

1 VILLAGE OF GREENPORT
2 COUNTY OF SUFFOLK STATE OF NEW YORK
-----x

3 BOARD OF TRUSTEES
4 WORK SESSION
5 -----x

7
8 Third Street Firehouse
Greenport, New York
9
10 October 18, 2018
7:00 P.M.

- 11
- 12 B E F O R E:
- 13 GEORGE HUBBARD, JR. - MAYOR
- 14 JACK MARTILOTTA - DEPUTY MAYOR
- 15 MARY BESS PHILLIPS - TRUSTEE
- 16 DOUGLAS W. ROBERTS - TRUSTEE
- 17 JULIA ROBINS - TRUSTEE
- 18
- 19
- 20 JOSEPH PROKOP - VILLAGE ATTORNEY (Absent)
- 21 SYLVIA PIRILLO - VILLAGE CLERK
- 22 PAUL PALLAS - VILLAGE ADMINISTRATOR
- 23 ROBERT BRANDT - VILLAGE TREASURER (Absent)
- 24
- 25

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

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

4 (All stood for the Pledge of Allegiance)

5 MAYOR HUBBARD: Thank you. Okay. Just two
6 side notes. The Village Attorney is teaching a
7 class for Suffolk County this evening, so he's not
8 going to be here. And our Treasurer, Robert
9 Brandt, went home ill today, so he's not going to
10 be here.

11 Following that, we'll start with Chief
12 Jeffrey Weingart, with family.

13 CHIEF WEINGART: How's everyone tonight?

14 TRUSTEE ROBERTS: Great.

15 TRUSTEE ROBINS: Good, thank you.

16 CHIEF WEINGART: Really nothing much, just
17 except the reports that were turned in. And I
18 have four applications for membership. Travis
19 Maker into Eagle Hose, Harley Britt back in the
20 Standard Hose, Meg Danisi for Rescue Squad only,
21 and Claudia LaDu to the Phenix Hook and Ladder.
22 I'll get the paperwork to Clerk Pirillo tomorrow
23 morning.

24 MAYOR HUBBARD: Okay.

25 TRUSTEE ROBERTS: That's great, a lot of

1 members.

2 MAYOR HUBBARD: Yeah.

3 CHIEF WEINGART: Yeah.

4 MAYOR HUBBARD: Any questions for the Chief
5 on the report?

6 TRUSTEE MARTILOTTA: No.

7 MAYOR HUBBARD: All right. We do have
8 hydrant test.

9 CHIEF WEINGART: Hydrant testing on the
10 twenty --

11 TRUSTEE PHILLIPS: Twenty-eighth of October.

12 CHIEF WEINGART: Twenty-eighth at 9 a.m.
13 We're going to put a -- there should be a --

14 TRUSTEE PHILLIPS: It was --

15 MAYOR HUBBARD: It's on there now.

16 TRUSTEE PHILLIPS: It's on there already.

17 CHIEF WEINGART: Okay.

18 MAYOR HUBBARD: I saw it when I pulled up.

19 CLERK PIRILLO: It will be noticed in the
20 paper of the 25th.

21 TRUSTEE ROBINS: That's a Sunday, correct,
22 this Sunday?

23 CHIEF WEINGART: Yes.

24 TRUSTEE ROBINS: Yes. Thank you.

25 CHIEF WEINGART: The following Sunday.

1 TRUSTEE PHILLIPS: It's the day after the
2 Halloween Parade on the -- yeah, the Sunday next.

3 By the way, I attended Jeff Kalin's
4 presentation at the library for a description of
5 the Fire Department. He did a really good job
6 finding some very old pictures. It was
7 interesting. And he was very informative on
8 what's entailed in becoming a volunteer. I don't
9 know if he uses that to teach the new -- you know,
10 you have four new applicants coming in. It might
11 be worth them to review it. It was interesting,
12 it was.

13 CHIEF WEINGART: I'll let him know.

14 TRUSTEE PHILLIPS: Okay. Thanks.

15 MAYOR HUBBARD: Okay. Anything else for the
16 Chief?

17 TRUSTEE MARTILOTTA: No, sir.

18 CHIEF WEINGART: No?

19 MAYOR HUBBARD: Thank you very much.

20 CHIEF WEINGART: Cool.

21 TRUSTEE ROBERTS: Thanks, Jeff.

22 CHIEF WEINGART: Thank you.

23 MAYOR HUBBARD: Enjoy your night.

24 CHIEF WEINGART: Have a good night.

25 MAYOR HUBBARD: You, too. Okay. The

1 Village Administrator report.

2 MR. PALLAS: Thank you, Mayor, Board. Just
3 a -- not an extensive report tonight.

4 In terms of resolutions, the first one is
5 the American Public Power Association Legislative
6 Rally. I attend that. I don't attend every year,
7 but I like to have it available to me if it's --
8 if there's a good meeting that's going to be held
9 and we can schedule some good Legislative
10 meetings. So that's something annually that I do.

11 And it is -- although it's for the APPA, I
12 do take the opportunity to discuss Greenport
13 specific issues when I visit Legislative offices,
14 so just so you're aware.

15 TRUSTEE PHILLIPS: Well, the attorney office
16 that we retain, not Lamb & Barnosky, but the other
17 one.

18 MR. PALLAS: Duncan Weinberg?

19 TRUSTEE PHILLIPS: Yeah. Do they attend
20 that, or --

21 MR. PALLAS: They don't attend the
22 Legislative rally, but Susan Stohr, who does for
23 the -- our State Association, she's being paid by
24 the State Association for that. She's the one
25 that makes the arrangements, and sets up the

1 meetings and prepares briefers for the Legislators
2 as well.

3 TRUSTEE PHILLIPS: Okay. Because we really
4 haven't had much of a -- you know, a description
5 as to what they've been doing for the last year.
6 Is there some way we could get some type of, you
7 know --

8 MR. PALLAS: For Duncan Weinberg?

9 TRUSTEE PHILLIPS: Yeah, just, you know,
10 what are their -- what are some of the important
11 points that they're --

12 MR. PALLAS: I'm sure, yeah. I can, I can
13 certainly have them do that. I mean, it's a --
14 yeah, I can definitely do that.

15 TRUSTEE PHILLIPS: No. Just, you know,
16 bullet points.

17 MR. PALLAS: Yeah, yeah.

18 TRUSTEE PHILLIPS: Just, you know, what
19 they're working on.

20 MR. PALLAS: Yup.

21 TRUSTEE PHILLIPS: I mean, we haven't heard
22 about it for quite a while.

23 MR. PALLAS: Yes, it's -- I mean --

24 TRUSTEE PHILLIPS: It is --

25 MR. PALLAS: They do very little for just

1 the Village.

2 TRUSTEE PHILLIPS: But it's a conglomeration
3 of everybody, but it's --

4 MR. PALLAS: Correct, they're 13 member
5 systems.

6 TRUSTEE PHILLIPS: Right, but it's still --

7 MR. PALLAS: But, no, you should have an
8 update, yes.

9 TRUSTEE PHILLIPS: We're paying, we're
10 paying money for it.

11 MR. PALLAS: Yup, absolutely.

12 TRUSTEE PHILLIPS: It would be nice to get
13 some type of bullet points on it, that's all.

14 MR. PALLAS: Yes, absolutely, I can do that.

15 Just two added resolutions, one for new
16 hires, part-time hires for -- two for the Marina,
17 and one for the Carousel. That's not on this
18 printed agenda.

19 Moving on to the Departments. Road
20 Department, Water Department, no -- no specifics
21 to point out. Just you can see, we're starting to
22 get into the process of closing out the summer and
23 beginning to get ready for the winter, so that's
24 time for this. You can tell from the weather
25 tonight, it's cold enough for that, so we're

1 headed in that direction

2 TRUSTEE PHILLIPS: Anticipated date for the
3 ice rink to go up?

4 MR. PALLAS: We'll have it prepared. You
5 know, in -- I think usually just before
6 Thanksgiving we'll have it up. No reason to think
7 we won't have it ready this season.

8 TRUSTEE PHILLIPS: No, I'm just --

9 MR. PALLAS: But it is on schedule for that.

10 TRUSTEE ROBINS: Paul, I have a question.
11 The culvert at the end of Third Street on the left
12 side, you know, right before the ferry line, is
13 still not in good --

14 MR. PALLAS: Yes, we were --

15 TRUSTEE ROBINS: It caved in. What's -- do
16 you have a date on that?

17 MR. PALLAS: I don't have a date yet. We
18 have actually on a -- oh, no, that's a different
19 contract. We have a call out to them. I think
20 Derryl's speaking with them today. We have two
21 projects for them to do, and they're trying to
22 combine the two projects at the same time, at
23 least some time after next week.

24 TRUSTEE ROBINS: I'm concerned again that
25 it's not secured well. Those barricades are all

1 collapsed in. There's no safety protection around
2 it for residents and --

3 MR. PALLAS: I'll have it -- I'll have that,
4 the barricades refreshed.

5 TRUSTEE ROBINS: Okay. Thank you.

6 TRUSTEE ROBERTS: Do we have two hockey
7 clubs again this winter?

8 MR. PALLAS: We've heard from one of them.
9 I don't think we've heard from the other one.
10 Margo is going to reach out to them. I spoke to
11 her yesterday about it. She hasn't gotten back to
12 me, so I don't know if she's had a chance to do
13 that, or if she did, if they got back to her. I
14 anticipate that we will.

15 TRUSTEE ROBERTS: Great.

16 MR. PALLAS: Moving on to the Sewer
17 Department. Just on the report that we send out
18 to the DEC, I just want to point out again that we
19 do operate the plant well under the DEC
20 requirements, so they continue to do a very, very
21 good job with that.

22 On the treatment plant and the collection
23 system, primarily just routine maintenance. No
24 large projects, with the exception of the
25 September report that was done in October. The

1 manhole replacement on Sixth Avenue, that is, I
2 believe, if not completed, almost completed.

3 TRUSTEE ROBERTS: It looks like they're
4 almost done.

5 MR. PALLAS: Yeah. All they have to do is
6 some patching on top, I believe.

7 TRUSTEE ROBERTS: Awesome.

8 MR. PALLAS: Last time I spoke to them.

9 TRUSTEE ROBERTS: We talked -- we had a
10 presentation last week from Glynis, and you had
11 said in the email, I think just people should
12 know, that you're looking into -- I know it's big
13 project, we're looking into ways to reclaim the --
14 or reuse the effluent, right?

15 MR. PALLAS: Yeah. I was going to speak
16 about this next month. We just -- we just went
17 to -- Adam Hubbard and I visited the Riverhead
18 wastewater treatment plant, where they actually do
19 reuse the effluent for irrigation purposes. It
20 was a preliminary meeting. There were a host of
21 people there from Riverhead, the golf course,
22 Peconic Landing, were all interested in that
23 process. Again, just at the beginning stages.

24 They invested a considerable amount of
25 money, but it's a lot more water than we can

1 produce that they produce. So I don't -- I don't
2 know if it's -- how scalable it really is. It may
3 not be, but we're going to certainly continue to
4 look at it.

5 As I explained to the folks from Peconic
6 Landing and the golf course, our main purpose of
7 that meeting was just to see if it -- if it was
8 even something to even think about, and it
9 definitely is, there's no question about it.

10 TRUSTEE ROBERTS: Well, great, thanks for
11 that. And has there been any update on the
12 connection across the -- Stirling Harbor to the
13 yacht yard project?

14 MAYOR HUBBARD: There's a meeting coming up
15 on November 9th --

16 MR. PALLAS: Yeah.

17 MAYOR HUBBARD: -- with people from the
18 parent company from Brewer's and Stirling
19 Harbor --

20 TRUSTEE ROBERTS: Oh, good.

21 MAYOR HUBBARD: -- with Stephen Bull, Mike
22 Acebo, Paul and myself. We just confirmed. We
23 got the paperwork yesterday, confirmed the date.
24 We're waiting for them to actually confirm the
25 date, but I believe it's going to be 9 o'clock

1 on --

2 MR. PALLAS: Yeah.

3 MAYOR HUBBARD: -- November 9th.

4 TRUSTEE ROBERTS: Great. Thank you.

5 MR. PALLAS: Moving on to the Electric
6 Department, again, nothing major. We did do
7 our -- our summer DMNC test was completed.

8 The only item I want to point out is the
9 basement floor has been sealed and tested, and
10 it's all sealed. That will finally close out the
11 County Notice of Violation from years ago. That
12 was the last element that we had as we -- as far
13 as we know. So we're just waiting for formal
14 paperwork from the County to close that out as
15 well.

16 TRUSTEE PHILLIPS: Paul, I happened to take
17 a visit up to the light plant a couple -- two
18 weeks ago, maybe a week ago, and I was totally
19 impressed by the changes with inside the building
20 and the work that Doug and the crew have done.
21 Hopefully, we'll get to the outside with the
22 cement cracking, driveway, whatever, but okay.

23 MR. PALLAS: Yeah. We -- I know the
24 exterior does need some work, but it's -- a couple
25 estimates we got, actually, it's very, very

1 expensive, because it's all reinforced. So we're
2 going to probably do it -- have to do it in
3 stages.

4 TRUSTEE PHILLIPS: Right. But, as I said, I
5 was very impressed with the inside. And they've
6 done a lot of work, and they have been very
7 conscientious about moving things forward there.
8 So they -- as I said, I was impressed.

9 MR. PALLAS: Thank you. I'll pass that on
10 to them. Thank you very much.

11 TRUSTEE PHILLIPS: Okay. Great.

12 MR. PALLAS: Moving on to Recreation --

13 TRUSTEE ROBINS: Oh, just one question.

14 MR. PALLAS: Sure.

15 TRUSTEE ROBINS: I happened to look at your,
16 you know, daily totals of energy used, and I
17 noted, and I'm just curious, I'm assuming this is
18 related to air conditioning. It looks like, you
19 know, Labor Day or the day after Labor Day was a
20 high of 126 and change. That's megawatts or
21 kilowatts, kilowatt hours?

22 MR. PALLAS: This is kilowatt hours.

23 TRUSTEE ROBINS: Kilowatt hours.

24 MR. PALLAS: This is daily kilowatt hours.

25 TRUSTEE ROBINS: Daily kilowatt versus down,

1 at the end of September, down to 72,000. So
2 that's like, you know, a major drop. Is that
3 basically you think mainly related to air
4 conditioning and hot weather?

5 MR. PALLAS: Yeah, it's almost air
6 conditioning load.

7 TRUSTEE ROBINS: It is?

8 MR. PALLAS: Yes.

9 TRUSTEE ROBINS: It doesn't have to do with
10 the drop-off in population or anything like that?

11 MR. PALLAS: I don't, I don't believe so.
12 You can actually -- I haven't done this here, but
13 I've done it in other places, where you can
14 actually track load versus temperature, and it
15 significantly matches that.

16 TRUSTEE ROBINS: Yeah.

17 MR. PALLAS: Nearest that.

18 TRUSTEE ROBINS: Okay.

19 AUDIENCE MEMBER: I apologize. Is this like
20 the Greenport Trustees meeting?

21 MR. PALLAS: Yes.

22 TRUSTEE MARTILOTTA: This is it.

23 TRUSTEE ROBINS: Thanks. I happened to
24 glance at that.

25 MR. PALLAS: Again, moving on to Recreation.

1 Obviously, Maritime Festival was a -- was a good
2 success, the Marina was full. We've already taken
3 reservations, or fully booked, rather, for
4 reservations for next year's Maritime Festival, so
5 that, that also looks good.

6 The Marina Office hours have now changed
7 to 9 to 5. The Marina Office -- the Marina,
8 rather, is closed officially now. Well, this is
9 the September report, but they are officially
10 closed.

11 We're working on estimates for painting the
12 exterior of the buildings. They're in -- if you
13 take a close look at them, they really do, they do
14 need to be painted. We're hoping to get that done
15 this Fall.

16 Moving on to the Rec. Center itself. Our
17 after school program has started. Everything, the
18 startup went very, very well, we had no issues.
19 Margo is working to develop some field trips and
20 programs, working with the library, continue to
21 work with the library on some of those programs.

22 The campground, we continue to get rents.
23 There's fully -- we're still fully booked through
24 the end of the season, which ends November 1st.
25 So the campground is in good shape. And we'll

1 begin -- once it closes, we'll begin figuring out
2 what we want to do for expansion over the winter
3 and get it prepared for next season.

4 TRUSTEE ROBERTS: Do you have a guess as
5 to -- I love looking at the end of your numbers.
6 Marina holding steady after a big increase last
7 year when we added DOCKWA, the app. Is your guess
8 on Carousel drop weather?

9 MR. PALLAS: I believe so. Yeah, it was --
10 it was relatively rainy, if I remember correctly.

11 TRUSTEE ROBERTS: Rainy or cooler.

12 MR. PALLAS: So it was cool. That's the
13 only thing I can think of. There was no -- it's
14 very hard, the Carousel, to discern what drives
15 those -- that, to be honest. It's -- yeah.

16 TRUSTEE ROBERTS: Yeah. Well, I say this a
17 lot, but when I first got involved in this, it was
18 real hit or miss what kind of experience you had
19 down there. And people went to Facebook and
20 talked about all kinds of experiences. And I'm
21 probably there more than anybody else in this
22 village, and every time, consistently, great job,
23 the rings. The kids have a good time. Everyone's
24 really friendly. And the people who work there
25 are just, you know, great. It's a really good --

1 I think it's a really good calling card for our
2 village, and people come here and they go on that
3 Carousel and they have such a great experience,
4 so.

5 MR. PALLAS: Great. I'll pass that along as
6 well. Thank you very much.

7 Moving on to the Building Department.
8 Again, nothing specific, other than to note that
9 we continue to process building permit
10 applications and do inspections. No real delays
11 in any of that.

12 Rental permits are -- inspections are being
13 done consistently now as they come in, as we're --
14 we seem to be doing a -- keeping up with that
15 workload as well.

16 And that's all I have.

17 TRUSTEE ROBERTS: And we're close. We're --
18 we listed the Plan Reviewer, and, hopefully, in a
19 couple of months, maybe, because we know we're
20 going to need that for the big winter pre-season
21 push.

22 MR. PALLAS: Yes, we did. We did, we did
23 advertise it. I don't know where we are in
24 responses. I think it closes the end of this
25 week.

1 CLERK PIRILLO: Yes.

2 MR. PALLAS: It closes, so I don't -- so
3 we'll wait and see what the responses are, if
4 there's any -- anybody on the list that responds
5 that is willing to work here or that we want to
6 work here.

