. Were there any questions on the report
21 as it stands? Anyone?

22 TRUSTEE PHILLIPS: No.

23 MAYOR HUBBARD: Any questions?

24 TRUSTEE PHILLIPS: I understand you've
25 presented another budget mod via email, I believe

1 it was, and that was for the ice rink, I believe,
2 for the --

3 MR. BRANDT: For the ice rink repair.

4 TRUSTEE PHILLIPS: Repair?

5 MR. BRANDT: Repair of the manifold, yes.

6 TRUSTEE PHILLIPS: Manifold? Okay. I'm
7 going to ask a question. Paul and Robert, is
8 there -- is there -- we've spent a lot of money
9 this last couple of weeks. Is there a maintenance
10 plan that's going to be in place for the ice rink,
11 so that when things crop up, it gets fixed
12 immediately and not kind of patched?

13 MR. BRANDT: Yeah.

14 ADMINISTRATOR PALLAS: We -- this was
15 somewhat of a unique situation, so we don't do --
16 if the repair we're going to implement works,
17 there shouldn't be a recurrence of this in the
18 near term. It was somewhat unusual.

19 Most of the issues we have are at startup,
20 and we haven't run for over a year, well, almost
21 two years, obviously, and that's where a lot of
22 the problems have arisen. If we run every year,
23 we tend to -- it doesn't happen like this, so
24 that, again, we've just gone through a whole big
25 repair of the -- of the compressors, and we --

1 this, again, if this particular repair works, then
2 we should be in very good shape for the
3 foreseeable future.

4 TRUSTEE PHILLIPS: Okay. So the company,
5 when it's -- when it's opened -- when it's closed
6 down, then it's -- it's following a certain
7 protocol of the glycol being stored or you --

8 ADMINISTRATOR PALLAS: Yes.

9 TRUSTEE PHILLIPS: Okay.

10 ADMINISTRATOR PALLAS: Yes.

11 TRUSTEE PHILLIPS: All right. And we're
12 well versed in that?

13 ADMINISTRATOR PALLAS: Yes, absolutely.

14 TRUSTEE PHILLIPS: Okay. All right.

15 MR. BRANDT: Thanks, Paul. Anything else
16 for me?

17 (No Response)

18 MAYOR HUBBARD: Okay. Thank you.

19 MR. BRANDT: Thank you.

20 MAYOR HUBBARD: Village Clerk, Clerk Pirillo.

21 CLERK PIRILLO: Hi. Good evening, everyone.

22 I have an abbreviated report tonight as well. I
23 have only two add-ons, and they are two
24 resolutions awarding bids. One is for the removal
25 and disposal of snow, and that would be to Stanley

1 Skrezec, who was the sole bidder. The other is to
2 award the contract for contractor services. That
3 was again to Stanley Skrezec, who was the low
4 bidder.

5 Sticking with bids, also, there were no bids
6 received for the delivery of 87 octane. We
7 will -- we will be rebidding that again. And we
8 do have some ideas of how to expand our search
9 between Paul and myself.

10 Moving to my report, there is an addition
11 also that a legal notice was published today for
12 the replacement of the batteries and the battery
13 racks at the power plant. That was in today's
14 addition, with a return date of the 7th.

15 Lastly, I have been contacted by Showtime,
16 who wants to have another installment of the show
17 they came here for most recently called *Three Women*.
18 Right now, we have tentative dates for filming of
19 February 10th and 11th. As always, we will not
20 have firm details until approximately a week
21 before.

22 The disruption to the Village will be less
23 than the last time they were here. There are only
24 two days. Only one day right now is going to
25 impact us. That's probably the 11th of February.

1 The two dates in play right now are the 10th and
2 11th of February, wherein they have asked to use
3 the Carousel, both inside and out. And they will
4 be using Moore's Lane again for the staging area
5 for the trucks.

6 That's all I know right now. They will, of
7 course, as they did in the past, contact every
8 single business and work deals with the businesses
9 as they negotiate through the process. So, as
10 more details become available, I will, absolutely,
11 let you know.

12 Any questions on my report?

13 TRUSTEE PHILLIPS: Sylvia, it's probably not
14 a question for you, but probably more for Paul.
15 On the wetlands permit for Wayne Turett, there was
16 some question about the dredging, the fill, where
17 he was supposed to be getting something.

18 CLERK PIRILLO: It wasn't about the
19 dredging, it was about --

20 TRUSTEE PHILLIPS: I mean, it was about --

21 CLERK PIRILLO: It was about the testing --

22 TRUSTEE PHILLIPS: Okay, the testing.

23 CLERK PIRILLO: -- of the spoils. And my
24 understanding --

25 MAYOR HUBBARD: Right, that's the topic here.

1 TRUSTEE PHILLIPS: Oh, okay, I'm sorry.

2 CLERK PIRILLO: My understanding is that
3 we'll be discussing it.

4 MAYOR HUBBARD: Board discussion, is we're
5 going to discuss that from the public hearing.

6 TRUSTEE PHILLIPS: I just want -- yeah. I
7 just want --

8 MAYOR HUBBARD: Okay. No, I got the whole
9 folder here, but we're going to do that as --

10 TRUSTEE PHILLIPS: Oh, okay. I just --

11 MAYOR HUBBARD: It's got its own separate
12 item on the agenda.

13 TRUSTEE PHILLIPS: Okay. I just wondered if
14 he got it tested, that's all. Okay.

15 CLERK PIRILLO: Anything else?

16 (No Response)

17 CLERK PIRILLO: Thank you.

18 MAYOR HUBBARD: Okay. Thank you. Okay.
19 The Village Attorney report.

20 ATTORNEY PROKOP: Good evening. Thank you.
21 I wanted to -- we've had a number of things that
22 we were -- we've accomplished since our last
23 meeting. The first is that we -- my office
24 prepared the agreement for the purchase of the
25 aerial ladder truck, and that was agreed on by

1 Management and Firematic. The agreement has been
2 executed by both parties, it is in place.

3 As Mr. Pallas mentioned, there was a -- we
4 also have been working on the Safe Harbor
5 agreement and the Sandy Beach Homeowners'
6 agreement. We're hoping that that's near
7 completion. I think just today we received a few
8 minor comments back from Safe Harbor, but they
9 didn't seem to be anything significant, and
10 that agreement, hopefully, will be before the
11 Board to complete soon.