7 TRUSTEE ROBERTS: Right.

8 TRUSTEE PHILLIPS: Is that similar to what I
9 see in the Town of Riverhead, is advertising for a
10 building, a building plan reviewer?

11 MR. PALLAS: I don't think so. If that's
12 what they call that title, that is likely for the
13 permit process. In bigger, in bigger
14 municipalities, they go through almost like a two
15 or three-step process, where someone actually sits
16 down and reviews it, and then they pass it on to
17 somebody else, who will then do a final review,
18 who will then issue the permit. So it's almost --
19 it's a different process when you have a bigger
20 municipality.

21 TRUSTEE PHILLIPS: Oh, okay. I was just
22 curious, because in reading it, it sounded
23 familiar, but okay.

24 MR. PALLAS: There's -- if you read through
25 some of the Building Department titles in Civil

1 Service, there's a -- there are a lot of
2 similarities, but they -- you can get caught on
3 some of them where it's a site plan review, or
4 talks about site plan review, but has nothing to
5 do with planning review. They just call it a site
6 plan review, but it's more for building permits,
7 depending on the actual title.

8 TRUSTEE PHILLIPS: Okay.

9 TRUSTEE ROBINS: So is this Plans Reviewer
10 then for site plan reviews only and not for
11 building permits, like --

12 MR. PALLAS: Correct.

13 TRUSTEE ROBINS: Okay. So --

14 MR. PALLAS: That's the goal. You can
15 certainly --

16 TRUSTEE ROBINS: Okay.

17 MR. PALLAS: -- depending on the person and
18 the experience levels they have, they can
19 certainly assist with that.

20 TRUSTEE ROBINS: Right.

21 MR. PALLAS: But it's really more for the
22 Planning Board process.

23 TRUSTEE ROBINS: Okay. Because I'm thinking
24 of big projects where somebody comes in and
25 brings, you know, a set of plans that are 30, 40

1 pages, you know, full architectural plans.

2 TRUSTEE ROBERTS: Yeah.

3 TRUSTEE ROBINS: You know --

4 TRUSTEE ROBERTS: A hotel.

5 TRUSTEE ROBINS: Yeah, or others that may be
6 coming down the line. And, you know, do we have
7 somebody on staff right now that's capable?

8 MR. PALLAS: Yes.

9 TRUSTEE ROBINS: Because that's quite a job.

10 MR. PALLAS: Yeah. Well, that's the permit
11 process, that's not the site plan.

12 TRUSTEE ROBINS: It's not the site plan?

13 MR. PALLAS: No. The site plan does not get
14 into construction level plans. It's just the --
15 literally, the site plan and some interior
16 layouts. That's the main function of the site
17 plan review. The interior building construction
18 plans is part of the building permit review, which
19 we do have staff to do that.

20 TRUSTEE ROBINS: Okay. Thank you.

21 TRUSTEE ROBERTS: So you think you're
22 covered for this pre-season rush with the Site
23 Plan Reviewer, plus --

24 MR. PALLAS: I do, yes.

25 TRUSTEE ROBERTS: Okay

1 MR. PALLAS: Yes.

2 TRUSTEE ROBERTS: So we've taken the
3 Building Inspector's job and put it in three
4 different places?

5 MR. PALLAS: Yes and no. I mean, it depends
6 on, again, what you call a Building Inspector.

7 TRUSTEE ROBERTS: Right.

8 MR. PALLAS: But the permit process is being
9 handled now with current staff, primarily with
10 Greg, with some assistance from the Fire Marshal.
11 But Greg has taken on more, more responsibility
12 for that, with the training of the Fire Marshal,
13 which has gone very, very well.

14 Greg has picked up a lot. Greg has all the
15 certifications necessary to do all of the
16 inspections that we require. Really, it was a
17 matter of experience and having someone behind him
18 to show him all the different details. The fact
19 that we have the Manhattan project in process was
20 very beneficial. So there's a lot of detail in
21 there that he could pick up on and learn, and he's
22 used some of that training in other sites on his
23 own.

24 TRUSTEE ROBERTS: Okay.

25 TRUSTEE PHILLIPS: So, Paul, let me ask a

1 question. You have it divvied up. And how much
2 of any full-time effort is now being diverted, you
3 know, is actually being used by you in reviewing
4 or dealing with the Planning Board or --

5 MR. PALLAS: It's still too much, and that's
6 why we're looking for the Site Plan Reviewer. You
7 know, there are some projects pending right now
8 that really need a thorough review, which, I mean,
9 I'll be honest, I'm not 100% qualified for. I
10 could manage through it, but it would be better to
11 have someone with experience to do that.

12 TRUSTEE PHILLIPS: So the ultimate goal is
13 for you to be walking away from it, so that your
14 workload will now get back into other
15 directions --

16 MR. PALLAS: Correct.

17 TRUSTEE PHILLIPS: -- in the bigger picture?

18 MR. PALLAS: Correct. And only, you know,
19 things of larger projects would come to me and I
20 wouldn't get the questions that I get now.

21 TRUSTEE ROBERTS: Great.

22 TRUSTEE ROBINS: I have another question.
23 So correct if I'm wrong. Is that the job that
24 Glynis Berry was doing us --

25 MR. PALLAS: That's correct.

1 TRUSTEE ROBINS: For us before?

2 MR. PALLAS: Yes, yes.

3 TRUSTEE ROBINS: And we decided to terminate
4 our relationship with her?

5 MR. PALLAS: To go in a different direction,
6 yes.

7 TRUSTEE ROBINS: And we're looking for
8 somebody else --

9 MR. PALLAS: Yes.

10 TRUSTEE ROBINS: -- to replace her?

11 MR. PALLAS: I've reached out to one who
12 declined, unfortunately, to do it on a contract
13 basis, at least as an interim. I'm gathering some
14 names for others. If we do run -- there are some
15 companies that can do it, but they're rather
16 expensive. And since these costs are passed on to
17 the developers, I felt it just didn't seem fair to
18 go with a higher price if we can find somebody
19 else. We may have to do that in the short term,
20 but we're just going to take it one step at a
21 time.

22 TRUSTEE ROBINS: That does not put us off
23 from our eventual search of getting a full-time
24 Senior Building Inspector?

25 MR. PALLAS: Again, I think we're managing a

1 process with Greg right now. I don't believe --
2 as he gains more experience, I don't know we --
3 the Village only ever had the one, and I think
4 we're fine with -- personally, I think we're fine
5 with that.

6 TRUSTEE ROBERTS: So then could there be a
7 path where -- I'm worried about the scenario where
8 we have some pretty complex properties here. Some
9 properties, commercial properties, have just
10 changed hands, so who knows what's coming. If
11 this gets -- if the person doing it now, our Code
12 Enforcement Officer, who's now becoming -- I
13 guess, sort of doing Building Inspector work,
14 which is great and he's certified, and you're
15 happy with his job, can we then -- if he -- if we
16 get more work than we can handle, can we then
17 bring the contract traffic people in to help him
18 with the traffic stuff, so he can -- in other
19 words, do you have places you can deal with
20 overload if --

21 MR. PALLAS: Yeah. I mean, in the summer,
22 we do that now, so I --

23 TRUSTEE ROBERTS: Right.

24 MR. PALLAS: You know, so I don't, I don't
25 see any --

1 TRUSTEE ROBERTS: What happens in March?

2 MR. PALLAS: I think we're -- yeah. We
3 don't -- the traffic control is not as heavy in
4 that -- in those months. So it kind of works well
5 bringing them in in the summer, but we could, we
6 could look at that.

7 The other option is for complicated
8 projects, even if they're building inspection
9 related, you can -- we can -- we have the ability
10 to contract it out, there are firms that do that.
11 And if it's a complicated enough project, we --

12 TRUSTEE ROBERTS: Good. Okay.

13 MR. PALLAS: -- we will do that. I've
14 reached out to firms in the past just to get a
15 feel of the availability and cost, and it is a
16 viable option.

17 TRUSTEE ROBERTS: Great.

18 MAYOR HUBBARD: And we have not given up on
19 the Senior Building Inspector. We're waiting for
20 a new list. There was nobody available in the
21 past time. We've tried to get -- lure people away
22 from where they were and nobody's been interested.
23 So it's going to be a discussion we're going to
24 have to have of whether we want to increase our
25 offer to somebody to try to make it more

1 beneficial for somebody to leave where they are,
2 you know, to come to us, because, you know, we
3 were always lower on the pay scale, and people
4 that have been other places for 8, 10 years,
5 they're making a higher amount. So if we are
6 serious about getting a Senior Building Inspector
7 or somebody that's higher up with, you know, more
8 years of training, we're going to have to up the
9 ante on it, if we -- if the Board decides that's
10 what we want to do.

11 TRUSTEE ROBINS: I think that's a discussion
12 we definitely need to have.

13 MAYOR HUBBARD: Well, that's --

14 TRUSTEE ROBERTS: Yes, we do.

15 MAYOR HUBBARD: Okay.

16 TRUSTEE PHILLIPS: Yes, because I think what
17 Paul has just mentioned is more of a let us get
18 through it until we --

19 MAYOR HUBBARD: Right.

20 TRUSTEE PHILLIPS: -- firmly decide which
21 direction we go.

22 MAYOR HUBBARD: Based on questions, are we
23 handling stuff and everything else, yes, we are
24 handling things. We've got paperwork from the
25 State that expanded Greg's role of what he's

1 allowed to do and what he can take care of, and
2 he's doing a very good job with that with some
3 training, but he doesn't have 10 years in a
4 Building Department, you know. And you learn more
5 every day by experience. That's where Andrew has
6 been helpful. But we're trying -- you know,
7 Andrew's very busy with his other jobs and
8 everything else, so he's not available to us s
9 much as we would need, so that's why Greg has
10 stepped up to keep everything moving. But we have
11 not abandoned the idea of having somebody that's
12 going to run the actual Building Department
13 and all.

14 TRUSTEE ROBINS: Okay.

15 MAYOR HUBBARD: But we've got to wait for
16 availability of somebody, and, like I said,
17 sweeten the offer.

18 TRUSTEE ROBINS: I'm not, I'm not
19 criticizing at all.

20 TRUSTEE PHILLIPS: No.

21 MAYOR HUBBARD: Yeah. No, I know.

22 TRUSTEE ROBINS: I think we're managing with
23 what we have right now. I just think that we all
24 as a Board need to be, you know, forward-thinking
25 on this, and that's the discussion we should have.

1 MAYOR HUBBARD: Yup.

2 TRUSTEE ROBINS: So thank you.

3 MAYOR HUBBARD: Okay.

4 MR. PALLAS: That's it for me. I have for
5 Robert's --

6 TRUSTEE MARTILOTTA: If I may real quick.

7 MR. PALLAS: Sure.

8 TRUSTEE MARTILOTTA: I don't mean to
9 interrupt. Just a quick question. How's the
10 expansion on the Highway building going, the
11 Highway Department?

12 MR. PALLAS: We've started to do some
13 minor --

14 TRUSTEE MARTILOTTA: I see the fences down,
15 I saw some things moving.

16 MR. PALLAS: We moved some fences around.

17 TRUSTEE MARTILOTTA: Just at first blush.

18 MR. PALLAS: We've cleared the ground, if
19 you will --

20 TRUSTEE MARTILOTTA: Okay.

21 MR. PALLAS: -- and expanded some of the
22 growing pains. You know, the equipment is not on
23 top of each other. They're using the garage space
24 now for repair work a little bit here and there --

25 TRUSTEE MARTILOTTA: Sure.

1 MR. PALLAS: -- which is making it a lot
2 more comfortable for them to work in. I have to
3 sit down with staff and Derryl and come up with a
4 formal plan, an overall plan that I would present
5 to you all to approve before we took any major
6 action.

7 TRUSTEE MARTILOTTA: The larger parking lot
8 space, or whatever the proper term for that, is
9 working out well so far?

10 MR. PALLAS: Say again?

11 TRUSTEE MARTILOTTA: The larger lot space.
12 I don't know what the proper term is.

13 MR. PALLAS: Yes, definitely.

14 TRUSTEE MARTILOTTA: It's working out?

15 MR. PALLAS: Definitely is.

16 TRUSTEE MARTILOTTA: Good.

17 MR. PALLAS: It's a lot easier to move
18 trucks around. They don't have to take three
19 trucks out to get to the one in the back. It's --

20 TRUSTEE MARTILOTTA: Perfect.

21 MR. PALLAS: It's certainly made a big
22 difference for them.

23 TRUSTEE MARTILOTTA: That's excellent.

24 Thank you.

25 MR. PALLAS: Okay.

1 MAYOR HUBBARD: Okay. Go ahead. You're
2 going to move to Robert's report?

3 MR. PALLAS: We're moving to Robert's, yes.

4 MAYOR HUBBARD: Okay.

5 MR. PALLAS: Just two resolutions for
6 budget, budget amendments, one for rebuilding
7 pumps at two pump stations, and the second one is
8 for purchase of a second pumpout boat, a used
9 pumpout boat, but it's in, as far as we can tell
10 at the moment, very, very good shape. It's from
11 Riverhead. And I do, I do want to point out that
12 Sylvia, the Village Clerk, did a really
13 outstanding job of getting that for us. She put a
14 lot of effort into that and it's appreciated.

15 TRUSTEE ROBERTS: So we have two boats?

16 MR. PALLAS: We will have two pumpout boats.

17 TRUSTEE ROBERTS: That's great.

18 TRUSTEE MARTILOTTA: Awesome.

19 MR. PALLAS: And this one is significantly
20 larger, it's like twice, twice the size of the
21 current one, so it will --

22 TRUSTEE ROBERTS: Nice job, guys.

23 MR. PALLAS: It will really --

24 TRUSTEE MARTILOTTA: That's great.

25 MR. PALLAS: Yeah.

1 MAYOR HUBBARD: It was a surplus from
2 Riverhead, and it took a lot of finagling with
3 grants and paperwork and everything else to get
4 it, but they finally --

5 TRUSTEE MARTILOTTA: Finagle away.

6 MAYOR HUBBARD: Yeah.

7 (Laughter)

8 MAYOR HUBBARD: Well, it will be here for
9 next season.

10 TRUSTEE MARTILOTTA: That's outstanding.

11 MAYOR HUBBARD: We'll have -- you know,
12 we'll have a bigger, better one, along with our
13 others as a backup.

14 TRUSTEE MARTILOTTA: Thank you. That's
15 great.

16 TRUSTEE ROBERTS: And what fund is that
17 coming out of? I don't have the numbers
18 memorized. A, General Fund, or Capital?

19 MR. PALLAS: I think it's Capital, yeah.

20 TRUSTEE ROBERTS: Yeah, okay.

21 MR. PALLAS: Yeah, it's Capital.

22 The rest of his report is pretty standard
23 stuff. If you have any questions, I can bring it
24 back to Robert tomorrow. And if not, that's it
25 for me.

1 MAYOR HUBBARD: Right. Just report that the
2 auditors are here.

3 MR. PALLAS: The auditors are here, correct.

4 TRUSTEE ROBINS: Oh, really?

5 MR. PALLAS: They've been here since --

6 TRUSTEE PHILLIPS: It's coming out of the
7 reserves.

8 MR. PALLAS: -- Monday or Tuesday.

9 TRUSTEE ROBERTS: Yeah.

10 MR. PALLAS: And the --

11 TRUSTEE PHILLIPS: It's coming out of the
12 reserves, yeah.

13 MR. PALLAS: Yeah. They should be finished
14 by tomorrow, I understand.

15 TRUSTEE PHILLIPS: Okay.

16 MAYOR HUBBARD: Okay. But just so everybody
17 knows that they are here. They're going through
18 our --

19 MR. PALLAS: They are here, yes.

20 TRUSTEE ROBERTS: Thanks.

21 MAYOR HUBBARD: -- year-end audit.

22 MR. PALLAS: Sitting right outside my office
23 every day.

24 MAYOR HUBBARD: Yup. Okay. Thank you.
25 Village Clerk.

1 CLERK PIRILLO: Good evening, everyone.

2 TRUSTEE ROBERTS: Good evening.

3 MAYOR HUBBARD: Good evening.

4 CLERK PIRILLO: Beginning at the end, as
5 usual, with the additions. The first one is that
6 I am asking permission to attend the Long Island
7 Village Clerks and Treasurers Association meeting
8 on November 8th. And I -- it is in Riverhead. I
9 don't normally attend these, because they're held
10 quite far away in Nassau County. So because some
11 of us on the outer layers of Long Island grumbled
12 about it, they're now holding it in Riverhead. So
13 I would like to attend that. It's \$35 for the
14 seminar. The key seminar is regarding cyber
15 security. And that, again, is on the 8th.

16 Another add-on, and this is in conjunction
17 with Paul, is a proposed contract that I
18 circulated late in the day, with apologies, for
19 DeAl Concrete to work on Main Street. This is
20 part of their County contract, and I added the
21 County contract paperwork to the contract, and
22 along with the estimate.

23 MR. PALLAS: This project is associated with
24 the water main extension on Main Street as part of
25 an upgrade of a building, a builder, a developer

1 that's working on it. I've talked about this
2 before, I think, when we purchased the material
3 for it. This is now the final step, is to get the
4 contract.

5 And, again, we apologize that it came out
6 late. I actually thought we had done this
7 contract, but it was -- we didn't. So we're
8 adding it on now.

9 TRUSTEE PHILLIPS: Paul, is this the same
10 time frame that we're getting back to the problem
11 down at the end of Third Street with the culvert?

12 MR. PALLAS: Yes, it is the -- it is the --

13 TRUSTEE PHILLIPS: Okay.

14 MR. PALLAS: Right. We've had -- we've had
15 the -- this on the books with DeAl since -- for a
16 while, and we're just -- they wanted to do both
17 projects at once, because that's all we have for
18 them right now, and they don't want to come out
19 for -- to them, these are both small projects,
20 they'd rather combine them.

21 TRUSTEE PHILLIPS: No, I understand, but we
22 have a time from on it, though?

23 MR. PALLAS: I don't have it yet. I will, I
24 will get -- try to get it from Derryll tomorrow.

25 TRUSTEE PHILLIPS: Okay. Because I do know

1 that that -- and I agree with Trustee Roberts,
2 that, you know, I've mentioned it, she's mentioned
3 it, I'm sure Doug has mentioned it.

4 MR. PALLAS: Yeah.

5 TRUSTEE PHILLIPS: The Mayor has mentioned it.

6 MR. PALLAS: Yes.

7 TRUSTEE PHILLIPS: But it just doesn't --

8 MR. PALLAS: Understood, yup.

9 TRUSTEE PHILLIPS: You know, it's not a safe
10 situation.

11 MR. PALLAS: I understand.

12 TRUSTEE ROBINS: So is this -- if DeAl does
13 mason -- does sidewalk, concrete work, right,
14 they're not doing asphalt work? What are they --
15 what exactly are they --

16 MR. PALLAS: It's sidewalk.

17 TRUSTEE ROBINS: It is sidewalk?

18 MR. PALLAS: It's a sidewalk job.

19 TRUSTEE ROBINS: Okay.

20 MR. PALLAS: Yes.

21 TRUSTEE ROBERTS: On Main Street.

22 MR. PALLAS: On Main.

23 MAYOR HUBBARD: They're taking out --

24 MR. PALLAS: The water main is going in the
25 sidewalk.

1 MAYOR HUBBARD: Explain, explain it again.

2 MR. PALLAS: They're putting in a -- they're
3 putting in a water main from East Front Street,
4 the intersection of East Front Street and Main and
5 Front.

6 CLERK PIRILLO: In front of 136.

7 MR. PALLAS: In front of -- right. And
8 we're running it down to 136 Main --

9 TRUSTEE ROBINS: Okay.

10 MR. PALLAS: -- to put in a fire line,
11 that's the main purpose. The current water
12 service comes in off the back.

13 TRUSTEE ROBINS: Oh, okay.

14 MR. PALLAS: But it's way too small, and
15 there's no way to get a main in the back that's
16 large enough, so we had to go in the front.

17 TRUSTEE ROBINS: Okay.

18 MR. PALLAS: Rather than go in the street,
19 it's much easier to actually go in the sidewalk in
20 this case.

21 TRUSTEE ROBINS: All right. Okay.

22 MR. PALLAS: This is a culvert in the middle
23 of the street there which is rather large, so this
24 is a simpler process.

25 TRUSTEE ROBINS: Right. Okay. Thank you.

1 MR. PALLAS: Yup.

2 CLERK PIRILLO: Suffolk County -- I'm sorry.
3 Reverting to my report as written, just some
4 things that I wanted to highlight.

5 Suffolk County Legislature held two meetings
6 regarding our proposed extension for our Habitat
7 house, and that extension was granted. I'd like
8 to thank Attorney Prokop for going to the second
9 one for me that was held on October 2nd. I spoke
10 on the 26th, and he spoke on the 2nd, and both
11 were excellent responses, so that was good news.

12 Regarding bids and RFPs, we did receive one
13 bid for the pumper truck for the Fire Department.
14 That bid was in the amount of \$708,000. There's a
15 process for review of that bid. That bid needs to
16 be reviewed by the Truck Committee, the Wardens,
17 and, obviously, our Village Attorney, okay? So
18 that will be a little bit before you see it placed
19 on an agenda.

20 TRUSTEE ROBERTS: Backing up a sec, if I
21 could.

22 CLERK PIRILLO: Sure.

23 TRUSTEE ROBERTS: Do you expect that we can
24 get the deed done on the Habitat property next
25 month?

1 MAYOR HUBBARD: Actually, Joe has paperwork
2 just waiting for me to sign it, for him to bring
3 it for me to sign it, and then --

4 TRUSTEE ROBERTS: Great.

5 MAYOR HUBBARD: -- we're completely finished
6 with the project.

7 TRUSTEE ROBERTS: So we can vote next week.

8 MAYOR HUBBARD: No, we already voted to --

9 CLERK PIRILLO: You already voted.

10 TRUSTEE ROBERTS: We already voted, yeah,
11 just need the paperwork.

12 MR. PALLAS: Yeah, there's nothing.

13 CLERK PIRILLO: We already voted.

14 MR. PALLAS: Yeah.

15 CLERK PIRILLO: There's no vote required.

16 TRUSTEE ROBERTS: So then they can start.

17 MAYOR HUBBARD: Yes.

18 CLERK PIRILLO: This was the step we were
19 waiting for.

20 TRUSTEE ROBERTS: Great. So then Habitat
21 could get its process maybe going before Christmas
22 and get the word out.

23 CLERK PIRILLO: That's up to them.

24 MR. PALLAS: That's up to them.

25 TRUSTEE ROBERTS: That would be great.

1 CLERK PIRILLO: That's up to them.

2 MAYOR HUBBARD: When I spoke to Joe about it
3 last week, it was just a matter of me signing the
4 bottom of the deed that everything's completed to
5 get an extension, the paperwork from them, put it
6 together in a folder, hand it to Habitat, and it's
7 all theirs.

8 TRUSTEE ROBERTS: That's great. Thank you
9 for doing that.

10 CLERK PIRILLO: You're welcome. We received
11 one bid only for plow -- plow-capable trucks --
12 excuse me -- for the Road Department and the
13 Electric Department, and that bid package is being
14 reviewed by the Attorney.

15 Thus far, moving on to the roof here at this
16 building, two contractors have requested
17 appointments through the Clerk's Office to review
18 the project. Both appointments took place today.
19 We're expecting two bids, at least, tomorrow. The
20 bid opening is tomorrow. So unless another
21 contractor requests an appointment, we'll be
22 having two bids, theoretically.

23 Just reverting back to summer for a moment,
24 our program down at the beach went swimmingly, pun
25 intended. We had at one point 22 kids in the

1 water at the same time. At certain points, there
2 were 67 new people that took advantage of the
3 program. So we are, Paul and I are very pleased
4 with the work of Christina Sun, and we just wanted
5 to thank her for that.

6 Stirling Historical Society has kept the
7 Schoolhouse open for each weekend. They had a
8 tremendous response to their Hurricane Exhibit
9 during Columbus Day weekend, where over 100 people
10 attended. So they wanted to thank this Board for
11 that opportunity, and also to let the Board know
12 that they'll be stopping that after Shellabration,
13 but then starting up again for -- with the special
14 exhibit, with your permission, for "Black History
15 Month".

16 TRUSTEE ROBINS: January.

17 CLERK PIRILLO: Okay.

18 TRUSTEE ROBINS: Is that January?

19 TRUSTEE ROBERTS: February.

20 TRUSTEE PHILLIPS: February.

21 CLERK PIRILLO: That's February, yes.

22 TRUSTEE MARTILOTTA: That was really
23 outstanding. You know, my family really loved it,
24 it was excellent.

25 CLERK PIRILLO: Yes, I did --

1 TRUSTEE ROBINS: Yeah, I was there.

2 CLERK PIRILLO: I did see it, also. It was
3 a -- I agree, I agree.

4 Also a separate note from Gail Horton. She
5 has been working with Carlos, our other Historian,
6 regarding the possibility of an historic plaque to
7 Henry Reeves. They are asking for our permission
8 to place a plaque on the mow strip by the current
9 bank. And I'll circulate this to the Board
10 tomorrow. And it is to read, "Henry A. Reeves
11 served as the Editor for 58 years of the Watchman
12 printed here." That was the former site. "Jailed
13 briefly for sedition in 1861. Later served as a
14 Congressman, Assemblyman and Town Supervisor."
15 And that's through the Press Club of Long Island.

16 TRUSTEE MARTILOTTA: Cool.

17 CLERK PIRILLO: Okay? So with the Board's
18 permission.

19 Last, but not least, the Clerk's Office has
20 undertaken two large projects. As we know, one is
21 the scanning project --

22 TRUSTEE MARTILOTTA: Yes.

23 CLERK PIRILLO: -- which is moving forward.
24 We are thousands of pages into our scanning.
25 There is an invoice on the abstract that reflects

1 the number of pages scanned. So that's the one
2 hand.

3 On the other hand, we are making room in our
4 files and in our basement by actually undertaking
5 a major shredding project of documents that are no
6 longer required. We are, of course, doing this
7 using the records retention schedule, and we have
8 created requisite forms that are records
9 destruction authorizations, and those are signed
10 off on by managers of the departments, as well as
11 Paul and myself. So I wanted to let everyone know
12 that that's happening in concurrence with the
13 other project, so that we have more room for other
14 records.

15 TRUSTEE ROBINS: You're scanning and
16 shredding up a storm, right?

17 CLERK PIRILLO: We are.

18 (Laughter)

19 CLERK PIRILLO: We are.

20 TRUSTEE MARTILOTTA: Awesome.

21 CLERK PIRILLO: Okay. Jeanmarie actually
22 did have a separate training meeting with a
23 representative of New York State, just to ensure
24 that our records destruction process was correct
25 and in accordance with State Law, okay? So

1 everything -- not to worry. Everything that is
2 destroyed is quite aged. For example, we are
3 destroying water billing reports from 1987 and
4 1989, which are no longer required.

5 TRUSTEE ROBERTS: You're destroying only
6 paper?

7 CLERK PIRILLO: Yes.

8 TRUSTEE ROBERTS: Okay.

9 CLERK PIRILLO: As opposed to?

10 TRUSTEE ROBERTS: Hard drives and -- yeah,
11 okay.

12 CLERK PIRILLO: Well, yeah. There were no
13 hard drives for that.

14 TRUSTEE ROBERTS: Obviously (laughter). I'm
15 saying overall, in the big picture right now,
16 we're only destroying paper?

17 CLERK PIRILLO: Yeah.

18 TRUSTEE ROBERTS: Okay.

19 CLERK PIRILLO: Absolutely. Any questions?

20 MAYOR HUBBARD: Any questions for the Clerk?

21 No?

22 (No Response)

23 MAYOR HUBBARD: All right. Thank you.

24 TRUSTEE ROBINS: Thank you, Sylvia.

25 MAYOR HUBBARD: Okay. The Village Attorney

1 report, does anybody have any questions on that?
2 He's not here, but we can direct the questions to
3 myself or to Paul that we could ask, if anybody
4 had anything.

5 TRUSTEE ROBERTS: Someone's going to ask for
6 the Genesys update. Can you give it briefly?

7 MAYOR HUBBARD: Yeah. I don't know if
8 anything's happened in the past month with that.
9 There were --

10 MR. PALLAS: There's been no -- there's no
11 significant change that I'm aware of.

12 MAYOR HUBBARD: We were trying to get
13 together with the mediator to try to do something
14 with that, and I haven't heard if anything was
15 changed with that.

16 TRUSTEE PHILLIPS: It's got a November 1st
17 deadline date, so --

18 TRUSTEE ROBERTS: It just keeps --

19 TRUSTEE PHILLIPS: Yeah, it keeps extending
20 out.

21 TRUSTEE ROBERTS: Well, the thing I'm
22 concerned about is there's note in here that says
23 that maybe we can't keep extending it. And so
24 when is that? And that was going to be my
25 question. What's the deal with that and --

1 TRUSTEE PHILLIPS: Well, he's also looking
2 for a motion here, and he's requesting to approve
3 the retainer letter.

4 TRUSTEE ROBERTS: For another firm.

5 TRUSTEE PHILLIPS: For another other firm.

6 TRUSTEE ROBERTS: Because --

7 CLERK PIRILLO: That would be Hamburger
8 Maxson.

9 TRUSTEE ROBERTS: Because Kosakoff doesn't
10 have time to do it.

11 TRUSTEE PHILLIPS: Yeah.

12 TRUSTEE ROBERTS: I mean, this is a little
13 concerning, because these are the people we've sat
14 down with and have been with us all along, and
15 now, at the last minute, because we've delayed it
16 so many times, now there's a new law firm coming in?

17 TRUSTEE ROBINS: From what I read in his
18 report, though, he said that they weren't able at
19 the time, you know, that this particular motion
20 was -- took place. So I thought it was like a one
21 time thing that they weren't available, right?

22 MR. PALLAS: Yeah. And if I may, I just --
23 I think this is just more of a cleanup item than
24 anything else. This is not an attorney, somebody
25 we're bringing on now, as someone who was brought

1 on early in the process that we no longer use.

2 This is --

3 CLERK PIRILLO: Before Sinnreich.

4 MR. PALLAS: Before Sinnreich. So this
5 was -- this is just a cleanup.

6 TRUSTEE ROBERTS: Oh.

7 MR. PALLAS: We're not using them anymore.
8 This is to -- something happened in the past that
9 we didn't formalize.

10 TRUSTEE ROBINS: Oh, it's a past one.

11 TRUSTEE ROBERTS: I see, several months ago.

12 TRUSTEE ROBINS: Okay. I thought it was --

13 MR. PALLAS: Right. So it's not -- we're
14 not changing horses or anything like that.

15 TRUSTEE ROBERTS: We have to pay them.

16 MAYOR HUBBARD: Right.

17 MR. PALLAS: Yes.

18 TRUSTEE ROBERTS: Right, yes.

19 CLERK PIRILLO: Yes.

20 MR. PALLAS: Yes.

21 MAYOR HUBBARD: But if you can talk to Joe
22 tomorrow, just have him send out a clarification
23 to everybody on that of exactly where we stand.

24 MR. PALLAS: Yup.

25 MAYOR HUBBARD: I mean, he had the update

1 that he sent today. I did not -- I got that this
2 evening when I got here, so I had not read it.

3 TRUSTEE PHILLIPS: It's a -- yeah, it's a
4 little confusing with his wording here, so --

5 TRUSTEE ROBERTS: I feel like we're always
6 reading something --

7 MAYOR HUBBARD: Okay.

8 TRUSTEE ROBERTS: -- that says the date to
9 end this whole thing is two weeks from now, so.
10 But every time we ask for an extension, we get it,
11 so. But several months ago, apparently we almost
12 didn't until we hired these other people.

13 MAYOR HUBBARD: Okay. Well, I mean, we'll
14 have him send an email around tomorrow to
15 everybody just clarifying it. If anybody has
16 questions, then send them directly to him.
17 That's, you know --

18 TRUSTEE ROBERTS: I'll do that. Thank you.

19 MAYOR HUBBARD: Okay. That's all we had
20 under Reports.

21 Board Discussions:

22 The wetland permit application of North
23 Ferry. Did anybody have any questions or comments
24 on it?

25 MR. PALLAS: I don't have anything to add,

1 other than what I talked about last time.

2 MAYOR HUBBARD: Okay.

3 MR. PALLAS: You know, the CAC report that
4 was sent out.

5 MAYOR HUBBARD: Right. And taking care of
6 the offsite work. Did we get that?

7 MR. PALLAS: I have to be -- I apologize, I
8 have not sat down with North Ferry to discuss the
9 details of that. I can, certainly.

10 MAYOR HUBBARD: Okay.

11 MR. PALLAS: Yeah. It kind of fell off my
12 radar, I apologize.

13 MAYOR HUBBARD: Okay. Well, if we can get
14 that clarified before we actually go, because I'm
15 okay with voting for it, but we need to know
16 exactly what we're doing for the offsite --

17 MR. PALLAS: Sure.

18 MAYOR HUBBARD: -- remediation in exchange.

19 MR. PALLAS: I will arrange a meeting prior
20 to the vote and have something out to you all.

21 MAYOR HUBBARD: Okay. Well, just so we can
22 explain that and we have that, so we all know
23 what's being done --

24 MR. PALLAS: Sure.

25 MAYOR HUBBARD: -- as a trade-off on it.

1 MR. PALLAS: Yup.

2 TRUSTEE PHILLIPS: Well, that actually would
3 have to be written into the -- that would have to
4 be written into the determination.

5 CLERK PIRILLO: It's going to be written
6 into the SEQRA resolution.

7 TRUSTEE PHILLIPS: The SEQRA.

8 MR. PALLAS: Correct, into the resolution.

9 TRUSTEE PHILLIPS: Right.

10 MR. PALLAS: As opposed to the CAC report.

11 CLERK PIRILLO: As well as -- as well as the
12 other report.

13 TRUSTEE PHILLIPS: Well, no, I know -- yeah,
14 but it needs to be in the official whatever we're
15 voting on.

16 MAYOR HUBBARD: The resolution approving the
17 permit --

18 MR. PALLAS: Correct, yes.

19 MAYOR HUBBARD: -- we need to have the
20 wording in that, so.

21 MR. PALLAS: Yes. Yup.

22 MAYOR HUBBARD: So we need to have that.

23 MR. PALLAS: I will do that as quickly as I
24 can.

25 MAYOR HUBBARD: For Monday.

1 MR. PALLAS: Yup.

2 MAYOR HUBBARD: So the Clerk can work on the
3 agenda.

4 (Laughter)

5 MAYOR HUBBARD: Okay. Any other discussion
6 on that?

7 (No Response)

8 MAYOR HUBBARD: Okay. We'll move that
9 forward --

10 TRUSTEE ROBERTS: Straightforward.

11 MAYOR HUBBARD: -- to a vote, and just
12 clarify this stuff so we can have it and everybody
13 has that, okay?

14 MR. PALLAS: Yup.

15 MAYOR HUBBARD: All right. Proposed
16 amendment to Chapter 132. 132 is the crosswalk
17 public hearing we had last month.

18 TRUSTEE ROBERTS: Yes.

19 MAYOR HUBBARD: Correct, Paul?

20 MR. PALLAS: Sorry.

21 MAYOR HUBBARD: 132 is the crosswalk?

22 TRUSTEE PHILLIPS: 132 is the crosswalk,
23 yes.

24 CLERK PIRILLO: Yes.

25 MR. PALLAS: Yes.

1 CLERK PIRILLO: Yes, it is.

2 MR. PALLAS: Yes, correct.

3 MAYOR HUBBARD: Okay. We had the public
4 hearing last month, there was no comments. The
5 Board have any discussion on that?

6 TRUSTEE ROBINS: Yeah. I live on Monsell
7 Place. I go back and forth there, you know,
8 several times a day, at least, and I personally
9 don't see any reason for a crosswalk there.
10 There's a crosswalk a block away over on Manor
11 Place. I rarely see people crossing there.

12 So, you know, again, we were talking a
13 little bit about crosswalk congestion, and people
14 not using them. So, you know, I think that in
15 this instance, you know, this is probably a little
16 bit of overkill, crosswalk overkill. So I'm
17 probably not going to support it, I don't think
18 it's necessary.

19 TRUSTEE PHILLIPS: Well, I think it also
20 gives the impression -- that is the last longest
21 stretch on Main Street that does have a tendency
22 for speeders, okay? They do tend to go a little
23 bit faster. And I have seen people have to walk
24 all the way down to Holy Trinity to get across to
25 Main Street. So I just think that an additional

1 crosswalk would just give the availability of
2 somebody being able to cross a little bit sooner
3 onto the other side of the street without having
4 to walk all the way down to Holy Trinity and then
5 going back up again. And, also, it would also
6 give some sight of slow down for people coming off
7 of the Main Road. We have that on Route 25 going
8 out to the school.