12 Also, we've been working on getting the DISH
13 Network agreement done for the cell tower lease.
14 There's been -- that's gone back and forth between
15 us and the cell tower company a couple of times.
16 I think we're done. We have all our internal
17 comments that we need to make and respond to them,
18 so, hopefully, that will also be done, completed
19 soon. That's DISH Network.

20 During the month, we also had several
21 significant bid packages that we worked on, one of
22 which was the wastewater treatment plant site
23 improvements, the battery pack bid package that
24 you just heard of, and several other bid packages
25 that I supported Management and worked on for the

1 Village.

2 We had three Local Laws, two of which we've
3 seen before, and a new one that we -- that I
4 mentioned in my reports, but that we're working
5 on. One is the accessory apartment Local Law. We
6 mentioned the last time -- the Trustees asked
7 myself, working with Management, to come up with
8 new incentives or, you know, a new form of
9 incentive that we might be able to offer for those
10 owners that make their apartments affordable
11 apartments. We have been working on that
12 earnestly.

13 One of the things that we've done, that I've
14 done, is I found a few other villages in the state
15 that have incentives for affordable accessory
16 apartments, and I'm in the process. I did go
17 through their code, I reviewed their codes,
18 because they're available, and I'm in the process
19 of determining how they -- how they were able to
20 set that up, and then, hopefully, make a
21 recommendation to Management and the Board on
22 that, on that basis.

23 The two other Local Laws, one is -- one is
24 parking that you've seen before. I made the
25 changes that the Board had suggested at the last

1 meeting, and I think one or two other
2 recommendations that I received. It's -- we're
3 still discussing it internally with Management,
4 and the law should be available to you within, I
5 would say, a week. That's the parking law.

6 And then the other law that we have been
7 working on is a new law regarding curb cuts.
8 The -- our code, Section 115, Chapter 115 of our
9 code currently provides that a curb cut is in the
10 same form of work as a sidewalk, a street opening
11 or a sidewalk opening, and that, therefore, it
12 needs Board, Trustee Board approval. And what we
13 had hoped to do, and have done in a new Local Law,
14 is to make that approval subject to Planning Board
15 approval, and rather than the Trustees, so every
16 one, every one of these approvals doesn't have to
17 come before this Board.

18 One of the things that I was able to do in
19 drafting that law was I was able to come up with a
20 list of criteria that the Planning Board should
21 consider when they're -- when they're reviewing
22 curb cut applications. There's a number of
23 criteria that are standard for those types of
24 applications, and I -- when I was working with the
25 Planning Board, I tried to work with them as far

1 as reviewing applications on that basis. They
2 include things like the distance of the curb cut
3 to the nearest adjoining curb cut, the width of
4 the driveway and the curb cut that's going to be
5 installed, the materials that are going to be
6 used, things like that, so -- oh, and also the
7 proximity of the curb cut to the nearest
8 intersection.

9 So those, those criteria and that change in
10 the code that I'm proposing is, again, before --
11 being discussed by myself and Management. There
12 was a recommendation that I got from Mr. Pallas
13 that I think is -- was a good suggestion and I
14 made that change. If we -- that backed it up a
15 day or two. Otherwise, we probably would have
16 had -- been able to get it to you for tonight, get
17 it to you a week before tonight's meeting. We
18 could talk about it tonight, but that will be
19 before you soon, the curb cut law.

20 The -- I've done a number of -- I've had a
21 number of meetings with -- and discussions with
22 the HPC and their Chair regarding their guidelines
23 and a couple of issues that they had, provided
24 support to them.

25 We have -- one of the other things that I

1 wanted to mention is the opioid litigation. We've
2 received some hopeful news from the attorney
3 that's handling that, and he believes that he's
4 going to be able to -- he's currently working on,
5 and believes that it will be successful,
6 distributions from some of these large settlements
7 that have been happening. Apparently, two, two
8 settlements that most recently occurred were done
9 in a manner that they weren't precluded by the
10 New York State Law or the actions of the New York
11 State Attorney General, which tried to stop
12 distributions to local municipalities, and the --
13 that attorney, in several web meetings or virtual
14 meetings that he had with our Village and other
15 villages, expressed optimism that he would be able
16 to recover money for his municipal clients.

17 And that's all I have as far as the report.
18 I respectfully submit it to you. Is there any
19 questions that anybody has?

20 TRUSTEE ROBINS: Joe.

21 ATTORNEY PROKOP: Yes?

22 TRUSTEE ROBINS: The -- on the accessory
23 apartments, you mentioned that there were a couple
24 of municipalities in the state that have done
25 something in their codes, or whatever, discussing

1 ATTORNEY PROKOP: Thank you.

2 MAYOR HUBBARD: Okay. Thank you. Okay.

3 Board Discussion: A public hearing regarding the
4 Wetlands Permit Application submitted by Wayne
5 Turett to maintain dredge, for the property at
6 746 Main Street. Paul, you want to update the
7 clarifications you had on that, because we were --

8 ADMINISTRATOR PALLAS: I didn't bring that
9 paperwork with me, I forgot what they were. From
10 my memory --

11 MAYOR HUBBARD: Okay. Well, we were
12 matching. Instead of 5-feet deep, we were going
13 to 4-feet deep to match the DEC permit.

14 ADMINISTRATOR PALLAS: Correct. He did
15 supply -- there was a discrepancy between the DEC
16 and ours, he did correct that. There -- that was
17 the basic one, as I recall.

18 MAYOR HUBBARD: It was --

19 TRUSTEE PHILLIPS: There was --

20 ADMINISTRATOR PALLAS: Yeah. The other
21 clarification, which actually wasn't part of the
22 original one, is just to clarify that the testing
23 that was being requested was -- really should be
24 done before he takes the spoils out. I mean, it
25 doesn't make sense to take the spoils out and then

1 test. I was under the assumption that he was
2 doing it before.

3 There's been some concern expressed to me
4 that perhaps that he doesn't -- the applicant
5 doesn't understand that or didn't -- wasn't --
6 wasn't saying that. So my recommendation in terms
7 of the ultimate approval should include that
8 clarification.

9 The language does say that it needs to be
10 tested. We're not asking for something that
11 wasn't requested, it's just when it gets tested is
12 the only clarification --

13 MAYOR HUBBARD: Right.

14 ADMINISTRATOR PALLAS: -- that we would be
15 requesting.

16 MAYOR HUBBARD: When we did the entrance of
17 the Stirling Harbor, we tested the soil first
18 before anything was moved. So we'll just make
19 that as part of the resolution, saying testing
20 must be done and approved before any dredging
21 happens.