9 I support it. I have seen people trying to
10 cross there. As I said, I saw the postman several
11 times trying to get across, and it was wait upon
12 wait upon wait. So, as I said, I am supporting
13 it, because I think it's needed, so.

14 MAYOR HUBBARD: Okay. Any other discussion?

15 (No Response)

16 MAYOR HUBBARD: Okay. We'll put it on the
17 agenda for a vote.

18 Okay. Proposed amendment to Chapter --
19 Village Code Chapter 103. 103, that's the rental
20 law, correct?

21 MR. PALLAS: That's the rental law, yes.

22 MAYOR HUBBARD: Yup. Okay. Just making
23 sure.

24 (Laughter)

25 MR. PALLAS: That's the one.

1 MAYOR HUBBARD: You know, we had a two-hour
2 public hearing on it last month and everything
3 else. It's -- you know, it's down to us now. I
4 will give you some information.

5 I had a meeting with Brian Cheeseman on
6 Saturday. He had spoken to he said 90% of the
7 people that have the Airbnbs that came to the
8 meeting, and everything else. They had a
9 consensus of ways the law could be improved to
10 make it better, more equitable to everybody.

11 He did give me some paperwork. I discussed
12 it with the Village Attorney, with Paul, modified
13 it a couple of times over the past week. I
14 finally got a final version back from Joe around
15 2:30 today. I have -- well, yeah, I got copies
16 here for everybody to look at. I really -- just
17 the general consensus that they had was right now
18 you're allowed 26 short-term rentals per the law
19 that we have written now. They asked for that,
20 instead of 26, to be 35. All right? So that
21 would be -- you'd be allowed to have 35 short-term
22 rentals in the non-owner-occupied single-family
23 dwelling, right? If I'm wording that correctly
24 the way we had it.

25 TRUSTEE PHILLIPS: Right, right.

1 MAYOR HUBBARD: So we said, you know, the
2 14-day minimum allowed 26 short-term rentals a
3 year in what we have written and we had the public
4 hearing on. They felt that was too restrictive
5 and nobody does the 14 days. So that's why that
6 would work out to 75 -- 26, if you had three-day
7 stays, would be 72 days of rentals, if
8 everybody -- you know, just using a basis of --

9 TRUSTEE ROBERTS: Yeah.

10 MAYOR HUBBARD: -- 26 on that three days a
11 piece, Friday, Saturday, Sunday.

12 TRUSTEE ROBERTS: So you're going to rewrite
13 it to be numbers of days instead of the 14-day
14 thing?

15 MAYOR HUBBARD: Yes. Okay? But this is --
16 it's a proposal, you know, that's really -- it's
17 really what the Board wants to do, if we want
18 to --

19 TRUSTEE ROBERTS: Yeah.

20 MAYOR HUBBARD: -- look at this proposal, or
21 if we want to stick with what's written and just
22 have a vote on it.

23 TRUSTEE ROBERTS: Got it, okay.

24 MAYOR HUBBARD: All right? So that would be
25 35 days. Basically, if each one is three days,

1 it's 100 days out of the year, 105 days per year.
2 So it is an increase of about 30 days if they're
3 all three-day rentals. But that they say that's
4 the most common stay is Friday, Saturday, Sunday,
5 or whatever, or midweek. All right. That would
6 mean that the other 17 weeks or 200 days a year,
7 it would not be rented.

8 They did propose a separate fee. Right now,
9 the rental permit fee is 250 -- \$500. It's for
10 two years, so it's \$250. They propose a \$750
11 short-term rental fee, that you'd have to have a
12 regular permit and a short-term rental permit. So
13 those would be paying an Airbnb, so anybody
14 operating that would be paying \$1,000 a year.
15 They say there's about 40 of them in the Village.
16 Forty thousand dollars could help put the
17 additional money we need in into Code Enforcement
18 and everything else to try to do that.

19 He also did mention that they're glad that
20 we're stepping up the inspections, because he's
21 had a lot of people that said, "I want my place
22 inspected, I want to get this taken care of." And
23 we really put a push on Greg. You know, actually
24 we told him, you know, we need to do five a week,
25 and he did six this past week, he's got seven

1 scheduled for next week, just to get the backlog
2 to get these things going. Once we got word that
3 can do it, we weren't waiting for Andrew to do it.
4 We've stepped that up, and he's done quite a few
5 over the past couple of week.

6 What else was there? That was basically it.
7 I mean, everything we had, the same thing, you
8 know, the owner-occupied, the -- if you have a
9 full-time rental in the place, in a two-family
10 house, that's everything that we had in the
11 original law. This just kind of codifies it.
12 They felt that it was -- the two -- staying a
13 14-day minimum was up to interpretation, that the
14 lawyers felt that that happened elsewhere, and
15 they were uncomfortable with that, they'd rather
16 see number of days put in.

17 His feeling, from the meeting I had with
18 him, we met for over an hour, and had been
19 previous, I mean, ongoing discussions, I talked to
20 him again this morning, that if we modify the law
21 to include these changes, which it's similar to
22 little -- it gives them a little more than what
23 they had under what we had written before, that
24 95% of the people would not end up going and suing
25 us over the law. Not that that's a threat or

1 anything, but, you know, we knew it happened in
2 Southold Town, it happened on Shelter Island, it's
3 happened elsewhere. You pass the law as it was,
4 that somebody -- the two attorneys that were here
5 said you're just going to end up being sued.

6 They had asked for the grandfathering, and
7 grandfathering was not something that anybody was
8 comfortable with. It would be a case-by-case
9 basis, but not saying that everybody that has one
10 now is allowed to do it, because then my feeling
11 and the Attorney's feeling, that we have another
12 100 people saying, "Well, I was grandfathered, I
13 was doing it before either." So the
14 grandfathering was taken out of -- Pat Moore had
15 sent a letter and Brian had sent a letter both
16 asking for that. We told them that's not part of
17 the deal that we're going to put forward.

18 So, really, I mean, like I said, we got this
19 late in the day. The Clerk cleaned it up, you
20 know, typos and everything else. I do have a
21 proposal for that. It's really a matter do we
22 want to look at this, you know, not schedule a
23 hear -- I mean, not schedule a vote for next week,
24 review this, look at it. And I think, in the long
25 run, it's going to be a better law. It's going to

1 be something that everybody -- not everybody's
2 going to be happy with now whatever law we have,
3 but I think it meets both sides together. And if
4 90% of the Airbnb people are comfortable with
5 these changes, it brings more revenue in for us to
6 enforce this when it all goes into effect. It
7 could be a compromise. But it really, as I told
8 Brian, it's up to the Board. It's not
9 something -- I met with him and said if everybody
10 being there, and he had met with all the others,
11 and that's the consensus that he came to me with
12 on Saturday afternoon.

13 So the Board's feeling?

14 TRUSTEE PHILLIPS: Well, I also had a -- you
15 and I -- unfortunately, I had to get off the
16 phone, but there was some -- and I had this
17 discussion with Paul with dealing with the
18 apartments that are downtown in the Waterfront
19 Commercial District and the CR. I mean, they have
20 to apply for a rental permit.

21 MR. PALLAS: Yes.

22 TRUSTEE PHILLIPS: So the language is a
23 little gray. We need to maybe tighten it up. If
24 we're -- if we're going to be contemplating that
25 change of the number of days, I think we need to

1 Look at the definitions and make sure that we're
2 not getting ourselves where the grandfathered
3 apartments that are in the CR District and the
4 Waterfront District, are they -- I mean, are we
5 going to allow them to be Airbnb -- I mean,
6 short-term rentals? Do they fall into that
7 category? Or are we going to enforce the fact
8 that they need to be, as some part of the code
9 says, year-round apartments?

10 TRUSTEE ROBERTS: If you're talking about
11 grandfathering Waterfront -- excuse me. If you're
12 talking about grandfathering Waterfront
13 Commercial, you're talking about artist lofts,
14 right?

15 TRUSTEE PHILLIPS: Well, that, yeah.

16 TRUSTEE ROBINS: Yeah.

17 TRUSTEE PHILLIPS: That's a gray area.

18 TRUSTEE ROBERTS: There's no residential.

19 TRUSTEE ROBINS: There's no residential
20 right now.

21 TRUSTEE ROBERTS: There's no residential
22 allowed in Waterfront Commercial in the code.

23 TRUSTEE PHILLIPS: But there's --

24 MAYOR HUBBARD: Well, prior to 2002 --

25 TRUSTEE PHILLIPS: Two.

1 MAYOR HUBBARD: -- anything that was there
2 at that time -- there's stores that had apartments
3 upstairs --

4 TRUSTEE PHILLIPS: Upstairs.

5 MAYOR HUBBARD: -- that weren't --

6 TRUSTEE PHILLIPS: Artist lofts.

7 MAYOR HUBBARD: -- artist lofts. They had
8 been there for --

9 TRUSTEE ROBERTS: Oh, right.

10 TRUSTEE PHILLIPS: They had been for -- no.
11 They were there already before 2002.

12 TRUSTEE ROBERTS: Right. The law was passed
13 in '02, so anybody who was there --

14 TRUSTEE PHILLIPS: Two thousand -- right.

15 TRUSTEE ROBERTS: -- is actually
16 grandfathered.

17 TRUSTEE PHILLIPS: Yes, that's what I'm
18 saying.

19 MAYOR HUBBARD: Yes.

20 TRUSTEE ROBERTS: Right.

21 TRUSTEE PHILLIPS: So it's a gray area.

22 MAYOR HUBBARD: They have an apartment.
23 They were allowed the apartment. When the code
24 was changed to create the artist lofts, if anybody
25 had an apartment above their store, they were

1 allowed to keep that.

2 TRUSTEE PHILLIPS: So where are we fitting
3 that into the -- I mean, they have to apply for a
4 rental permit.

5 TRUSTEE ROBERTS: But that says -- I'm sorry
6 to cut you off.

7 TRUSTEE PHILLIPS: That's okay.

8 TRUSTEE ROBERTS: But that law, if I
9 remember correctly, I'll look it up, says it must
10 be year-round. So my feeling on that is that we
11 don't leave the law as is.

12 TRUSTEE PHILLIPS: But we say mixed -- but
13 we say mixed use in the definition here. That's
14 why I'm saying, someone is going to say mixed use
15 is a retail store downstairs and an apartment
16 upstairs.

17 TRUSTEE ROBERTS: I see what you're saying.
18 So the two, the language in -- we have to pick one
19 direction or the other and then tighten up the
20 language.

21 TRUSTEE PHILLIPS: That's what I'm saying.

22 TRUSTEE ROBERTS: And my strong opinion is
23 that we leave the Waterfront Commercial code as is
24 and fix this law --

25 TRUSTEE PHILLIPS: I'm not --

1 TRUSTEE ROBERTS: -- to take out the mixed
2 use for Waterfront Commercial.

3 MAYOR HUBBARD: Well, if they're
4 grandfathered prior to 2002, then they had to be
5 year-round rentals --

6 TRUSTEE ROBERTS: Right.

7 MAYOR HUBBARD: -- and they should stay as
8 that.

9 TRUSTEE ROBERTS: And they should stay as
10 such.

11 TRUSTEE PHILLIPS: Right.

12 TRUSTEE ROBERTS: Or --

13 TRUSTEE PHILLIPS: But I think --

14 MAYOR HUBBARD: They already got one
15 grandfathering. We can't, you know, do something
16 else. But if that's what --

17 TRUSTEE PHILLIPS: Right.

18 MAYOR HUBBARD: That's -- they already got
19 that, they're exempt, and they have to stay as
20 year-round rentals, and that's what the code says.

21 TRUSTEE PHILLIPS: But I think we just need
22 to make sure that the language that we have here
23 is clear to that, because --

24 TRUSTEE ROBERTS: Doesn't automatically make
25 STR legal in WC.

1 TRUSTEE PHILLIPS: Right. That's why I just
2 said --

3 TRUSTEE ROBERTS: Yeah, I don't want that at
4 all.

5 MAYOR HUBBARD: Right.

6 TRUSTEE PHILLIPS: Well, that's -- but when
7 you get to the word "mixed use" in here in the
8 definition --

9 TRUSTEE ROBERTS: I follow you, yup.

10 TRUSTEE PHILLIPS: -- it could raise
11 interpretation questions. It says here,
12 "Residential property which is zoned for
13 residential use, or that portion of a mixed use
14 property which is a residential use." Okay? You
15 see what I'm saying?

16 TRUSTEE ROBERTS: Yup.

17 TRUSTEE PHILLIPS: We need to tighten that
18 up somehow.

19 TRUSTEE ROBERTS: And I think the CR code,
20 also the residential above retail also requires
21 year-round, if I'm not mistaken, but Joe needs to
22 look at all of this.

23 MAYOR HUBBARD: Right.

24 TRUSTEE PHILLIPS: So I think that's
25 something that we need to -- you know, if we're --

1 if we're contemplating holding off to discuss
2 this --

3 MAYOR HUBBARD: Well, yeah. I mean, if
4 we're going to do with the new one, then it's
5 going to mean another public hearing and
6 everything else. It's going to -- you know,
7 because you're changing the law, you know, you'd
8 have to have another public hearing on it.

9 TRUSTEE ROBERTS: Well --

10 TRUSTEE PHILLIPS: It's a massive -- it's a
11 drastic -- I mean, it's a major change.

12 CLERK PIRILLO: It's a substantive change.

13 TRUSTEE PHILLIPS: It's a substantive
14 change.

15 TRUSTEE MARTILOTTA: My question would be,
16 by adding these -- essentially, right, if I'm
17 reading this right, nine extra rentals per year,
18 and they're saying that makes this financially
19 viable? I'm a little -- I'm a little curious as
20 to how --

21 TRUSTEE PHILLIPS: They came up with the
22 days?

23 MAYOR HUBBARD: Their -- the attorneys that
24 were working with the group felt the 14-day
25 minimum as a rental would never work. But with us

1 putting in a 14-day minimum, we said -- I mean, I
2 said it at a meeting, you're allowed 26 rentals a
3 year, because that's the 14-day minimum. And they
4 say that's -- there's too much interpretation on
5 that, and said almost all their rentals, as
6 everybody spoke up, that nobody does 14 days.
7 Even when I go on vacation, I don't do 14 days, I
8 do a week --

9 TRUSTEE MARTILOTTA: Sure.

10 MAYOR HUBBARD: -- if I can, or five days,
11 or whatever. So to make it fit the mode better,
12 putting 35 rentals, they could -- some could be a
13 week or two, but most of those people aren't, most
14 of them. So you're giving nine extra rentals
15 allowed, but it's not saying a 14-day minimum.

16 TRUSTEE MARTILOTTA: Because, really, this
17 makes me think like two things. So they said that
18 most people won't sue us, which I'll assume is a
19 good thing, but we've seen these lawsuits in
20 Southold, in the Hamptons, and they've lost all of
21 them, as far as I'm --

22 TRUSTEE ROBERTS: Right.

23 TRUSTEE MARTILOTTA: As far as I'm tracking.

24 TRUSTEE ROBERTS: And this is a more
25 permissive -- the draft as is is a more permissive

1 law than the ones that have already won in court.

2 TRUSTEE MARTILOTTA: Because I -- and, you
3 know, I -- if you sent it out, I didn't read
4 anything this afternoon.

5 MAYOR HUBBARD: No, I didn't. I got copies
6 of it this evening. We -- I got it from the
7 Village Attorney at 2:30 today.

8 TRUSTEE MARTILOTTA: Sure.

9 MAYOR HUBBARD: Paul and Sylvia reviewed it
10 with me. They did some typos, they changed it and
11 everything else. When I got here this evening, I
12 was handed a copy of the draft.

13 TRUSTEE MARTILOTTA: Sure. And I -- you
14 know, I don't think anybody's goal here was -- in
15 doing this was to hurt anybody who's doing
16 short-term rental, right? That's not our goal,
17 but it was to protect housing.

18 MAYOR HUBBARD: Uh-huh.

19 TRUSTEE MARTILOTTA: So, really, my question
20 is, if we change it from 26 two-week rentals,
21 which at least to me seems as fairly defensible in
22 court, at least it has been in every other town
23 where it's been tried, we make it 35 rentals at a
24 different length of rental, or however you
25 properly say that --

1 MAYOR HUBBARD: Right.

2 TRUSTEE MARTILOTTA: -- is that then going
3 to -- is that going to accomplish what we
4 originally set out to do?

5 MAYOR HUBBARD: Well, the feeling --

6 TRUSTEE MARTILOTTA: That's really my
7 concern. I don't know.

8 MAYOR HUBBARD: But the feeling of that
9 group, and speaking with the Village Attorney on
10 it and everything else, basically, the 35 rentals,
11 yes, we're saying 105 days, it could be 130 days,
12 or whatever.

13 TRUSTEE MARTILOTTA: Sure.

14 MAYOR HUBBARD: But it's not unlimited. So
15 an investor's not going to buy a place here to
16 turn it into an Air -- I mean, a -- yeah, Airbnb
17 knowing he can only rent it out a certain portion
18 of the year.

19 TRUSTEE MARTILOTTA: Okay.

20 MAYOR HUBBARD: And 17 weeks, you know, if
21 you do 35 by weeks, then you got 17 weeks, which
22 is four months that you can't rent the place out.

23 TRUSTEE MARTILOTTA: Okay.

24 MAYOR HUBBARD: So you've got no income on
25 it. We felt that would be a deterrent to somebody

1 that's going to buy a place strictly as just a
2 management company running it and doing it as just
3 an investment, because they're not going to be
4 able to do that. That's --

5 TRUSTEE MARTILOTTA: Just for the counter, I
6 would bet that they're all empty for four months a
7 year in the winter.

8 TRUSTEE PHILLIPS: Yes, most of them are
9 empty in the -- in the winter.

10 TRUSTEE MARTILOTTA: The only thing --

11 TRUSTEE PHILLIPS: At least from what I
12 observed in that space. But --

13 TRUSTEE MARTILOTTA: Again, I'm not --
14 please, I'm not -- I have read it, and I just --

15 TRUSTEE ROBERTS: Yup.

16 TRUSTEE MARTILOTTA: As we were going
17 through this, that to me struck me immediately,
18 they're already empty.

19 TRUSTEE ROBERTS: Okay.

20 TRUSTEE PHILLIPS: Well, you --

21 TRUSTEE MARTILOTTA: I could play basketball
22 in the middle of my street in January.

23 TRUSTEE PHILLIPS: What really struck me,
24 and it's just a trivia point of information, but
25 we issue -- we have 1,094 tax map numbers, okay,

1 in the Village of Greenport.

2 TRUSTEE MARTILOTTA: Yeah.

3 TRUSTEE PHILLIPS: We have 63 exempt
4 properties that we do not issue tax bills for,
5 okay? So by the time you subtract that out and
6 you take out roughly 116 commercial properties,
7 the Village of Greenport's housing stock is really
8 only 925 properties

9 TRUSTEE MARTILOTTA: Yeah.

10 TRUSTEE ROBERTS: Yeah.

11 TRUSTEE PHILLIPS: And when you start
12 putting that into perspective of the number of
13 houses, it's not going to affect -- and, Julia,
14 maybe I'm wrong, but it goes on supply and demand.
15 And there hasn't been a transfer in the Village of
16 Greenport tax map in almost three weeks now. I
17 haven't seen one in the paper for a transfer. So
18 houses are not selling.

19 TRUSTEE ROBINS: Oh, I stand --

20 TRUSTEE PHILLIPS: But they're selling,
21 selling, but they're not -- they're not posted
22 yet.

23 TRUSTEE ROBINS: They haven't been any --
24 well, yeah, there are, there are transactions
25 going on.

1 TRUSTEE PHILLIPS: But, in the meantime, you
2 know, when you put that in perspective to how many
3 rents, short-term rentals that we have, supposedly
4 roaming around with the number, that's --

5 TRUSTEE MARTILOTTA: What was the number you
6 had?

7 TRUSTEE PHILLIPS: Seventy something.

8 TRUSTEE ROBERTS: My number was 62. And my
9 methodology, which I posted online, but a great
10 Greenport High School kid, by the way, who's what,
11 senior year, Isabelle?

12 TRUSTEE MARTILOTTA: Junior.

13 TRUSTEE ROBERTS: Yeah. Just came and did
14 an internship with me. I want to give a shout-out
15 to Isabelle Simon for doing this.

16 The method we used was she went on both
17 sites, Airbnb, HomeAway. HomeAway and VRBO are
18 the same, I guess, now. And we searched for a
19 random weekend in February, not President's Day.
20 And it was July when we did it, so we figured we
21 would get the highest number of possible hits,
22 because everyone's desperate to -- not desperate,
23 but I figured that was a time when you'd see stuff
24 available, six months in advance, and people would
25 be glad to rent their home then. We came up with

1 62 properties. We checked it against the actual
2 map, because some people, and quoting this, they
3 want to make the seem -- the problem seem, you
4 know, bigger than it is. They say we have 300
5 properties. In 11944 there may be 300 properties,
6 but that includes places far from here.

7 So in the village, we counted 62 properties,
8 and I went over each property to make sure that
9 she had the map right, you know, and that was last
10 summer. We got an affidavit from some guy in
11 Brooklyn who swears up and down that in his
12 search, he only found 42. No one knows who this
13 person is. This person I don't think lives here
14 or understands our village, and who know. And who
15 knows if he was searching for a weekend in August.
16 That's going to -- the numbers are going to come
17 up differently, especially if it's two weeks from
18 now.

19 So just I don't know. You know, maybe we
20 screwed up, but I feel like our number was pretty
21 solid at the time, and I, you know -- and we were
22 counting rental units, too, not properties. So
23 maybe their number didn't count all the
24 two-families.

25 TRUSTEE PHILLIPS: But, as I said, it's --

1 MAYOR HUBBARD: Okay.

2 TRUSTEE PHILLIPS: It was an interesting
3 piece of trivia.

4 TRUSTEE ROBERTS: His number's sound right.

5 TRUSTEE ROBINS: I don't think we need to
6 revisit it. I mean, I -- the law that we have
7 drafted right now, I think it's adequate. I --
8 you know, I'm going to support this law. I'm not
9 sure if it's going to achieve everything we want,
10 but I definitely think, you know, that, you know,
11 as a Board, I think we have to show the community
12 that this is important to us and that we -- you
13 know, we have their backs.

14 There will continue -- I think the two-week
15 minimum is the simplest, cleanest bill, you know,
16 that we can pass and -- but, that being said,
17 there are -- I think there are two-week rentals
18 happening in the village now, you know, and people
19 are going to continue to do that. I mean, it's
20 not going to change the fact that you have
21 somebody next door that you don't know, or that,
22 you know, you have unoccupied houses during the
23 winter. I mean, I have several on my block, we
24 all do. They will continue to be second homes by
25 people who don't live here year-round.

1 I don't think we're going to be able to
2 increase this. I hope maybe this law will bring
3 some additional housing stock for local people,
4 but the prices of rents are very high right now.
5 So I think this is a good intent on the part of
6 the Board, so that's why I'm going to support it.
7 I don't think we should revisit it again. I'm
8 prepared to vote on it as is.

9 TRUSTEE MARTILOTTA: When would you need to
10 know? Just because I haven't read this yet.

11 TRUSTEE PHILLIPS: Yeah, we haven't read
12 what you have.

13 TRUSTEE MARTILOTTA: You know, like --

14 TRUSTEE ROBERTS: Well --

15 TRUSTEE MARTILOTTA: I feel like I'm asking
16 these questions just because they popped in my
17 head --

18 MAYOR HUBBARD: Right.

19 TRUSTEE MARTILOTTA: -- as we're speaking,
20 but I haven't read it.

21 MAYOR HUBBARD: Yeah, well --

22 TRUSTEE MARTILOTTA: I feel bad.

23 (Laughter)

24 MAYOR HUBBARD: But nobody has because it
25 wasn't available, it just got written today. I

1 mean, the basic -- the idea is if we're going to
2 vote on it, we had the public hearing, we closed
3 it, and next step is for us to have a discussion
4 and schedule a vote.

5 TRUSTEE MARTILOTTA: Okay.

6 TRUSTEE PHILLIPS: Because we have six days.

7 MAYOR HUBBARD: Right.

8 TRUSTEE ROBERTS: Right.

9 MAYOR HUBBARD: If we go, if we go and want
10 it changed to the other, then we have to go and
11 issue it to the public, schedule another public
12 hearing on the revised law, because we're actually
13 changing the structure of the law.

14 TRUSTEE ROBERTS: So that hearing would be
15 the Monday after Thanksgiving.

16 CLERK PIRILLO: Twenty-sixth.

17 TRUSTEE ROBERTS: And then, then we would
18 have work session in December, and we'd vote on
19 this during the school Christmas break, or you'd
20 postpone it until January or something.

21 MAYOR HUBBARD: Okay.

22 TRUSTEE ROBERTS: Right.

23 TRUSTEE MARTILOTTA: So --

24 TRUSTEE ROBERTS: Which I might ask you to
25 do, because it's the school Christmas break.

1 (Laughter)

2 MAYOR HUBBARD: Okay.

3 TRUSTEE PHILLIPS: Can I just -- can I
4 just --

5 TRUSTEE MARTILOTTA: I'm with Julia in that
6 I like, I very much like the law that was written,
7 but I also don't want to -- I haven't read it. I
8 just don't want to say no to you.

9 MAYOR HUBBARD: Well, I mean, I gave you the
10 general gist of what the group of people that have
11 the Airbnbs that were here at the meeting, they
12 all spoke and we listened to everybody.

13 TRUSTEE MARTILOTTA: Sure.

14 MAYOR HUBBARD: And you heard what everybody
15 said, you know, had their feelings on it. They
16 came to me with a compromise from the public
17 hearing of what they thought was doable. And I
18 told them, "I'll listen to you, I'll bring the
19 information to the Board," which I did, and now --

20 TRUSTEE MARTILOTTA: Okay. I see where
21 you're going.

22 MAYOR HUBBARD: Now it's up to the Board
23 whether we want to revisit it, or if we want to
24 just go forward with what we already had the
25 public hearing on and vote that up or down, and

1 let the cookies --

2 TRUSTEE PHILLIPS: Let me ask the
3 question --

4 MAYOR HUBBARD: -- land where they are.

5 TRUSTEE PHILLIPS: -- clarifying the
6 commercial, you know, the one definition, is that
7 going to be a substantive change, or is that going
8 to be a minor one?

9 TRUSTEE ROBERTS: That's an amendment to
10 strike.

11 TRUSTEE PHILLIPS: Well, it has -- okay.

12 TRUSTEE ROBINS: Ask Joe that.

13 TRUSTEE PHILLIPS: That's a Joe question.
14 Is the definition -- you know, dealing with the
15 Commercial C -- the Waterfront Commercial
16 grandfather departments, and in the definition
17 here cleaning this up, is that going to be a major
18 change, or is that going to be -- we don't know.

19 MR. PALLAS: I suspect that Joe would think
20 that that's a material change, because --

21 TRUSTEE PHILLIPS: A material change.

22 MR. PALLAS: I would suspect so, yes --

23 TRUSTEE PHILLIPS: Okay.

24 MR. PALLAS: -- because you're affecting a
25 block of people that are rental units, as opposed

1 to --

2 TRUSTEE PHILLIPS: So we need to hear from
3 him on that.

4 MR. PALLAS: As opposed to language changes.

5 TRUSTEE PHILLIPS: So we really need to hear
6 from him on that, correct?

7 MR. PALLAS: For that one item, I would say
8 yes. If that's what you're looking to change,
9 yes.

10 TRUSTEE ROBERTS: You're allowed to offer an
11 amendment?

12 TRUSTEE PHILLIPS: We need clarification.

13 TRUSTEE MARTILOTTA: Yeah, we could offer an
14 amendment.

15 TRUSTEE ROBERTS: Amend the law.

16 MAYOR HUBBARD: But the code already states
17 Waterfront Commercial, if it's grandfathered
18 before 2002, can only be year-round. The code
19 states that, so, you know, we're not changing
20 anything, we're just -- that's what the code
21 states.

22 TRUSTEE PHILLIPS: No. But it says here in
23 mixed use, I mean --

24 TRUSTEE ROBERTS: Right, but you would
25 just --

1 TRUSTEE PHILLIPS: That's -- I'm asking the
2 question.

3 TRUSTEE ROBERTS: I understand, I'm sorry.

4 TRUSTEE PHILLIPS: You know, is that --

5 MR. PALLAS: Whether the -- which one would
6 supersede, that, again, that would have -- I can
7 get Joe to clarify that.

8 TRUSTEE ROBERTS: My thinking is that, you
9 know, again we'll ask Joe, but this happens all
10 the time in Legislative bodies. You offer a
11 motion to amend, and I strike these words, someone
12 seconds, you discuss it, you vote, then you vote
13 on the amendment.

14 CLERK PIRILLO: That works for a resolution.
15 I'm sorry, I apologize. That works for a
16 resolution, not for -- not for changing a proposed
17 Local Law.

18 TRUSTEE ROBINS: It's a new law, yeah.

19 CLERK PIRILLO: That's proper in a
20 resolution. This is -- this is changing --

21 TRUSTEE PHILLIPS: A Local Law.

22 CLERK PIRILLO: -- a Local Law.

23 TRUSTEE ROBINS: Proposed law.

24 TRUSTEE MARTILOTTA: Well, we could, though,
25 if I'm correct, we could change the Local Law and

1 then have a hearing on that one piece, correct?

2 TRUSTEE PHILLIPS: That's what I'm saying.
3 We need to find out.

4 TRUSTEE MARTILOTTA: So like review the law
5 and then follow up with the second and tighten the
6 language.

7 TRUSTEE ROBERTS: Yeah.

8 TRUSTEE MARTILOTTA: Oh, I thought you were
9 saying put the whole thing backwards. I
10 apologize.

11 TRUSTEE PHILLIPS: No, I'm just -- it needs
12 to get --

13 TRUSTEE ROBINS: That's the one thing.

14 TRUSTEE PHILLIPS: It needs to get --

15 TRUSTEE MARTILOTTA: I apologize.

16 TRUSTEE PHILLIPS: There needs to be a
17 clarification. I was just trying to --

18 TRUSTEE MARTILOTTA: I misunderstood, I
19 apologize.

20 TRUSTEE PHILLIPS: Yeah. No, that's okay.
21 I'm getting tired. I've been up for a while,
22 that's the thing.

23 TRUSTEE ROBERTS: If I may, a few things on
24 this proposal.

25 I don't like that it's a -- I'm concerned

1 that it's a new structure that hasn't been tested
2 in court, to my knowledge, in New York or on Long
3 Island. So it's great to say we like this new
4 structure, but there's been no lawsuit that's been
5 won so far with this new structure.

6 And, secondly, the thing that's really
7 concerning to me is so were all three attorneys
8 there?

9 MAYOR HUBBARD: No. I met with one
10 gentleman.

11 TRUSTEE ROBERTS: You met with one guy?

12 MAYOR HUBBARD: Yes.

13 TRUSTEE ROBERTS: Oh, well --

14 MAYOR HUBBARD: I said that at the --

15 TRUSTEE ROBERTS: Does anybody -- does
16 everybody --

17 MAYOR HUBBARD: I said that right at the
18 beginning.

19 TRUSTEE ROBERTS: I'm sorry. I thought he
20 was representing everyone.

21 MAYOR HUBBARD: He talked to everybody that
22 spoke at the public hearing, and they know
23 everybody that's in this group, or whatever. He
24 spoke to all of them and he said 95% of everybody
25 he spoke to, and he said he spoke to everybody

1 that has one in Greenport, that's -- that was
2 their consensus. But I met with one person,
3 that's all.

4 TRUSTEE ROBERTS: Okay.

5 MAYOR HUBBARD: The other people who haven't
6 legally retained Pat Moore or Salem Katsh, they
7 were just -- they've had discussions with them,
8 that if they're going to sue, that's whose going
9 to be their lawyer.

10 You know, we talked about the, you know,
11 occupancy tax and everything else. That's
12 something I know you asked Joe about earlier this
13 year. It's not -- this week. That's something
14 that -- not something that we can do.

15 TRUSTEE ROBERTS: Yeah.

16 MAYOR HUBBARD: So their compromise to that
17 was charge us the full --

18 TRUSTEE ROBERTS: The fee, sure.

19 MAYOR HUBBARD: "We'll pay the \$750 fee,"
20 which would be part of what we would be getting if
21 we did the occupancy tax on it.

22 TRUSTEE MARTILOTTA: Sure.

23 MAYOR HUBBARD: That was just, you know --

24 TRUSTEE ROBERTS: Okay. Thanks, yeah. So
25 that -- so the point I want to make on that is

1 that, you know, people will tell you whatever they
2 want sometimes when they're in your face, but, you
3 know, that doesn't -- there's nothing -- we could
4 make these changes, push this out two or three
5 months, people still might decide to sue us.
6 That's going to be their individual decision. I
7 think --

8 MAYOR HUBBARD: Of course.

9 TRUSTEE ROBERTS: I think it's time for us
10 to stand up and go with our convictions, and do
11 what the village residents want us to do, which is
12 to do something. We heard that a lot from
13 everybody.

14 TRUSTEE PHILLIPS: Yes.

15 TRUSTEE ROBERTS: And, you know, these are
16 changes that we can make later on. We can amend
17 this later on, but I think -- and I want to say,
18 again, this is the most permissive short-term
19 rental code on the East End of Long Island. If
20 people want to rent every day to different people,
21 they may do so if they're in one of the many
22 two-family homes we have in the village.

23 The whole village, except for, you know,
24 like 20%, I think, of the residential area is
25 zoned two-family. You know, and I'm -- somebody

1 might say, "Well, I don't want to convert my home
2 to two-family," and then I say, "Well, then per
3 our zoning code, then you have to follow the
4 14-day thing." If you want to rent as many times
5 as you'd like, convert a bedroom, get a kitchen in
6 there, go to two-family. We have a process for
7 doing that.

8 And, you know, like there are things that
9 all of us -- you know, I've got a rotting wall in
10 my house that I have to deal with. It's going to
11 cost me some money. I don't want to deal with it.
12 But, guess what, if I let the wall rot out, at
13 some point, somebody's going to be riding their
14 bike by and go, "Hey, Roberts has a rotting wall,
15 I'm going to call in a Code Enforcement thing on
16 him," then I'm going to be forced to do it.
17 That's part of life.

18 To maintain the code of the community you
19 live in or that you own a home in, you sometimes
20 have to spend money to do stuff to your house,
21 especially if you're pulling in 50, 60, 40 grand a
22 year on revenue. I mean, that's -- if it's -- all
23 the comments we heard were about this is going to
24 hurt our ability to afford this, or hurt our
25 revenue, or hurt whatever, and it was all revenue,

1 revenue, revenue. And then you'll be -- then the
2 people come back and they put revenue into the
3 village. And when you talk revenue, revenue,
4 revenue, that's a business. So if you've got a
5 business and -- you know, like let's say you own a
6 power plant, and then a government municipality
7 tells you you can no longer spew, you know, these
8 kinds of fumes, you have to upgrade your power
9 plant to make it fit the new code. That's what
10 this is.

11 So people can rent every day if they want
12 and we're going to be -- we're still going to have
13 more STRs than any other community out here
14 because of this, I think, very permissive law that
15 allows unlimited if you're two-family.

16 And the most important thing in this law for
17 me, which is why I want to go forward and vote on
18 it, and I hope everyone agrees, is that it incents
19 people who want to rent STR to just take a small
20 hit, because we all know that a year-round renter
21 can't produce the same revenue as a short-term
22 rental unit, but take a small hit. I don't know
23 what those numbers are. Some say it's 10%, 20%,
24 30%. Even if it's 40%, take a small hit and put a
25 local resident in one of those units and rent out

1 the other one short-term. And then you can
2 probably increase your short-term revenue, because
3 you can do more frequent renting, now that you've
4 got someone who's renting year-round or who lives
5 there full-time.

6 So that's I think the most creative thing
7 that you've put into this law, Mayor, and I want
8 to support you on it, and let's rock and roll.

9 MAYOR HUBBARD: Okay. So the consensus of
10 the Board is to go ahead and we're going to vote
11 on the law as written --

12 TRUSTEE MARTILOTTA: I'm in.

13 MAYOR HUBBARD: -- on this public hearing.
14 Okay. That will be on the agenda for next week.

15 Okay. And just as a disclaimer on that,
16 people wanted to meet with me. This is not
17 something that I proposed.

18 TRUSTEE MARTILOTTA: Oh, no.

19 TRUSTEE PHILLIPS: No, no, no.

20 MAYOR HUBBARD: You know, I just -- you
21 know, people, you know, "Can you get together, can
22 we talk," and everything else.

23 TRUSTEE ROBERTS: And it's good of you to
24 do it.

25 MAYOR HUBBARD: So I did the paperwork to

1 try to do that. That's part of my responsibility
2 of what I try to do. You know, I'm not on one
3 side or the other, I listen to everybody. I spend
4 a lot of my own time, you know, doing this stuff.