22 ADMINISTRATOR PALLAS: Right, yep.

23 MAYOR HUBBARD: And that's exactly what we
24 had to go through, it's not uncommon. You know,
25 they wouldn't let us dig it out until they knew

1 what was there first.

2 TRUSTEE MARTILOTTA: Makes sense.

3 MAYOR HUBBARD: Well, because, otherwise,
4 it's all churned up and it's everywhere.

5 TRUSTEE PHILLIPS: Right. But there also
6 seemed to be a question of where he was going to
7 take the spoil, I believe.

8 ADMINISTRATOR PALLAS: Well, that's
9 contingent, that's contingent upon the testing.

10 TRUSTEE PHILLIPS: On the testing?

11 MAYOR HUBBARD: Right.

12 ADMINISTRATOR PALLAS: Right now, he's --

13 MAYOR HUBBARD: If it's not approved for the
14 place he wanted to go, he's got to find some other
15 place to go before he digs it.

16 TRUSTEE PHILLIPS: All right.

17 MAYOR HUBBARD: So if he does the testing,
18 then he'll come back with an approved site before
19 he gets a permit to actually start doing it.

20 ADMINISTRATOR PALLAS: Right, that's
21 essentially it. The DEC, the DEC permit is
22 contingent upon that to begin with.

23 TRUSTEE PHILLIPS: Right.

24 ADMINISTRATOR PALLAS: So he needs to
25 have -- I mean, I don't -- I don't see any other

1 way around that for him, really, except to test
2 before, because he can't take it out of the
3 ground -- I'm sorry, out of the -- out of the bed
4 of the harbor without knowing what's in there, so
5 he knows where he could take it. So, to me, it
6 just doesn't -- it's not logical that --

7 TRUSTEE PHILLIPS: Well, he has to give the
8 test results to the DEC, doesn't he?

9 ADMINISTRATOR PALLAS: I don't know if
10 it's -- that, I don't know. If the permit is that
11 specific, I do not know. I just know that it
12 needs -- it's these step-wise things. He has to
13 take the spoils to an approved site, and
14 Brookhaven is the local approved site, but they
15 have their own criteria. So he has to meet their
16 criteria, and how could he meet their criteria if
17 he doesn't know what's in it? So that's -- that's
18 where -- that's kind of where -- it's a step-wise
19 fashion to accomplish that.

20 TRUSTEE PHILLIPS: Is -- okay. I just got
21 the impression that he was doing this permit on
22 his own, and the dock-builder wasn't -- is he
23 doing his permit on his own, or is the dock-builder
24 working with him?

25 ADMINISTRATOR PALLAS: Well, he doesn't have

1 a builder, as far as I know. He applied for the
2 permit himself, as far as I can tell. I don't --

3 TRUSTEE PHILLIPS: Right.

4 ADMINISTRATOR PALLAS: I don't have any way
5 to know who --

6 TRUSTEE PHILLIPS: Well, I'm just --

7 ADMINISTRATOR PALLAS: -- who wrote it for
8 him, but it -- you know, he told me that he
9 doesn't have anyone yet, that's where he's at.

10 TRUSTEE PHILLIPS: Okay.

11 ADMINISTRATOR PALLAS: So I think he was
12 waiting to get permits before he hired somebody,
13 which, you know, I don't see the problem with
14 that, but he has to be aware of what the criteria
15 are, that's all.

16 TRUSTEE PHILLIPS: Well, as I say, he seems
17 to be stumbling through it, so that's why I'm
18 asking, you know, because -- you know, because
19 that's his -- it's his thing.

20 MAYOR HUBBARD: Well, I think if he does the
21 testing first, before they start digging, they
22 need to know where it's going. Otherwise, they're
23 going to dig it up, they're going to have 30 yards
24 of spoil on a barge and no place to take it.

25 TRUSTEE PHILLIPS: Right, no.

1 MAYOR HUBBARD: And then it's going to end
2 up in the wrong spot. So he's going to have to
3 hire a contractor to do the work, but the testing
4 is the first part, so that will be contingent on
5 that.

6 ADMINISTRATOR PALLAS: Yep.

7 MAYOR HUBBARD: And until we get results of
8 that back in, he's not allowed to start any work
9 on it until we see where it's going and everything
10 else. So that's up to, you know, Joe to word the
11 resolution, if we're going to move forward with
12 that. You know, to move it to the next level, you
13 know, the two -- the SEQRA and the other, to make
14 sure that that's worded properly, and then we'll
15 be able to review that beforehand, before it comes
16 to a vote, plus it will be -- it will be able to
17 be talked about by the public before we go any
18 farther with it.

19 TRUSTEE ROBINS: And he has to have a
20 contractor, a person who's going to do that
21 testing to certify? Do we check that, to check,
22 you know --

23 ADMINISTRATOR PALLAS: It has to be done by
24 a lab.

25 TRUSTEE ROBINS: To do the testing on this.

1 ADMINISTRATOR PALLAS: The test samples are
2 done by a contractor, I assume.

3 TRUSTEE ROBINS: That's what I mean. But he
4 doesn't have a contractor, so, I mean --

5 ADMINISTRATOR PALLAS: Yeah, I mean, it
6 could be any -- I mean, the testing comes -- some
7 larger testing companies will take their own
8 samples.

9 TRUSTEE ROBINS: He has to get an
10 environmental testing company to do the tests, is
11 that what he --

12 ADMINISTRATOR PALLAS: It's the only way it
13 can be. It has to be a lab that certified.

14 TRUSTEE ROBINS: Okay.

15 ADMINISTRATOR PALLAS: That's the way it
16 works, yeah.

17 MAYOR HUBBARD: Okay. Any other discussion?

18 ATTORNEY PROKOP: Yeah, I just have one
19 question. So I just -- I think this was mentioned
20 at the public hearing, and I just had a concern
21 that this was -- that this was called maintenance
22 dredging. I don't -- I don't think it's really
23 what maintenance dredging is. I know the DEC
24 didn't seem to have a problem with it, you know,
25 maybe because of the size of the project, but in

1 the future, I think we should, you know --

2 ADMINISTRATOR PALLAS: This -- it was
3 actually corrected. He actually resubmitted --

4 ATTORNEY PROKOP: Oh, he did? Okay.

5 ADMINISTRATOR PALLAS: -- the application
6 page with -- and changed it to eliminate the word
7 "maintenance".

8 ATTORNEY PROKOP: Okay, because I saw the
9 agenda, it's still --

10 ADMINISTRATOR PALLAS: Yeah.

11 ATTORNEY PROKOP: Okay.

12 ADMINISTRATOR PALLAS: That was at the same
13 time.

14 MAYOR HUBBARD: That was the other one that
15 was --

16 ADMINISTRATOR PALLAS: Yeah, that was --
17 that was the other one, yes.

18 ATTORNEY PROKOP: Thank you.

19 MAYOR HUBBARD: All right. Thanks, Joe.
20 Okay. So we'll get that, the wording in the
21 resolution, make sure everybody is happy with it,
22 and we'll move that forward.