5 TRUSTEE MARTILOTTA: You do, you do.

6 MAYOR HUBBARD: So I just -- I'm not pushing
7 or condoning either, and I was very clear when I
8 told them that. It's not my law, it's the Board,
9 the Board's going to vote on it. But I just
10 wanted everybody just to understand that.

11 TRUSTEE MARTILOTTA: Sure, awesome.

12 MAYOR HUBBARD: It's not something, I'm
13 trying to change everybody's mind and do something
14 different.

15 TRUSTEE PHILLIPS: No. He --

16 TRUSTEE ROBINS: We understand you're the
17 messenger, George, we got it.

18 MAYOR HUBBARD: Well, yeah.

19 (Laughter)

20 MAYOR HUBBARD: They came and they wanted to
21 talk to me. He says, "I'm representing 30 people,
22 we want to talk," and so I listened. That's --
23 you know, that's fine.

24 TRUSTEE PHILLIPS: He sent a variety of
25 emails. I know I received some. I don't know if

1 the rest of you did.

2 TRUSTEE ROBERTS: Yeah.

3 TRUSTEE MARTILOTTA: Yeah.

4 TRUSTEE PHILLIPS: So, I mean, it's not
5 something -- he's been discussing it and I think
6 it's --

7 MAYOR HUBBARD: Right.

8 TRUSTEE PHILLIPS: That's part of our
9 process, is to reach out to our -- you know, the
10 Mayor and the Board and put the suggestions
11 through. But I think, at this point, we have a
12 community that wants something done, and I think
13 that this is a start, and we should move forward.

14 MAYOR HUBBARD: Okay.

15 TRUSTEE ROBERTS: Yeah. I appreciate the
16 spirit of compromise from the gentleman, and maybe
17 this could happen later on. But, you know, we've
18 been talking about this for three years.

19 TRUSTEE PHILLIPS: Yeah.

20 TRUSTEE ROBERTS: So the time to bring these
21 ideas out would have been a little sooner.

22 MAYOR HUBBARD: Not a problem. Okay. It
23 will be on the agenda.

24 TRUSTEE MARTILOTTA: Cool.

25 MAYOR HUBBARD: Okay. Report of Committees.

1 Audit Committee we had to cancel, because
2 conflict of interest. It was my 25th Wedding
3 Anniversary. The Treasurer had to do it. We had
4 to switch days because it was Columbus Day
5 weekend, and whatever, so we did not have that.
6 And we have no other working committees right now.
7 Okay?

8 Report of Mayor and Trustees. We'll start
9 with Trustee Robins.

10 TRUSTEE ROBINS: Okay. The Carousel
11 Committee, not much to report, except progress on
12 paintings for the inner scenic panels. I believe
13 we already have four completed to date now, or did
14 you get another one, Sylvia?

15 CLERK PIRILLO: We have three completed to
16 date. You will -- you will see on the abstract
17 for this month the first of those payments, and we
18 have more coming.

19 TRUSTEE ROBINS: Okay. Yeah, those payments
20 will be going to Friends of Mitchell Park. Well,
21 we're paying the artists, and then Friends of
22 Mitchell Park will be reimbursed in the process
23 for that.

24 Anyhow, I think everybody's going to really
25 appreciate these paintings. They're more

1 traditional. What, about, two by --

2 CLERK PIRILLO: The size is more
3 traditional.

4 TRUSTEE ROBINS: The size is traditional. I
5 think that they may be more marketable. So when
6 they do go to sell the prints, which they
7 anticipate will probably be in the spring.

8 MAYOR HUBBARD: Okay.

9 TRUSTEE ROBINS: In May, or something like
10 that. But I think everybody's going to be very
11 pleased.

12 And I think that's another -- that Carousel
13 is just going to look fantastic. It's going to be
14 a real celebration of Greenport's history, you
15 know, so --

16 MAYOR HUBBARD: I look forward to seeing
17 them all.

18 TRUSTEE ROBINS: -- it's all good.

19 MAYOR HUBBARD: Okay.

20 TRUSTEE ROBINS: The BID had a meeting on
21 September 20th. Sarah Phillips, who was a former
22 Board member. Came in to present a list she
23 created of all the business entities in the
24 village and shared it with the Board.

25 The -- Jason Odell, the treasurer, reported

1 that the BID has received both of its 2018-19 tax
2 levies. One check was received in -- at the end
3 of July for \$41,615, and the balance of that was
4 received in -- at the end of September, \$6,649.40.
5 So that's their levy for the year.

6 The SOB0, Sidewalk Beautification Committee,
7 they said the planters are going to be changed
8 over from the summer to the winter seasonal plants
9 after Veterans Day. Still think those planters
10 are looking particularly lush this year. They're
11 a really beautiful asset to the village. But they
12 will be switching over to the seasonal winter
13 plants.

14 Kim Loper gave us prices on what they'll be
15 spending to a total of \$3,730, including \$800 for
16 Christmas decorations.

17 Kim Barbour from the Cornell Cooperative
18 Extension came to discuss this year's
19 Shellabration, which is going to be held the 1st
20 and 2nd of December. They've raised the price on
21 wristbands from \$25 to 30 through November 1st,
22 and \$30 after that. And there are also Sunday
23 tickets available. The event's limited to 1,000
24 participants. It's not a BID event, but it's
25 focused on the shellfish industry. And, you know,

1 the restaurants are all offering little samplers,
2 you know, with a wristband to come in and try
3 their seafood dishes, and a little bit of wine or
4 beer to go along with it, so. But the BID is
5 still in discussions on whether they're actually
6 going to make a financial contribution to that or
7 not.

8 The PRIDE Committee is working on the
9 Halloween Parade, preparations for that. I've had
10 several meetings, and I believe they're going to
11 help decorate the park. They've met with Clerk
12 Pirillo on that as well.

13 They are also going to begin working on
14 planning for Christmas. One of the projects
15 they're working on is enhanced lighting of trees
16 in the downtown Business District. That's been
17 discussed with Paul Pallas. There is actually a
18 contractor, Kloss (phonetic) Electric, I think,
19 who will be working with the BID to hopefully wrap
20 some of the trees with lights, you know, to really
21 add more pop and really light up the Village.
22 Everybody was so pleased with the Fire Department
23 and the parade last year, and they're hoping it's
24 going to be even better this year.

25 The SMILE Committee is the social media and

1 promotion committee. Drafting a letter -- Rich
2 Vandenburg is going to draft a letter that the
3 businesses that are not within the BID are going
4 to have to pay now to be on the BID website, which
5 was updated. If you haven't seen the new website,
6 very easy to navigate, very clear. You know,
7 continuing to update the description of all the
8 businesses. So the fee for businesses that aren't
9 in the BID would be \$365 a year, or \$1 a day,
10 basically, to be on their website.

11 They are -- have come to a decision on what
12 they call their Spotlight Campaign, where they're
13 highlighting and featuring various businesses in
14 the Village. I think if anybody follows them on
15 social media, it's Greenport --
16 #greenportvillagebid. You'll see a number of
17 photos out there now and featured businesses every
18 week.

19 And they -- they adopted a new slogan, "A
20 Reason for Every Season", which you'll see on all
21 of their posts as well.

22 The GATE Committee is the Government Action
23 Committee. We meet with Paul Pallas once a month.
24 A little thing that they've been working on and
25 now are installed are these medallions that are on

1 all the storm drains to show -- to remind people
2 that what goes down the drain goes into the bay.
3 That was something that Rich was pushing for quite
4 a while.

5 The lighting grant for the lighting on Adams
6 Street is still pending. It's kind of -- we
7 haven't discussed it again, but --

8 MR. PALLAS: Yeah. Well, I have some more
9 information, but I'll do that at the committee
10 meeting.

11 TRUSTEE ROBINS: We'll have another meeting.

12 MR. PALLAS: Yup.

13 TRUSTEE ROBINS: We have a meeting this
14 upcoming week on that.

15 We did -- the Board did have a little bit of
16 discussion on short-term rentals. You know, I've
17 been trying to get a consensus of Board Members on
18 that. It was kind of a mixed thing. But I think
19 all in all, the feelings of the members there was
20 that whatever we as a Board decide is what they're
21 going to support and promote. They want the
22 Village to be functional and working and looking
23 after everybody.

24 Tall Ships was mentioned, and that's all I
25 have to say, that there's nothing else happening.

1 And Tall Ships is when they come to the Village,
2 not the BID. But if Tall Ships wants to talk to
3 the Village about Tall Ships, they need to do
4 that.

5 So there was a request for funding from the
6 Greenport Fire Department for support for the
7 Christmas Parade, and the BID very graciously has
8 donated \$1200 to purchase toys and wrapping paper,
9 so --

10 MAYOR HUBBARD: That's excellent, that's
11 nice.

12 TRUSTEE ROBINS: I'd like to thank them and
13 make sure that they're recognized at the parade.

14 So that's it for me. Thank you very much.

15 MAYOR HUBBARD: Okay. Thank you. Trustee
16 Phillips.

17 TRUSTEE PHILLIPS: I attended the meeting
18 for the MS4 that was recently held in Riverhead.
19 And some of the points that came out of the
20 meeting, they are in now the process a new permit
21 process for MS4, the general permit.

22 We are under the classification of an
23 administrative closure, which means that because
24 the New York DEC lab cannot get to processing
25 water testing for pathogens in a variety of

1 different water bodies, because they don't have
2 the funding, and we only have one lab in the whole
3 State of New York can do that, they classified a
4 lot of bodies of waters as administrative
5 closures. They are now thinking of creating a
6 section on the general permit that will put this
7 off to the side, so that some communities will not
8 be required to do some of the testing and reports
9 that would be coming in the future, because
10 they're considering, or actually they're going to
11 be rescinding the TMDLs, as they call them, which
12 would completely pull Stirling Harbor out of the
13 MS4. But then the process with the DEC is that
14 they're going to come back with nitrate TMDL. So
15 there's some confusion, and, hopefully, the
16 language will be defined.

17 One of the biggest points that Michael
18 Collins from Town of Southold was making, along
19 with Jamie Richter, at the meeting, because
20 they're very well versed in MS4 rulings, is that
21 the whole goal was to have bodies of water that
22 would be able to be returned to shellfishing.
23 Stirling Harbor is never ever going to get to that
24 point, because with the current regulations for
25 harvesting seafood or harvesting clams, you can't

1 harvest within a certain number of feet of
2 marinas.

3 We have 596 boat slips in Stirling Harbor.
4 I doubt we're ever going to get back to that
5 point. But putting that onto the table, I think
6 it would be a great information source, and maybe
7 some collaborative effort between the Town of
8 Southold and the Village of Greenport, as some of
9 Stirling Creek is in the Town of Southold, to try
10 to get us removed from that listing completely.
11 There probably is more pushing out to do, since
12 the -- there are other communities on Long Island
13 who are in the same position. They even have
14 designated Long Island as completely different
15 from the rest of New York State with MS4, which is
16 a statewide permit.

17 So I would like to invite, or would like to
18 request to the Town Board that maybe Mike Collins
19 comes to one of our work sessions and discuss MS4,
20 and see if we could put together some type of a
21 joint effort to try once again to get us out of
22 it. I think it would be interesting.

23 I think the other Board Members, and you,
24 Mayor, would also especially find it interesting
25 to see how much effort is put in by a department

1 in Albany to deal with the environmental issues,
2 the pathogens, but not realize that municipalities
3 small as ours are put into a financial strain
4 because of it. So that's one of my suggestions.

5 I also attended the Transportation
6 Commission meeting for the past two months.
7 Nothing really pertaining to the village, other
8 than the continued discussion of the meeting that
9 was held with Senator LaValle, with New York State
10 DOT about the end of Main Street and Route 48.
11 That is still in the discussion stages as far as
12 there's still movement going on from Albany and
13 New York State DOT. They weren't very clear,
14 other than the fact that there has been some
15 movement on doing some actual studies to get it
16 sooner than the 2022 -- 20 --

17 MAYOR HUBBARD: 2022.

18 TRUSTEE PHILLIPS: 2022, yeah, was to move
19 it sooner than 2022. You may be hearing
20 something. I -- you know, as I said, there was
21 only a hint of a discussion, it wasn't made
22 official, okay? All right.

23 The other thing is I had an email from Lynn
24 Decker and Carole Myavec, and they kind of put
25 onto the table a situation that we are going to

1 have to deal with in the community with the buses,
2 the tour buses that apparently have found Broad
3 Street to be a very interesting corner of the
4 world to park while they have dropped off their
5 customers. I think we have plenty of time over
6 the winter to maybe think about finding a spot for
7 these buses to park, not on residential streets.
8 Maybe up on Moores Lane on the old fire -- the
9 fire trail -- the fire -- what is that called that
10 you guys used to have to do the races up at Moores
11 Lane?

12 MAYOR HUBBARD: Well, it was the fireman's
13 track, the racing track.

14 TRUSTEE PHILLIPS: The fireman's track,
15 right, or something. It's just they're not
16 against -- they're not against the tourism,
17 they're not against any of it. All they're saying
18 is they're seeing a potential problem that could
19 get worse as our community becomes more and more
20 inviting to a lot of more and more people. So
21 it's just a thought.

22 I think we should discuss it, you know, just
23 something, we need to do something with the tour
24 buses, because they -- I've heard lots of
25 complaints. It's not even Broad Street. I've

1 seen them parked down, way down at the end of
2 Third Street. I've seen them park in the hospital
3 parking lot periodically. I've seen them all over
4 the place, because they're looking for places.
5 But they are sometimes left unattended, and that's
6 another issue, but --

7 MAYOR HUBBARD: Okay. The village --

8 MR. PALLAS: We, when we get calls at
9 Village Hall, we do, if -- obviously, if Village
10 Hall is open and Greg's around, we do immediately
11 go and ask them to move, so they leave.

12 TRUSTEE PHILLIPS: Right, okay. Right,
13 but --

14 MR. PALLAS: If folks aren't calling us, we
15 don't know.

16 TRUSTEE PHILLIPS: No, they're not
17 complaining. They're just saying that they have
18 observed an issue that perhaps we should kind of
19 think about trying to alleviate and find a spot
20 for -- you know, charge them a fee for all I care,
21 but that's --

22 MR. PALLAS: I think we have directed them
23 to Moore's Lane in the past, so I --

24 TRUSTEE PHILLIPS: Okay.

25 MR. PALLAS: Just as information.

1 MAYOR HUBBARD: Yeah. A lot of it is on a
2 Sunday afternoon. When they need someplace to
3 park, they park in front of Mr. Roberts, they park
4 other places. The only thing you could do is we
5 have two designated bus stops. We have one down
6 in the parking lot, the Hampton Jitney lot, and we
7 have the one on First Street. You would just pass
8 a code saying that we want to change and make bus
9 parking up on Moore's Lane. You have your two
10 spots to drop off passengers, and use them, and
11 then park on Moore's Lane, not parking buses on
12 residential streets.

13 And it would be a simple code change, and
14 we'd just have to designate a spot up there, and
15 send a letter out to the 20 bus companies or the
16 limo companies, or whatever, saying we're not
17 going to allow this down in the village. And
18 there was one this past Sunday, so I just -- I saw
19 it, you know, parked on Third Street. But we
20 could easily just do that and make a spot up there
21 and say this is where buses go. You drop off at
22 one of these two designated spots, drop off your
23 passengers and go park up there and --

24 TRUSTEE PHILLIPS: Yeah, yeah.

25 TRUSTEE ROBERTS: Maybe a small sign as

1 you're coming in on the main thoroughfare on Front
2 and Main, you know, "No Buses Parked in the
3 Village", blah, blah, blah.

4 MAYOR HUBBARD: Right. And just, you know,
5 bus parking down there.

6 TRUSTEE ROBERTS: Yeah.

7 MAYOR HUBBARD: I mean, it's a very simple
8 thing to do. You just have a public hearing on
9 it, you designate a spot, and this is where we're
10 going to say you park your buses.

11 The hard part is a lot of times the TCOs are
12 downtown doing timed parking and everything else,
13 and the bus is parked up on Third Street, he
14 doesn't see it --

15 TRUSTEE PHILLIPS: Right. No, I know.

16 MAYOR HUBBARD: -- to get over to them while
17 they're doing it.

18 TRUSTEE PHILLIPS: Yeah.

19 MAYOR HUBBARD: And I understand, you want
20 to drop people in the middle of the Business
21 District, which is fine, but then just take the
22 bus out of -- out of the area.

23 TRUSTEE PHILLIPS: Right.

24 MAYOR HUBBARD: So we can discuss that for
25 next month, and, you know, schedule a public

1 hearing and just --

2 TRUSTEE PHILLIPS: Okay, great.

3 MAYOR HUBBARD: You know.

4 TRUSTEE PHILLIPS: Okay. I think that's
5 fantastic.

6 MAYOR HUBBARD: But we do have the two spots
7 where buses are allowed to drop off now. Just
8 have them drop them off there and then move on.

9 TRUSTEE PHILLIPS: I think that's pretty
10 much it for me.

11 MAYOR HUBBARD: Okay. Thank you. Trustee
12 Roberts.

13 TRUSTEE ROBERTS: A quick follow-up question
14 on your report, Trustee Phillips. The very tiny
15 parts of Stirling Creek are a part of -- Stirling
16 Creek is almost entirely village, right?

17 TRUSTEE PHILLIPS: Yes, but there's a tiny
18 portion that's the Town of Southold.

19 TRUSTEE ROBERTS: Like way up on the --

20 TRUSTEE PHILLIPS: Upper, yeah.

21 TRUSTEE ROBERTS: Upper north part, okay.

22 TRUSTEE PHILLIPS: Well, because you have to
23 realize Brewer and Stirling Harbor are not all in
24 the Incorporated Village waterfront.

25 TRUSTEE ROBERTS: Right, when you get to

1 their docks and stuff. All right. I just want to
2 make sure. Okay.

3 TRUSTEE PHILLIPS: All right.

4 MAYOR HUBBARD: The same also like Matassa's
5 wetland application.

6 TRUSTEE PHILLIPS: Yeah, Matassa's wetland.

7 MAYOR HUBBARD: Matassa's property.

8 TRUSTEE ROBERTS: Right, the upper corner
9 over there. I'm looking at the map. Okay. Thank
10 you.

11 MAYOR HUBBARD: The dock is in there. We
12 had the dock. The catwalk and everything else was
13 in the Town.

14 TRUSTEE PHILLIPS: Right.

15 MAYOR HUBBARD: So we had to get two
16 separate permits.

17 TRUSTEE ROBERTS: Got it.

18 MAYOR HUBBARD: So it --

19 TRUSTEE PHILLIPS: They have a very tiny
20 bit, but it's just enough to combine them with us.

21 TRUSTEE ROBERTS: Sure, okay. I understand
22 thanks. Okay. Thank you.

23 I'm pulling a Clerk. I have two walk-on new
24 things that I didn't put in my report, which,
25 also, I'm sorry, but I didn't make the deadline

1 last Thursday, it was also my anniversary.