23 Okay. Mayor and Trustees. Trustee
24 Martilotta.

25 TRUSTEE MARTILOTTA: Sure. Last week, so I

1 kind of -- we were going over the rings. I've
2 kind of been real busy. If you don't mind, I'll
3 say something about Ms. Agosta real quick and pass
4 it along?

5 MAYOR HUBBARD: Yeah.

6 TRUSTEE MARTILOTTA: All right. So I think
7 everybody here probably knows we lost one of our
8 own this week, all right, Cindy Goldsmith-Agosta.
9 I taught with her in the classroom on and off for
10 about a dozen years. A really outstanding person,
11 you know. And as when, you know, anybody passes,
12 it's terrible, it's obviously terrible, and
13 Ms. Agosta I think more so, just because of her
14 position within the community.

15 I just wanted to make sure that we expressed
16 our condolences to her parents, Gus and Linda, her
17 husband, Sal, her son, John. And I want to make
18 everybody aware that the family asked or is
19 establishing a scholarship fund in her name. I
20 can -- if anybody's interested, I can get them in
21 touch with that information. It's through the
22 Greenport -- I'm not sure if it's through the
23 Teachers Association or not, but I just wanted to
24 make sure. Like, traditionally, we do a moment of
25 silence at the regular session. I just wanted to

1 make sure we addressed that this evening, and that
2 was all. That's all I have to say.

3 MAYOR HUBBARD: Okay.

4 TRUSTEE ROBINS: Jack, can you send us an
5 email with that fund, place for the donations,
6 please?

7 TRUSTEE MARTILOTTA: I certainly will.

8 TRUSTEE ROBINS: Okay.

9 MAYOR HUBBARD: Yeah. Maybe, if you want,
10 send it to the Village Clerk and we can just post
11 that on --

12 TRUSTEE MARTILOTTA: Absolutely.

13 MAYOR HUBBARD: -- the website and just have
14 it there to fly around. Okay.

15 TRUSTEE MARTILOTTA: Okay.

16 MAYOR HUBBARD: Okay. Trustee Phillips.

17 TRUSTEE PHILLIPS: I'm going to go back to
18 my November work session, where I brought up that
19 we've taken the step of reaching out and we're
20 going to be hiring someone who can advise us on
21 planning. And, as you know, I am very concerned
22 about the Waterfront Commercial District, that I
23 think we need to -- now is the time to really,
24 reevaluate that.

25 And I'm actually supporting Trustee Robins'

1 concern about the Commercial Retail District as
2 well. I happened to be going through the Harbor
3 Management Plan that's attached to our LWRP and I
4 discovered or it reminded me that there was a
5 discussion, and has been a discussion, of creating
6 two different waterfront zoning districts, one
7 that really establishes the Waterfront Commercial
8 as a working Waterfront Commercial, and then
9 taking care of some of the -- or rezoning some of
10 the Front Street properties into a different
11 classification of waterfront commercial.

12 My concern is that we have the opportunity
13 now to really take the time to look and see what
14 we want the Downtown District to look. We're
15 talking about accessory apartments. We're talking
16 about looking for spaces to create housing, which
17 in a Downtown District, of course, it means going
18 up. I think it's just time that we as a Board, we
19 have several code changes that we're talking
20 about, we have a noise ordinances that we haven't
21 gotten back to. We've had other discussions. We
22 have issues that I've been hearing within the
23 Zoning Board of Appeals and the Planning Board
24 dealing with the height of buildings, whether it's
25 2 1/2 feet or 35 feet. I think perhaps we should

1 make it 35 feet. I just think there's a variety
2 of things that we could be working on in the next
3 couple of months.

4 And I know the word moratorium is a tough
5 one to swallow for a moment, but I think that
6 we're at a point where we should discuss taking a
7 step back, setting a control date, as they do in
8 Fisheries Management. They set a control date to
9 just have the discussions and to come up with the
10 changes that will take place.

11 I'm concerned that we've -- or I don't think
12 the Village of Greenport can take much more
13 infrastructure stress down street, to be honest
14 with you, I don't think it can. I think we need
15 to really, really think about it, it's our job to
16 think about it. And it may just be a discussion
17 that comes out with nothing, but I think we --
18 it's time we did it, okay?

19 So, as I said, moratorium might be a good
20 idea for six months, for a year on any permits
21 that area, just for us to really take a good look
22 at where we want to be, okay? As the former Mayor
23 said, "Build it and they will come." Well, they
24 came and now we are really bursting at the seams.
25 So that's number one. It's for discussion.

1 The other thing is I'm very interested in
2 where we're at with the Mitchell bulkhead permit
3 process. Also, are we -- Paul, I would assume
4 that, and you'll have to refresh my memory, going
5 back to the Mitchell -- Mitchell Marina, that the
6 bulkhead study that was done, if I remember
7 correctly, the company was creating permits for us
8 or to --

9 ADMINISTRATOR PALLAS: I'll have to
10 double-check the file, I'll check the expiration
11 dates, but I think I've reported before that they
12 did apply for permits and we received them. I
13 just don't remember when the expiration dates
14 were. The DEC permit is probably 10 years. My
15 guess is that the Army Corps permit has probably
16 expired.

17 TRUSTEE PHILLIPS: Well, the only --

18 ADMINISTRATOR PALLAS: Possibly. I
19 don't know, I would have to double-check.

20 TRUSTEE PHILLIPS: Well, if we're looking
21 into grant possibilities for -- for the effluent,
22 okay, the Federal Government has -- is passing
23 along a lot of infrastructure money, and I think
24 that probably we should be -- have a shovel-ready
25 project for Mitchell Park, you know, for the

1 bulkhead at Mitchell Park.

2 I think it behooves us to get ahead of the
3 game, and if that money is available, similar to
4 what we did with the sewer plant, it will be ready
5 to put it in and be first in line for some of that
6 money.

7 ADMINISTRATOR PALLAS: Right. In fact,
8 we -- through my State Association, Electric
9 Utility State Association, one of the things we're
10 doing is exactly that, we're putting together a
11 listing of high priority projects. I think I had
12 requested that from you all. Certainly, that's
13 something I would put on the list to begin with.

14 You know, it's mostly focused on electric
15 utility, but we always, you know, ask for other
16 things in the process. Many of the utility
17 members are multi, you know, discipline, not just
18 utilities, so they tend to use that forum for that
19 purpose, and it is definitely being looked at. We
20 actually have a meeting next week to discuss that
21 very topic.

22 TRUSTEE PHILLIPS: Mayor, I think that's
23 something that we need to discuss for the next
24 year, is setting a set of goals, you know, might
25 even be one or two, but what we really feel is

1 important that needs to get moved forward,
2 especially if we're going to be looking for grant
3 funding.

4 And I'd say that's pretty much it, because
5 that's a mouthful, so that's it.

6 MAYOR HUBBARD: Okay, that's fine. Just to
7 clarify a couple of things. Right now, I mean, I
8 know you want to talk about, you know, changing
9 the zone and all the other stuff. We've got, you
10 know, three Local Laws, a noise ordinance and
11 other stuff that's still hanging there. I'd like
12 to see these things completed and done, but it
13 just -- it takes time to go through, you know, us
14 discussing it and Joe and Paul working on it,
15 reviewing it and try to put everything together to
16 make them. Hopefully, we could have those three
17 for next month, to get them out of the way before
18 we start on another thing. That's just going to
19 push these things to the back burner and then --

20 TRUSTEE PHILLIPS: See, I don't see it
21 pushing it in the back burner, I see it all coming
22 together, together as one. What I'm finding and
23 it's -- and maybe it's just I want -- I find that
24 we're piecemealing things and that's what's
25 concerning me, okay? I think we have -- we have

1 parking issues, we have the height issues, we have
2 the -- the building permits -- not building
3 permits, but the types of businesses that are
4 coming into the Village. We have traffic issues.
5 These are all tied together, along with the noise,
6 along with the -- you know, the accessory
7 apartments.

8 To me, it's kind of a combination of
9 everything, okay? And that's how -- but, in all
10 honesty, that's something that gets discussed in a
11 Code Committee, which is your purview not to have
12 that, but -- and technically, we are the Code
13 Committee. That's why I'm just kind of bringing
14 it up, that it's important that we -- it's time
15 for us to really take a look of where we want
16 to be.

17 As I said, build it and they will come.
18 Well, they came and we're bursting at the seams
19 sometimes, and sometimes it's not in -- you know,
20 business, the business isn't consistent in the
21 wintertime. You know, years ago, there was a
22 variety of activity downtown. The Village of
23 Patchogue is an example of how they revamped and
24 have made livability and walkability downtown,
25 that's an example.

1 As I said, I think it's just -- it's our job
2 to start the discussion. We may not get -- you
3 know, it may go on for weeks or months, but at
4 least we should be doing something, at least
5 that's how I feel.

6 MAYOR HUBBARD: Okay. Thank you. Trustee
7 Robins.

8 TRUSTEE ROBINS: Yeah, just to respond to
9 Mary Bess, I agree that this needs to be a
10 comprehensive approach to this, not, you know,
11 one, one law at a time, because it is. What we're
12 trying to create here now is the idea of what we
13 really want to be, and we -- until we get our
14 Planning person in place, you know, we're
15 really -- you know, to move forward on, you know,
16 closing out three very important issues that all
17 are interrelated seems to me a little bit of a
18 hasty approach. So I just wanted to comment on
19 Trustee Phillips' report. And I definitely -- I
20 mentioned, but I won't continue, go any further
21 about that, that I also was calling for a
22 moratorium for that reason, so.

23 I'm going to give you my GATE meeting
24 report, which is the government action part of the
25 BID, because we met with Paul Pallas, Rich

1 Vandenburg, David Abatelli, Deborah Rivera, and
2 Brendan Spiro, we met last week. We went over
3 things like the Christmas lights. Rich asked Paul
4 if the Village would be willing to coordinate with
5 the company that did the lighting to check the
6 tree light connections, and Paul says that's fine,
7 but that he would need 48 hours notice from Rich
8 to make an Electric Department worker available
9 when they're scheduled to be here.

10 The school technology class is going to
11 construct four new planters and repair several
12 others. Dave Abatelli is coordinating with them,
13 and the BID would like to share the cost of the
14 materials with the Village. He's awaiting final
15 amount from the school. It's estimated it's going
16 to be approximately \$1500 total. So I guess they
17 would be asking for us to contribute 750, so --
18 but that's -- I'll put the ask in. You know,
19 that's for the planters, you know, that are on --

20 MAYOR HUBBARD: Yeah.

21 TRUSTEE ROBINS: -- the streets and some
22 repairs.

23 Paul updated the group on the ferry project,
24 and the installation of the new poles and wiring
25 of the microgrid project. He asked about -- Rich,

1 Rich Vandenburg asked about the Hampton Jitney to
2 Sag Harbor, and Paul reported that they've not
3 submitted a formal proposal to the Board yet.
4 Actually, the guy from the Hampton Jitney, Jeff
5 Lynch, came to the BID online meeting yesterday
6 and was making his pitch to the BID about the
7 Jitney. And I think he incorrectly stated to the
8 Board that, you know, they've submitted their
9 formal proposal to the -- to the Village, which
10 they haven't. I confirmed that with Paul today.
11 So they -- but, you know -- and the BID won't get
12 involved with it until they get a determination
13 for the Village whether it's going to be allowed
14 to do it or not.

15 We discussed the ice rink, and Paul
16 mentioned -- this was -- this is a little bit
17 dated, but that the Road Crew would begin
18 spraying. And, obviously, they got it opened for
19 this weekend and it looked like the Sunday event
20 was a great success. So I'm glad that we were
21 finally able to get that going and that we'll have
22 cold weather for a little while to keep it.

23 And then we just discussed renewing a grant
24 opportunity for lighting in South Street parking
25 lot. That was a grant that we were working on a

1 number of years ago and it kind of fell by the
2 wayside. But we did ask that we start looking for
3 some ways to fund that and get that area back
4 there lit, because it is very dark and there are
5 problems.

6 The Housing Task Force: So, actually, we
7 need -- I want to just read my statement again.
8 We need to find a way to provide housing security
9 for the workers and families that provide the
10 services that our community needs, the retail and
11 service workers, first responders, teachers and
12 trades people that support infrastructure and make
13 this a community.