2 The Turkey Trot organizers were thinking
3 they might have had to have been out of town, but
4 they're not, and they would like the resolution
5 again this year for the Turkey Trot.

6 CLERK PIRILLO: On which day?

7 TRUSTEE ROBERTS: On Thanksgiving morning, I
8 think starting at 8 o'clock, finishing up by 11.
9 Great.

10 And then I'm friendly with the Executive
11 Director of Save the Sound, Louise Harrison, and
12 she knows I'm kind of a nerd about Plum Island.
13 And she wanted me to make sure that -- she very
14 much wants the village represented at this. I
15 don't know if you got the invite in the Clerk's
16 Office, but there's a thing on November 6th for
17 Save the -- that Save the Sound in hosting about
18 sort of the future of Plum Island, and they want
19 the village in the conversation. And if it's all
20 right with you, I would love to go.

21 MAYOR HUBBARD: Yeah. I haven't seen an
22 invitation yet, so.

23 TRUSTEE ROBERTS: Okay. Okay.

24 MR. PALLAS: I haven't seen it.

25 TRUSTEE ROBERTS: Well, I'll get it and

1 forward it to you. I don't know. She called me
2 and said that, so I don't know. Anyway --

3 MAYOR HUBBARD: Okay.

4 TRUSTEE ROBERTS: -- if it's all right with
5 you, can I go? I'm just curious about it.

6 MAYOR HUBBARD: Sometimes I get 50 things a
7 day.

8 TRUSTEE ROBERTS: Right, same.

9 MAYOR HUBBARD: So I don't always -- I might
10 have just -- might have just been missed. I don't
11 remember seeing an invitation.

12 TRUSTEE ROBERTS: Yeah.

13 MAYOR HUBBARD: That's fine. How about just
14 resend it.

15 TRUSTEE ROBERTS: I could go and report back
16 to you, or, you know --

17 MAYOR HUBBARD: Yeah.

18 TRUSTEE ROBERTS: If you're all right with
19 it, I'd love to. I'm just -- it's something I'm
20 kind of passionate about. Thank you.

21 So we talked about sewer connection fees
22 and, you know, big -- I do think it's -- it
23 behooves us. Last month we said we should think
24 about the future of this, because there are going
25 to be more complex projects that come our way,

1 particularly with some of these kind of big
2 strategic waterfront properties that are currently
3 maybe underutilized, and what's coming next.
4 And, you know, this discussion of how to calculate
5 the fee when it comes to higher density
6 residential use I think is -- you know, I think
7 it's -- it comes up, because the code says one
8 thing and then we sort of interpret it. And so I
9 think for the next one, I think we should, you
10 know, obviously, continue as we are on everything
11 that's happening now.

12 I just went and tried to pull some
13 information from other places about how they
14 handle this. So, you know, in no sort of --
15 there's no -- necessarily not any science to this.
16 I found this town in a city in New Hampshire that
17 has a much lower connection fee, but they have a
18 nice little process here where you basically --
19 you pay to get -- you have to pay the municipality
20 to get a study done on whether you can or cannot
21 hook up. So the municipality collects money up
22 front before there's a hookup, and, you know,
23 there's sort of a fee based on usage.

24 And then this county out in Arizona has --
25 it's a very long document. If you get the digital

1 copy of what I sent you, you can see. But, you
2 know, there's a whole program of credits. So if
3 you -- if you purchase -- you know, if you build
4 something big, you have to provide sewerage
5 somewhere else in the County for something else
6 that's currently unsewered.

7 And it strikes me that, you know, when you
8 have properties like Brewer Yacht Yard, if someone
9 were -- if someone were to build the next Vineyard
10 View outside of the village, or if someone were to
11 build something in Greenport West over here that
12 was going to be three stories and have a more
13 intense use, maybe then their credits could go to,
14 sort of like we do with parking, their credits
15 could go to fix a part of the village that is
16 not -- or something that abuts Stirling Basin that
17 is not sewerage.

18 So just ideas at this point. I wanted to
19 put them out there to you. I do, I do hope that
20 this winter we can have a discussion about what
21 the fees should look like, and maybe put some more
22 meat on the bone in the code, so that we don't
23 have to have this discussion each time about,
24 well, you know, the County says this, but our code
25 says this. And I think it's something that maybe

1 via the Audit Committee, if that's the right place
2 for it. Or if maybe Robert could reopen the sewer
3 rate study, because there may be data in there
4 that might help us look at the hookup fee. And,
5 you know, for non-village residents, maybe the
6 hookup fee could -- you know, I am interested in
7 reducing the hookup fee to reduce the barrier to
8 entry to sewerage, because -- for existing
9 property, because the existing properties getting
10 on the sewer is a great thing. It's just the fee
11 might be prohibitive for a -- you know, a
12 residential owner outside of the village. So --

13 MR. PALLAS: If I may.

14 TRUSTEE ROBERTS: Yeah, please.

15 MR. PALLAS: Just a couple of -- I think Joe
16 and I have as an action item to review this, so we
17 just haven't had -- done that, I think --

18 TRUSTEE ROBERTS: Right.

19 MR. PALLAS: -- if I remember correctly.

20 And then we will look at, look at some of those.

21 Just a caution on some of these fees. These
22 could be instead of a usage fee, and these could
23 be annual. A lot of, a lot of sewer fees are
24 annual, like part of a property tax, and they
25 don't, they don't get charged like a utility, they

1 get charged part of their tax. So that may --
2 there's a disparity there, so --

3 TRUSTEE ROBERTS: Understood.

4 MR. PALLAS: But just a caution there.

5 TRUSTEE ROBERTS: You are far and away more
6 an expert on this than me. I'm just --

7 MR. PALLAS: But we'll take a look at that,
8 yup.

9 TRUSTEE ROBERTS: I'm hoping wheels can turn
10 so we can as a group can come up with what the
11 future looks like. So thank you.

12 And then I wanted to reintroduce the issue
13 of utility billing. My sense from my own
14 professional life is that when I started doing
15 this a few years ago in my business, I was getting
16 a lot more paper checks, and now I get one in a
17 blue moon. Everybody's doing digital right now.
18 It seems that there are tools out there maybe that
19 we haven't looked at yet. I'm worried that last
20 time that Robert looked at this, maybe he looked
21 at sort of a more kind of higher volume commercial
22 digital billing tools.

23 Village of Freeport uses something called
24 Invoice Cloud, which is something that I know
25 that's small, you know, small mom and pop shops

1 use, you know, businesses the size of mine with
2 six full-time employees use to, you know, invoice,
3 invoice clients, get paid. And Freeport appears
4 to be running, you know, and allows you to pay
5 with a credit, and they're low, they're low
6 transaction feeds. And in Freeport, the
7 transaction fees get passed on to the customer.
8 So if the customer chooses to pay with a credit
9 card, the customer pays a 2.95, whatever, percent
10 fee.

11 So I was hoping maybe we could revisit this,
12 because I do hear about this from people. I
13 think, you know, it would -- I think there are a
14 lot of people who would love to be able to pay
15 their bills online, not just through their own
16 personal online banking, which still sends a paper
17 check and takes five days, but -- because not for
18 nothing, what we saw with DOCKWA and the Marina is
19 that the minute we automated this and collect
20 credit cards up front, all of a sudden our revenue
21 shot up big time. So I think if we were -- if
22 people were able to do an automated transaction
23 where it just pulls from wherever they want to
24 pull it from, I think we'd see financial benefits
25 and our -- we'd have less collections and arrears.

1 MR. PALLAS: Just a couple of points of
2 clarification. The -- there's a difference
3 between billing software and invoicing. Those are
4 two entirely different processes. What Freeport
5 is using, that's just to get the money in, that's
6 not their billing system.

7 TRUSTEE ROBERTS: That's what I mean. I'm
8 sorry. So I mean invoicing, not billing.

9 MR. PALLAS: Yeah, that's totally different.

10 TRUSTEE ROBERTS: Okay. I'm talking about
11 when the customers pay, I think there's some
12 people who want to walk in and pay cash and get a
13 receipt, that's never going to change. There are
14 a lot of people who I think would prefer to put
15 their credit card or their checking account number
16 into a website that's secured, you know, an
17 industry standard, and then, you know, pay their
18 bills the way they pay all the rest of their
19 bills.

20 MR. PALLAS: I can -- I know we did, we did
21 some kind of a survey not too long ago and that
22 the interest wasn't necessarily there, if I
23 remember correctly. I have to talk to Robert.

24 TRUSTEE ROBERTS: It was about 50%.

25 TRUSTEE PHILLIPS: I think there was another

1 glitch with --

2 MAYOR HUBBARD: It was -- it was a while
3 ago.

4 MR. PALLAS: It was a while ago. We can
5 certainly survey it again.

6 MAYOR HUBBARD: It doesn't hurt to go and
7 look at it again. See if there's new technology
8 or something else that might help.

9 MR. PALLAS: But I will add that I know that
10 we are at the very beginning stages of looking at
11 a new billing system --

12 TRUSTEE PHILLIPS: Right.

13 MR. PALLAS: -- which would likely
14 incorporate this into it.

15 TRUSTEE ROBERTS: Oh, there you go. Okay.

16 MR. PALLAS: But, again, the billing system,
17 billing -- utility billing systems are very
18 difficult to implement, so they're -- they take a
19 lot of time. They're very expensive, number one,
20 and they do take some time to transition from an
21 old system to a new system. So just it's -- if
22 we -- if it does -- if we do go with one that has
23 that built into it, it's not a short-term thing,
24 it's going to be a longer term thing. I just
25 wanted to make that --

1 TRUSTEE ROBERTS: So, in other words, do it
2 right and have it take a little longer.

3 MR. PALLAS: Yes

4 TRUSTEE ROBERTS: Okay.

5 MR. PALLAS: Yes.

6 TRUSTEE ROBERTS: If we're going to stay
7 with what we have, then I would hope we can
8 investigate something like this Invoice Cloud that
9 just gets -- and, again, puts the fee on the -- so
10 the Village doesn't pay anything extra to use the
11 system, is how I understand it works, so.

12 MR. PALLAS: Say that again. I'm sorry.

13 TRUSTEE ROBERTS: My understanding of how
14 this works is that it's -- the ratepayer is the
15 one who pays the fee, if he or she chooses to pay
16 with a card instead of with a check.

17 MR. PALLAS: Yeah, that's -- I think that's
18 the way municipalities are required to do it, if
19 I --

20 TRUSTEE ROBERTS: Right.

21 MR. PALLAS: If I remember, yeah. So the
22 only way to implement it is to do it that way.

23 But, again, the -- and to your point about
24 these -- I hope that we do do the software. We
25 will be doing utility billing software. I mean,

1 it's -- I don't know what the time frame is, but
2 it definitely needs to be done.

3 TRUSTEE ROBERTS: Okay. Thank you. All
4 right. Appreciate it.

5 MAYOR HUBBARD: Thank you. Trustee
6 Martilotta.

7 TRUSTEE MARTILOTTA: Sure. Brief one this
8 month. Just tried to do as much outreaching to
9 people about the short-term rental stuff as much
10 as possible for the last few weeks. Just tried to
11 make sure I have like a very clear understanding
12 of like different sides. That's been successful
13 on my part.

14 Also, continue to work on the after school
15 program. A couple of steps forward, a few steps
16 back. It is amazing (laughter). But continue,
17 you know, continue to work on that. Hopefully,
18 I've got something for you guys in the next month
19 or two just to show you where I'm at. But keep
20 meeting with people at Village Hall and the school
21 and trying to figure out ways forward. And when
22 I've got something more, I'll give it to you.
23 That's all I got.

24 MAYOR HUBBARD: Okay. Thank you.

25 TRUSTEE MARTILOTTA: Yes, sir.

1 MAYOR HUBBARD: Okay. Most of my stuff we
2 brought up before, the short-term rental.

3 Tree Committee had their meeting. The last
4 round of tree cutting and everything else that we
5 did this year was actually -- that was done at the
6 end of last year, along with this year, used up
7 most of the Tree Committee money. Their budget
8 for the year is already gone, just so you know.

9 So anything else -- you know, there's been a
10 few requests, other things like that, you know,
11 the stump grinding and the other stuff we've gone
12 out to bid for, I'm going to have to have a
13 discussion with Robert and Paul to see if we can
14 go and move forward to get that stuff done,
15 because, you know, they did a whole lot of
16 take-downs. We ground 30 stumps this past year,
17 and it used some of what was left over from last
18 year, and all the money from this year was already
19 used up by August. It's only \$12,000. It's
20 something, you know, that they use more for like,
21 you know, the senior tree, the saplings and other
22 stuff for the school, stuff that we do, like
23 memorial trees, that stuff.

24 So just so any request or anybody says, you
25 know, "When's the Tree Committee going to go and

1 take this stuff down," we're going to start
2 compiling a list, but there's no money in that.
3 We do have money in the Road Department to take
4 care of some of the other stuff. So some of the
5 stumps that are sitting along Main Street and
6 stuff like that, I want to use funds from a
7 different spot to take care of that.

8 All right. Just so everybody knows, if they
9 don't see any, you know, big happenings or new
10 trees going in, we're just on hiatus for the year,
11 you know, for the rest of the year. We'll still
12 take care of the other business, but there's not
13 going to be any big projects coming from them.

14 All right. The next thing is I have a
15 meeting scheduled with the Army Corps. They're
16 going to be coming out next week to look at
17 Stirling Harbor with the dredging. We've had a
18 lot of talk with Mark Woolley from Lee Zeldin's
19 Office. They're coming out to meet us, and then
20 going over to Shelter Island, and then continuing
21 to Sag Harbor. We're meeting next Tuesday with
22 them. Going to meet at Village Hall first and
23 then go down and look at it. It looks like they
24 just pushed the project to Center Moriches that
25 they're actually starting on and getting that done

1 now. They're looking at going and taking care of
2 some more stuff, more in the future than waiting
3 another 10 years and a bunch of paperwork and
4 everything else. So the way to do this is to meet
5 them onsite.

6 You know, I saw Mark Woolley and said, you
7 know, "Well, let's get together, let's do this."
8 And so I'm meeting with him on Tuesday, and then
9 again at the East End Mayors meeting, which is on
10 Wednesday. But it's just progress on this.
11 Hopefully, if they get right here and they come
12 and they're looking at it, it will happen a lot, a
13 lot quicker than going through, digging up all the
14 other paperwork, going back, last time when was it
15 done, '98, you know, all the other stuff. We're
16 trying to streamline the process, and the Federal
17 Government has been very helpful with that at this
18 point.

19 So, hopefully, we can get this done. This
20 winter would be ideal, but I don't know if it will
21 go that fast. But the first thing is to get the
22 Army Corps to come to Greenport and even look at
23 the -- go down to the end of Sterling Street and
24 look at what's there. You know, so that's a big
25 push, and I'm glad that they cooperated with us

1 and they're coming to meet us on Tuesday. I'm
2 going to meet with them, and then, like I said,
3 they're going to Shelter Island, because there's a
4 project over there that they're taking a look at
5 also.

6 And that's pretty much what I had. The
7 short-term rental, we already talked about that.
8 So, at this point, I'll open it up to the public
9 that would like to address the Board on any topic.
10 Just name and address for the record, and okay.

11 MR. HARRIS: Good evening, Mayor, Trustees.
12 Peter Harris, 212 Knapp Place.

13 For the last three years I have been your
14 seasonal Bay Constable for the Village of
15 Greenport. I think I've made a difference. But
16 at this time, I am -- I have already told the
17 Mayor, I am going -- in the future, I'm not going
18 to seek the position again. Nothing because of
19 anyone sitting on the Board, but I've got two
20 grandchildren, and I just want to be able to spend
21 time with my grandkids on the weekend. So in the
22 event if you need someone to fill in, I would be
23 willing to do that.

24 But I've enjoyed the position for the last
25 three years. Had a lot of compliments from

1 boaters, so -- but with that being said, you know,
2 there comes a time when you've got to put your
3 family ahead of being on the water serving the
4 public.

5 So I just would like to thank you again for
6 having hired me three years ago. And I hope -- I
7 hope -- I wanted to give you people time to try to
8 secure someone to fill the position for next
9 year's upcoming season. There are a few things
10 that needs to be addressed on the boat itself, and
11 I told the Mayor that I would make up a list of
12 things, so it can be addressed prior to the new
13 person starting next May, prior to Memorial Day.

14 But, again, thank you so much. I enjoyed
15 it, but it's time to move on. So thank you so
16 much.

17 TRUSTEE ROBERTS: Thank you.

18 TRUSTEE ROBINS: Thank you.

19 MAYOR HUBBARD: We all want to thank you,
20 Pete, for your --

21 (Applause)

22 MS. ALLEN: Chatty Allen, Third Street. I
23 personally want to thank Pete, because I've seen
24 him on that water. I know what he does, but I
25 also know those two beautiful little grandkids of

1 his. He's going to -- those are big shoes to
2 fill, they really are.

3 Okay. Trustee Roberts, don't fall off your
4 chair, but I agreed 100% with the way you spoke
5 about the short-term rental law.

6 TRUSTEE ROBERTS: Can't be.

7 MS. ALLEN: What you said --

8 (Laughter)

9 MS. ALLEN: That's why I said don't fall off
10 your chair. This is probably one of the one
11 times. You were spot on with what you said.
12 Thank you.

13 And I want to thank the Mayor and the
14 Trustees for listening to your year-round
15 residents. That means a lot that we were heard
16 over the lawyers. Thank you.

17 My only other question, which I totally
18 agree with -- full disclosure, I'm a CDL bus
19 driver. I hate when I have to go somewhere and
20 they tell you to park here, and it's like, no,
21 that doesn't look safe. It's a driver's
22 responsibility to know where they should and
23 should not park when they are on duty.

24 This summer I had to drop a group off at the
25 S92 stop. I didn't stay there, because we know

1 that's not -- you're not supposed to do that. I
2 don't idle my bus when I'm not in it. It can be
3 in the middle of the summer and I'm sweating my
4 but off, I don't run the AC. You got to figure
5 out what to do, but -- and I understand, yeah, go.
6 We have cell phones nowadays. I've done it many
7 times where the group will say, "Here, let's
8 exchange numbers. If you're not, you know, coming
9 in with us, we can call you when we're ready.
10 Give you enough time, you get back," you pick your
11 group up and you're out of there.