14 So I've created a committee, I have eight
15 members in place. We're going to have our first
16 meeting this coming Wednesday, it will be a Zoom
17 meeting. And the mission of the committee is to
18 explore all possible ways to create affordable
19 housing. We must be looking at existing zoning
20 and land use. We must find new ways to create
21 housing that are outside the box of conventional
22 use, and ensure that they remain affordable in
23 perpetuity.

24 I have a group put together and they're
25 res -- they're all residents of Greenport with

1 varied backgrounds, who will bring expertise and
2 experience to the table. I'm very excited about
3 getting started with this. And so that's going to
4 start next week. I will bring a report back to
5 the Board at the work sessions of progress and
6 any -- you know, what we discussed at the
7 meetings.

8 That's it for me. Thank you.

9 MAYOR HUBBARD: Okay. Thank you. Okay. I
10 didn't have much. I did receive an email a couple
11 of weeks ago about somebody that's been buying
12 tower sites throughout the northeast, and they
13 were interested in our tower site. I don't know
14 what would even be involved in selling, leasing,
15 whatever. Robert did work on the amount of rent
16 that we receive. We would have to show them the
17 amount of rent we received, then they'll come up
18 with a price that they'll pay. The thing is you
19 do lose control over it, because then it's theirs,
20 not ours. So I'm just mentioning it.

21 If anyone wants to read the email, if you're
22 interested, I don't know what we could actually
23 legally do with that site. It's our property, but
24 I don't know what can be done with it. Safety
25 reasons with the tower and all that, it's beyond

1 what I have any idea about.

2 TRUSTEE PHILLIPS: We're talking the
3 tower --

4 TRUSTEE MARTILOTTA: The radio tower.

5 TRUSTEE PHILLIPS: The radio tower?

6 TRUSTEE ROBINS: The radio tower --

7 MAYOR HUBBARD: Yeah.

8 TRUSTEE ROBINS: -- on Washington, the place
9 behind, yeah.

10 TRUSTEE PHILLIPS: The one that the Fire
11 Department and the -- and the Police Department
12 are on?

13 MAYOR HUBBARD: Yes, the big -- the
14 Cablevision tower.

15 TRUSTEE PHILLIPS: Okay.

16 MAYOR HUBBARD: Okay. On the back of Webb
17 Street and --

18 TRUSTEE PHILLIPS: All right. Okay. All
19 right.

20 MAYOR HUBBARD: Yeah, and Washington Avenue,
21 that site there. So if it's something that's just
22 a dead issue, I'll just say we're just not
23 interested. You know, I don't know. I don't know
24 whether -- I was just waiting to bring it up and
25 discuss with the Board if we should have -- send a

1 follow-up email to them, or just say, "You know
2 what? I don't like losing control over it." But
3 depending on the prices, you know, I could at
4 least ask them what they're talking about a dollar
5 figure.

6 TRUSTEE MARTILOTTA: I'd be curious what the
7 dollar figure is.

8 TRUSTEE PHILLIPS: A dollar figure first.

9 MAYOR HUBBARD: Well, I'm sure it will be in
10 the several million dollar range, depending on the
11 rents. But then you don't get those rents moving
12 forward as revenue that Robert relies on to take
13 care of other things, plus with the fire repeaters
14 and the other stuff up there.

15 TRUSTEE PHILLIPS: Then they'd be --

16 MAYOR HUBBARD: But I just -- I want to
17 mention it to the Board, think about it, if you
18 have thoughts on it. Joe, if you could just
19 research what's actually involved.

20 ATTORNEY PROKOP: Well, I've been in -- you
21 know, I've been involved in several -- many, many
22 of these transactions, actually, for other
23 villages, you know, that have cell towers.
24 There's a number of -- there's a -- excuse me, I'm
25 sorry. There's a number of factors that are

1 involved, one of which you mentioned, which is
2 that you don't -- you know, then that's the end
3 of -- you get a nice check, you know, but then
4 that's the end of the rent.

5 MAYOR HUBBARD: Right.

6 ATTORNEY PROKOP: But the -- but the flip
7 side of that is that, as we see with 5G, it is a
8 changing industry. And one of the things you do
9 by cashing out on one -- on your lease stream is
10 you take yourself out of the risk of technological
11 changes that might happen soon, you know. So all
12 the -- you know, all these cell towers rely on
13 technology now that's actually fairly antiquated,
14 really. It's been around for a couple of decades,
15 and everybody's been waiting for the next best
16 thing.

17 When you -- when you can -- and that -- and
18 most of the leases that they do these days, that
19 we have and that are done say that if there's a
20 technological change, or change in technology
21 which renders the lease obsolete, then the lessee
22 can pull out of the lease. So our income stream
23 is really at risk at any time, you know, due to
24 technological changes. So if you cash out, you
25 avoid that risk. You know, that's one thing.

1 The only thing that I would suggest that you
2 do, if you do consider this, is that you talk to a
3 couple of different companies, because they
4 have -- you'll find that they have -- there's a
5 wide range of offers that you might get. And, you
6 know, there's one or two that I've worked with
7 other villages I could suggest, if it's not -- if
8 it's not this particular company.

9 One of the things -- and then the other
10 thing that you mentioned is that you lose control
11 of it. I have seen maintenance issues. You know,
12 when you turn the tower over to somebody else,
13 there's sometimes issues with ongoing maintenance,
14 or, you know, issues with carriers, like --
15 Mr. Pallas has been very good about resolving --
16 planning, so that issues don't happen, but also
17 resolving questions between carriers, and, you
18 know, you would lose that control if we -- if we
19 give up the tower. But those -- so those are my
20 comments.

21 MAYOR HUBBARD: Okay.

22 TRUSTEE ROBINS: So if we gave up the tower,
23 then would we have to be renting space on it for
24 our repeaters for the Fire Department and the
25 Police?

1 MAYOR HUBBARD: Well, that's something we'd
2 have to ask. We may end up instead of collecting
3 rent, we could end up paying rent.

4 TRUSTEE ROBINS: Paying rent, yeah.

5 MAYOR HUBBARD: And then they could make our
6 rent higher than what we were collecting, I mean.
7 Well, I've thought about all this, but I just -- I
8 wanted to just let the Board know about it, think
9 about it. I can forward the letter, so if you
10 want to just read what they're saying. They said
11 they've been buying them up all around the
12 country, so, I mean, I don't know.

13 TRUSTEE ROBINS: Well, if they're buying
14 them up and there's a chance that they're going to
15 become obsolete, obviously they're valuable, so
16 that's why they're out there buying them, right?

17 MAYOR HUBBARD: There's some use for
18 whatever, you know, but --

19 TRUSTEE ROBINS: Yeah.

20 ATTORNEY PROKOP: The main -- one of the
21 main issues -- I taught a class in the Suffolk
22 County Building Officials Association on this a
23 couple of years ago when these companies started
24 getting aggressive about buying these income
25 streams, and the main -- the main -- one of the

1 main things you have to be careful of is that
2 they'll -- you know, they'll offer you a check for
3 a million dollars, which is, you know, fantastic,
4 but when you actually capitalize the lease, lease
5 stream and what it's actually worth, I mean, it
6 might actually be worth three, three or four
7 million dollars. You know, we're not -- we're not
8 finance experts, they are, and they're just going
9 to hold it and then flip it to somebody else. You
10 know, they're going to -- they're going to buy our
11 lease stream for --

12 TRUSTEE ROBINS: Like buying mortgages?

13 ATTORNEY PROKOP: Yeah, they're going to buy
14 our lease stream for a million dollars, you know,
15 hypothetically, and then sell it to somebody else
16 for, you know, a million-and-a-half or \$2 million,
17 because they -- they know -- there's an internal
18 rate of return that has to be calculated. I know
19 how to do it, but I'm not -- I'm not -- that's not
20 my expertise that you're paying for it.

21 MAYOR HUBBARD: Oh, yeah, no, that's fine.

22 ATTORNEY PROKOP: But you have to have all
23 that reviewed by people that are experts in it.

24 MAYOR HUBBARD: Right. It was really -- it
25 was just for information, so that everybody knows

1 about the offer that was thrown out there. I'll
2 forward the email to you, think about it, and get
3 back to me, you know, with -- with thoughts or
4 comments on it.

5 TRUSTEE PHILLIPS: Okay.

6 TRUSTEE ROBINS: Great.

7 MAYOR HUBBARD: That's all.

8 TRUSTEE ROBINS: Sure.

9 MAYOR HUBBARD: All right. That's all I
10 had, so open it up to the public to address the
11 Board on any topic.

12 RANDY WADE: Randy Wade, Sixth Street,
13 Greenport. I am so impressed with everything
14 you're working on, and I'm really excited about
15 the effluent. If there was a way to not have that
16 go into the Sound there, then the beach --

17 MAYOR HUBBARD: I'm sorry. Could you speak
18 up? I can't make out what you're saying, Randy.

19 RANDY WADE: Okay. The effluent, getting it
20 to not go into the Sound. That spot where it goes
21 into the Sound right now is one of the most
22 beautiful places around that the Village owns, and
23 so it would be great if people were allowed -- you
24 know, able to use it because you figured out how
25 to recharge the water. That was just another

1 benefit of the project and I'm very grateful that
2 you're working on it.

3 Some of us met and there was appreciation
4 for -- support for Peter Clarke's suggestion of
5 having a third meeting a month to deal with those
6 specific things that Mary Bess was talking about,
7 and we thought that was really a great idea. I
8 know you're all so busy and it's really hard to
9 find time.

10 And then another thought was how to improve
11 outreach to get more people to be engaged. And so
12 that maybe when you have a Thursday meeting, there
13 could even be break-out groups in tables, and
14 people could help you do research on topics and
15 discuss them, and then come back to you all. It
16 would be more of an interactive thing, something
17 that would engage the community, and I'm not
18 really sure what the answer is.

19 Your Facebook page is so good, that if you
20 were able to highlight, you know, what agenda
21 items were. I've seen you do it sometimes and
22 it's really helpful to know what's coming up.

23 The -- yeah. The rentals, moving those
24 rentals into C, rather than WC, would be really
25 great. There -- you know, some of those buildings

1 don't need to be in Waterfront Commercial, they
2 could just simply move to regular Commercial.

3 When you're talking about going up to a
4 third story, I think that's probably a really good
5 idea, but I would hope that there would be, you
6 know, trades that -- to preserve the historic
7 buildings that are shorter, and, also, it could be
8 an incentive for doing affordable housing.

9 And so, anyway -- oh. And then what the
10 Zoning Board of Appeals -- what came up, and what
11 I tried talking to you about at the last meeting,
12 but I was very confused in the way I was
13 explaining it, that the Planning Board, if
14 somebody is going to go for a variance for
15 parking, whether it be a single-family house or
16 commercial or anything, they should just be
17 directed to the Planning Board first, since the
18 Planning Board is the only one authorized for
19 providing payment in lieu of parking, rather than
20 going to the ZBA that isn't able to do that. And,
21 hopefully, the payment is going to be, you know,
22 coming up, and it's something more realistic that
23 actually could potentially help the Village deal
24 with some of the traffic issues, too.

25 So thank you for all your work and your

1 time.

2 MAYOR HUBBARD: Okay. Thank you.

3 JOHN SALADINO: John Saladino, Sixth Street.
4 Just to kind of clarify what Randy was saying
5 about payment in lieu of parking, an issue came up
6 at the -- just to let you guys know, an issue came
7 up at the Zoning Board where an applicant in the
8 Residential District couldn't provide parking,
9 couldn't provide off-street parking, and he was --
10 he was -- they were receptive to the idea of
11 payment in lieu of parking.

12 The Zoning Board suggested to -- I suggested
13 to the applicant -- I don't want to speak for the
14 Zoning Board. I suggested to the applicant that
15 there's a mechanism to buy parking, payment in
16 lieu of, and he could buy the two parking -- they
17 could buy the two parking spaces that they needed.
18 The problem came up that there is no mechanism. I
19 disagree with this. Our Attorney, the Zoning
20 Board Attorney pointed out there was no mechanism
21 for the Zoning Board to get a -- that application
22 in front of the Planning Board.

23 Chapter 150-24 or 25, whichever governs the
24 Zoning Board, actually says that we can send any
25 application or all applications to the Planning

1 Board for an opinion. You know, it became kind of
2 like semantics, kind of confusing, so we just --
3 so we just gave the guy the variance. We let
4 him -- so the Village lost \$5,000. There's two
5 extra cars on this particular block.

6 If there's -- if there's -- if one of the
7 Local Laws, the Attorney was talking about, is
8 about payment in lieu of parking, perhaps you can
9 kind of tweak that Local Law, that there would be
10 a mechanism to get -- to get an application like
11 that in front of the Planning Board. In the -- in
12 the WC, and in the -- in the CR, they have to go
13 for site plan review, so it automatically goes in
14 front of the Planning Board.

15 In the Residential District, even though
16 there are properties, and the code does say
17 unimproved property in the WC and the CR, and all
18 property in the Residential District have to
19 provide off-street parking.

20 So if you could kind of tweak that, you
21 know, where there is a mechanism for the Zoning
22 Board or an applicant to go in front of the
23 Planning Board and not for a conditional use or
24 site plan review. A simple mechanism just to get
25 it in front of the Planning Board to see if

1 they're willing to sell them parking, and then it
2 kind of gets off the Zoning Board's plate. And if
3 the Planning Board says no, then the Zoning Board
4 would have to address a variance for no off-street
5 parking.

6 But most of the time, I mean, here you now
7 have an applicant that's going to do a
8 half-a-million-dollar renovation, you know, to
9 5,000 -- he was -- they were receptive to it, you
10 know, the applicants were receptive to it, and
11 it -- and it could have been some bucks for the
12 Village, you know. So I just thought I would kind
13 of clarify that for you, and maybe Joe, when he
14 works on that law, could just --

15 ATTORNEY PROKOP: Could we please have a
16 discussion with your Attorney, so we could
17 clarif -- so we could -- so I could help you
18 clarify?

19 JOHN SALADINO: Sure.

20 ATTORNEY PROKOP: Okay. Thank you.
21 Whenever the two of you are available, I'll be
22 happy to discuss it with you.

23 JOHN SALADINO: Sure. I brought it up only
24 because Randy brought it up. And I'm getting from
25 a previous meeting or something, I'm thinking that

1 you guys are working on a Local Law about payment
2 in lieu of, changing it, fixing it.

3 MAYOR HUBBARD: Yes.

4 TRUSTEE ROBINS: In commercial only, though,
5 we were --

6 JOHN SALADINO: So I thought this might have
7 been the appropriate time.

8 TRUSTEE PHILLIPS: No. Actually -- no.
9 Actually, I'm sorry. I mentioned to Joe that it
10 does pull in the residential. Him and I have had
11 a discussion.

12 ATTORNEY PROKOP: It does pull in.

13 TRUSTEE PHILLIPS: It does pull in. If you
14 go further into the code, into the table. So I'm
15 in the same spot you are, John, we need to talk
16 about it.

17 JOHN SALADINO: Listen, you all know me
18 well enough, I'm always willing to talk.

19 The other thing, the other thing I want to
20 bring up, and I don't want to belabor the point,
21 you guys are -- is Mr. Turett's wetlands
22 application. I was confused by the wording of the
23 resolution. I had thought -- I had thought
24 that -- that it was almost -- you were almost
25 going to let him dredge before, before he tests.

1 The policy -- I'm on the CAC for 12 years. The
2 policy has always been if the bottom is
3 uncertified, it has to be tested first.

4 Just to clarify a couple of things. The
5 letter that the applicant got was from -- from the
6 solid waste people at Brookhaven. They required
7 him to have the soil tested, submit the test to
8 the DEC, get the DEC's opinion about the levels,
9 and then they would decide if they would let
10 them -- after they got the letter from the DEC,
11 they would decide if they would let him dump
12 there, and the alternative was someplace in
13 Pennsylvania. I don't really care about
14 Pennsylvania, but --

15 (Laughter)

16 JOHN SALADINO: Well, Jack --

17 TRUSTEE MARTILOTTA: I didn't see that
18 coming.

19 JOHN SALADINO: I don't care. I don't
20 really care about Brookhaven either. I know Paul
21 lives in Brookhaven, but I don't care about
22 Brookhaven either, but I care about Greenport.

23 (Laughter)

24 JOHN SALADINO: So, you know, the concern,
25 the concern is suspended sedimentation. You know,

1 you let the guy dig and it goes -- and then it
2 goes everywhere.

3 So I wasn't here for the public hearing, I
4 regret that, because there was a lot of stuff I
5 would have liked to add. His application is
6 wrong. He says he's going to dredge 60 cubic
7 feet. It's really 95 cubic yards. His
8 application to the DEC says he's only going to
9 dredge around the 20-foot float. It makes no
10 mention of going to Townsend Manor. So those are
11 all things of concern to me.

12 The other thing that I'm kind of concerned
13 with this application is, I don't know who said
14 it, but I watched the tape of the public hearing,
15 and there was a concern that this is taking too
16 long, that it's been three years. The CAC, and
17 I'm positive the Village, nobody's added anything
18 to the requirements of this permit application.
19 What he applied for three years ago is what he's
20 applying for now. There's been no new
21 developments, no new --

22 MAYOR HUBBARD: No

23 JOHN SALADINO: -- you know, requirements.
24 If it's taken three years, it falls squarely on
25 the applicant's shoulders. The original

1 recommendations that the CAC made and the
2 conditions the Board imposed are the same, you
3 have to test.

4 I remember there was a question about, well,
5 it cost too much, it costs \$8,000 or \$7,000. I
6 hope I'm not being disrespectful, I don't care.
7 You know, it costs what it costs, you know.

8 And there's a little bit of a discrepancy,
9 also. In his application, he makes mention that
10 he has to bring it off site. He can't -- he can't
11 put the spoils on his property, because they
12 already found heavy metals in the property,
13 mercury and cadmium. I think it was mercury and
14 cadmium, or mercury and lead, I'm not sure, and
15 that precluded -- that prevented him from putting
16 the spoils on his property, that's why it has to
17 go off site. So, if there was testing, where's
18 that report?

19 I'm glad that you decided tonight to kind
20 of revisit this application, because there's a lot
21 going on that really should be taken care of
22 before somebody puts a shovel in the ground.

23 MAYOR HUBBARD: Uh-huh.

24 JOHN SALADINO: So thank you, thanks for
25 listening.

1 MAYOR HUBBARD: Thank you. Okay. Anybody
2 else wish to address the Board?

3 (No Response)

4 MAYOR HUBBARD: All right. I'll offer a
5 motion to adjourn at 8:16.

6 TRUSTEE ROBINS: Second.

7 MAYOR HUBBARD: All in favor?

8 TRUSTEE MARTILOTTA: Aye.

9 TRUSTEE PHILLIPS: Aye.

10 TRUSTEE ROBINS: Aye.

11 MAYOR HUBBARD: Aye.

12 Opposed?

13 (No Response)

14 MAYOR HUBBARD: Motion carried. Thank you.

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

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