12 Given my -- where I live, I see these --
13 this happen all the time, the buses are blocking.
14 They're in front of Robert's on Front Street. It
15 is a mess, and you can't blame a business for it.
16 That's on the driver for not knowing right from
17 wrong.

18 But I'm just curious, if you make a ban on
19 no buses being parked within the village, are you
20 just talking tour buses? There are some school
21 bus drivers in between their runs who will bring
22 their buses home, because some of us have a
23 shorter time constraint, and instead of switching
24 out, I know the past two weeks a few times with
25 not having a car, with the pouring rain, the

1 freezing cold, I have brought it back and parked
2 in a back parking lot that is empty right now. I
3 mean, there's usually maybe two or three cars in
4 that parking lot. But I wouldn't do that in the
5 warmer months, because I know I'm not going to
6 take up spaces in a parking lot with my bus. But
7 there are some drivers who bring their buses home
8 in between. So that -- you know, just want to
9 make sure what's actually going to get passed.

10 I'm not against it, believe me. If we're
11 not allowed to, you know, bring it in during the
12 school year, that's fine, I don't have an issue
13 with that. But is it going to be all buses
14 unilaterally? It's just something to think about.

15 Like I said, I agree 100%. These buses
16 shouldn't especially be running. And I always
17 tell people, there's a license plate, there's a
18 company, there's a phone number. You take all
19 three of those, and the time, and you call the
20 company and report it. I've -- I've called on
21 fellow drivers, because I don't want to get into a
22 confrontation. I'll call the office and say,
23 "Hey, can you radio this bus?" They're sitting
24 out there, they've been out there for 45 minutes
25 with the bus, you know, idling. New York State

1 Law, you're not allowed to. And as a driver, it's
2 your responsibility to know that. So thank you.

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

5 MS. ANTONIADES: Good evening, Mayor and
6 Trustees. Sofia Antoniadis, 857 and 863 Main
7 Street.

8 I have to thank the Mayor for reading or
9 discussing Brian Cheeseman's proposal. I'm not
10 very aware of the proposal, but what you had
11 stated seemed like some type of a compromise to
12 unify everyone in the village. It seemed from
13 what you stated that the parties that he was
14 communicating with would be satisfied with some
15 type of a compromise to allow a more lenient
16 short-term rental law, and I did like the way you
17 presented it. And I'm quite disappointed that the
18 Board seems to disagree, and will go forward and
19 do the vote next week.

20 One of the reasons I came up is to make a
21 correction. Or I do know that you do review many
22 documents, and the gentleman that did produce the
23 affidavit, and who counted all the Airbnb and
24 VRBOs was a professional engineer. He's licensed
25 by the State of New York, not affiliated with

1 anyone here in the Village of Greenport, and was
2 retained by someone in the group to do the survey.
3 So he was not just a haphazard, random person who
4 did the survey, it was a professional who did it
5 and had no interest in the group.

6 The second thing I just want to address to
7 the Board is that apartments that are in the CR
8 District is prohibited to have seasonal rentals,
9 and it is written here they are supposed to be
10 occupied on a year-round basis. Being said that
11 this is written in the code, grandfathering is
12 something that must be allowed, because it's
13 stated in here when it -- that it is -- that a
14 seasonal rental or a year-round occupied rental is
15 delineated in the code. Therefore, since it's not
16 delineated in the one and two-family zoning, it
17 should be grandfathered.

18 I went through the census of 2010 and the
19 census indicated that there's 2,195 in the
20 population. The projection for 2017 is 2,230.
21 The housing units, I don't really know, but you
22 probably know better, the census indicates 1,191
23 housing units, where 278 of these housing units
24 are seasonal rentals, 390 are owner-occupied
25 units, and 430 are rental-occupied units. So

1 there are -- there seems to be more rental units
2 and more seasonal units than there are
3 owner-occupied units.

4 And I was at the last work session and I do
5 recall someone from the -- one of the Trustees
6 asking Mr. Pallas how many complaints have been
7 recorded, and if I'm not mistaken, I
8 believe Mr. Pallas said there were none. And I
9 really would like to address the Board to -- you
10 know, to propose to not put a vote to the current
11 law, possibly look at revising it. I do like some
12 of the statements the Mayor made. I think it
13 would be more fair for some of the short-term
14 rental owners.

15 And that's pretty much what I would like
16 to -- thank you.

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

19 MR. CORWIN: "Do not move the mic." Sorry.
20 I just want to address one thing.

21 MAYOR HUBBARD: Just name and address just
22 for the transcriptionist.

23 MR. CORWIN: Oh, I'm sorry.

24 MAYOR HUBBARD: That's fine.

25 MR. CORWIN: She doesn't know me. David

1 Corwin, C-O-R-W-I-N.

2 MAYOR HUBBARD: Thank you.

3 MR. CORWIN: Last month Mr. Pallas did seem
4 to say there were no complaints, which shocked me,
5 because I've sent in under my own letterhead
6 complaints, doing all the work, showing you
7 exactly blah, blah, blah. And I've sent two or
8 three complaints to the anonymous complaint deal
9 on the Village website. Nothing came to any of
10 those, including one where there's a garage,
11 upstairs of a garage occupied. That's really
12 illegal. So the no complaint thing really doesn't
13 go with me. Thank you.

14 MAYOR HUBBARD: Thank you. Anybody else
15 wish to address the Board?

16 (No Response)

17 MAYOR HUBBARD: Okay. I'll offer a motion
18 to adjourn the work session at 8:51.

19 TRUSTEE ROBINS: Second.

20 MAYOR HUBBARD: All in favor?

21 TRUSTEE MARTILOTTA: Aye.

22 TRUSTEE PHILLIPS: Aye.

23 TRUSTEE ROBERTS: Aye.

24 TRUSTEE ROBINS: Aye.

25 MAYOR HUBBARD: Aye.

1 Opposed?

2 (No Response)

3 MAYOR HUBBARD: Motion carried. Thank you
4 to everybody for coming.

5 (The meeting was adjourned at 8:51 p.m.)

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\$	<p>17 [3] - 55:6, 67:20, 67:21</p> <p>18 [2] - 1:9, 128:12</p> <p>1861 [1] - 41:13</p> <p>1987 [1] - 43:3</p> <p>1989 [1] - 43:4</p> <p>1st [4] - 15:24, 44:16, 90:19, 90:21</p>	4	A	<p>Administrator [1] - 5:1</p> <p>adopted [1] - 92:19</p> <p>advance [1] - 70:24</p> <p>advantage [1] - 40:2</p> <p>advertise [1] - 17:23</p> <p>advertising [1] - 18:9</p> <p>affect [1] - 69:13</p> <p>affecting [1] - 76:24</p> <p>affidavit [2] - 71:10, 123:23</p> <p>affiliated [1] - 123:25</p> <p>afford [1] - 83:24</p> <p>afternoon [3] - 58:12, 66:4, 100:2</p> <p>aged [1] - 43:2</p> <p>agenda [6] - 7:18, 37:19, 50:3, 52:17, 85:14, 87:23</p> <p>ago [10] - 12:11, 12:18, 46:11, 47:11, 109:15, 111:21, 112:3, 112:4, 119:6</p> <p>agree [5] - 35:1, 41:3, 120:18, 122:15</p> <p>agreed [1] - 120:4</p> <p>agrees [1] - 84:18</p> <p>ahead [3] - 30:1, 85:10, 119:3</p> <p>air [3] - 13:18, 14:3, 14:5</p> <p>Air [1] - 67:16</p> <p>Airbnb [6] - 55:13, 58:4, 59:5, 67:16, 70:17, 123:23</p> <p>Airbnbs [2] - 53:7, 75:11</p> <p>Albany [2] - 97:1, 97:12</p> <p>Allegiance [1] - 2:4</p> <p>ALLEN [3] - 119:22, 120:7, 120:9</p> <p>Allen [1] - 119:22</p> <p>alleviate [1] - 99:19</p> <p>allow [3] - 59:5, 100:17, 123:15</p> <p>allowed [15] - 27:1, 53:18, 53:21, 54:2, 57:10, 59:22, 60:23, 61:1, 65:2, 65:15, 77:10, 102:7, 122:11, 123:1, 124:12</p> <p>allows [2] - 84:15,</p>
<p>\$1,000 [1] - 55:14</p> <p>\$12,000 [1] - 115:19</p> <p>\$1200 [1] - 94:8</p> <p>\$25 [1] - 90:21</p> <p>\$250 [1] - 55:10</p> <p>\$3,730 [1] - 90:15</p> <p>\$30 [1] - 90:22</p> <p>\$35 [1] - 33:13</p> <p>\$365 [1] - 92:9</p> <p>\$41,615 [1] - 90:3</p> <p>\$500 [1] - 55:9</p> <p>\$6,649.40 [1] - 90:4</p> <p>\$708,000 [1] - 37:14</p> <p>\$750 [2] - 55:10, 81:19</p> <p>\$800 [1] - 90:15</p>	2	<p>40 [3] - 19:25, 55:15, 83:21</p> <p>40% [1] - 84:24</p> <p>42 [1] - 71:12</p> <p>430 [1] - 124:25</p> <p>45 [1] - 122:24</p> <p>48 [1] - 97:10</p>	<p>a.m [1] - 3:12</p> <p>abandoned [1] - 27:11</p> <p>ability [2] - 25:9, 83:24</p> <p>able [8] - 45:18, 52:2, 68:4, 73:1, 95:22, 110:14, 110:22, 118:20</p> <p>Absent [2] - 1:20, 1:23</p> <p>absolutely [3] - 7:11, 7:14, 43:19</p> <p>abstract [2] - 41:25, 88:16</p> <p>abuts [1] - 107:16</p> <p>AC [1] - 121:4</p> <p>accomplish [1] - 67:3</p> <p>accordance [1] - 42:25</p> <p>account [1] - 111:15</p> <p>Acebo [1] - 11:22</p> <p>achieve [1] - 72:9</p> <p>Action [1] - 92:22</p> <p>action [3] - 29:6, 108:16, 128:14</p> <p>actual [4] - 19:7, 27:12, 71:1, 97:15</p> <p>Adam [1] - 10:17</p> <p>Adams [1] - 93:5</p> <p>add [4] - 33:16, 47:25, 91:21, 112:9</p> <p>add-on [1] - 33:16</p> <p>added [3] - 7:15, 16:7, 33:20</p> <p>adding [2] - 34:8, 64:16</p> <p>additional [3] - 51:25, 55:17, 73:3</p> <p>additions [1] - 33:5</p> <p>address [9] - 118:9, 118:10, 123:4, 124:6, 125:9, 125:18, 125:20, 125:21, 126:15</p> <p>addressed [2] - 119:10, 119:12</p> <p>adequate [1] - 72:7</p> <p>adjourn [1] - 126:18</p> <p>adjourned [1] - 127:5</p> <p>administrative [2] - 94:23, 95:4</p> <p>ADMINISTRATOR [1] - 1:22</p>	
'	3	5		
<p>'02 [1] - 60:13</p> <p>'98 [1] - 117:15</p>	<p>2,195 [1] - 124:19</p> <p>2,230 [1] - 124:20</p> <p>2.95 [1] - 110:9</p> <p>20 [2] - 97:16, 100:15</p> <p>20% [2] - 82:24, 84:23</p> <p>200 [1] - 55:6</p> <p>2002 [4] - 59:24, 60:11, 62:4, 77:18</p> <p>2010 [1] - 124:18</p> <p>2017 [1] - 124:20</p> <p>2018 [3] - 1:9, 128:12, 128:18</p> <p>2018-19 [1] - 90:1</p> <p>2022 [4] - 97:16, 97:17, 97:18, 97:19</p> <p>20th [1] - 89:21</p> <p>212 [1] - 118:12</p> <p>22 [1] - 39:25</p> <p>25 [1] - 52:7</p> <p>250 [1] - 55:9</p> <p>25th [2] - 3:20, 88:2</p> <p>26 [7] - 53:18, 53:20, 54:2, 54:6, 54:10, 65:2, 66:20</p> <p>26th [1] - 37:10</p> <p>278 [1] - 124:23</p> <p>2:30 [2] - 53:15, 66:7</p> <p>2nd [3] - 37:9, 37:10, 90:20</p>	<p>5 [1] - 15:7</p> <p>50 [2] - 83:21, 105:6</p> <p>50% [1] - 111:24</p> <p>58 [1] - 41:11</p> <p>596 [1] - 96:3</p>		
1		6		
<p>1 [1] - 92:9</p> <p>1,000 [1] - 90:23</p> <p>1,094 [1] - 68:25</p> <p>1,191 [1] - 124:22</p> <p>10 [3] - 26:4, 27:3, 117:3</p> <p>10% [1] - 84:23</p> <p>100 [3] - 40:9, 55:1, 57:12</p> <p>100% [3] - 22:9, 120:4, 122:15</p> <p>103 [2] - 52:19</p> <p>105 [2] - 55:1, 67:11</p> <p>11 [1] - 104:8</p> <p>116 [1] - 69:6</p> <p>11944 [1] - 71:5</p> <p>126 [1] - 13:20</p> <p>13 [1] - 7:4</p> <p>130 [1] - 67:11</p> <p>132 [4] - 50:16, 50:21, 50:22</p> <p>136 [2] - 36:6, 36:8</p> <p>14 [3] - 54:5, 65:6, 65:7</p> <p>14-day [8] - 54:2, 54:13, 56:13, 64:24, 65:1, 65:3, 65:15, 83:4</p>	<p>30 [5] - 19:25, 55:2, 86:21, 90:21, 115:16</p> <p>30% [1] - 84:24</p> <p>300 [2] - 71:4, 71:5</p> <p>30th [1] - 128:18</p> <p>35 [7] - 53:20, 53:21, 54:25, 65:12, 66:23, 67:10, 67:21</p> <p>390 [1] - 124:24</p>	<p>60 [1] - 83:21</p> <p>62 [3] - 70:8, 71:1, 71:7</p> <p>63 [1] - 69:3</p> <p>67 [1] - 40:2</p> <p>6th [1] - 104:16</p>		
		7		
		<p>72 [1] - 54:7</p> <p>72,000 [1] - 14:1</p> <p>75 [1] - 54:6</p> <p>7:00 [2] - 1:10, 2:1</p>		
		8		
		<p>8 [2] - 26:4, 104:8</p> <p>857 [1] - 123:6</p> <p>863 [1] - 123:6</p> <p>8:51 [2] - 126:18, 127:5</p> <p>8th [2] - 33:8, 33:15</p>		
		9		
		<p>9 [3] - 3:12, 11:25, 15:7</p> <p>90% [2] - 53:6, 58:4</p> <p>925 [1] - 69:8</p> <p>95% [2] - 56:24, 80:24</p> <p>9th [2] - 11:15, 12:3</p>		

<p>110:4 almost [9] - 10:2, 10:4, 14:5, 18:14, 18:18, 47:11, 65:5, 69:16, 102:16 amazing [1] - 114:16 Amend [1] - 77:15 amend [2] - 78:11, 82:16 amendment [6] - 50:16, 52:18, 76:9, 77:11, 77:14, 78:13 amendments [1] - 30:6 American [1] - 5:5 amount [3] - 10:24, 26:5, 37:14 Andrew [2] - 27:5, 56:3 Andrew's [1] - 27:7 Anniversary [1] - 88:3 anniversary [1] - 104:1 annual [2] - 108:23, 108:24 annually [1] - 5:10 anonymous [1] - 126:8 ante [1] - 26:9 anticipate [2] - 9:14, 89:7 anticipated [1] - 8:2 ANTONIADES [1] - 123:5 Antoniades [1] - 123:6 anyhow [1] - 88:24 anyway [1] - 105:2 apartment [4] - 60:22, 60:23, 60:25, 61:15 apartments [5] - 58:18, 59:3, 59:9, 60:2, 124:7 apologies [1] - 33:18 apologize [8] - 14:19, 34:5, 48:7, 48:12, 78:15, 79:10, 79:15, 79:19 app [1] - 16:7 APPA [1] - 5:11 Applause [1] - 119:21 applicants [1] - 4:10 application [2] - 47:22, 103:5</p>	<p>applications [2] - 2:18, 17:10 apply [2] - 58:20, 61:3 appointment [1] - 39:21 appointments [2] - 39:17, 39:18 appreciate [3] - 87:15, 88:25, 114:4 appreciated [1] - 30:14 approve [2] - 29:5, 45:2 approving [1] - 49:16 architectural [1] - 20:1 area [4] - 59:17, 60:21, 82:24, 101:22 Arizona [1] - 106:24 Army [2] - 116:15, 117:22 arrange [1] - 48:19 arrangements [1] - 5:25 arrears [1] - 110:25 artist [4] - 59:13, 60:6, 60:7, 60:24 artists [1] - 88:21 asphalt [1] - 35:14 Assemblyman [1] - 41:14 asset [1] - 90:11 assist [1] - 19:19 assistance [1] - 21:10 associated [1] - 33:23 Association [4] - 5:5, 5:23, 5:24, 33:7 assume [1] - 65:18 assuming [1] - 13:17 attend [7] - 5:6, 5:19, 5:21, 33:6, 33:9, 33:13 attended [4] - 4:3, 40:10, 94:17, 97:5 attorney [2] - 5:15, 45:24 ATTORNEY [1] - 1:20 Attorney [8] - 2:6, 37:8, 37:17, 39:14, 43:25, 53:12, 66:7, 67:9 Attorney's [1] - 57:11 attorneys [3] - 57:4, 64:23, 80:7</p>	<p>AUDIENCE [1] - 14:19 audit [1] - 32:21 Audit [2] - 88:1, 108:1 auditors [2] - 32:2, 32:3 August [2] - 71:15, 115:19 authorizations [1] - 42:9 automated [2] - 110:19, 110:22 automatically [1] - 62:24 availability [3] - 25:15, 27:16, 52:1 available [7] - 5:7, 25:20, 27:8, 45:21, 70:24, 73:25, 90:23 Avenue [1] - 10:1 aware [3] - 5:14, 44:11, 123:10 awesome [4] - 10:7, 30:18, 42:20, 86:11 Aye [5] - 126:21, 126:22, 126:23, 126:24, 126:25</p>	<p>Bay [1] - 118:14 bay [1] - 93:2 beach [1] - 39:24 Beautification [1] - 90:6 beautiful [2] - 90:11, 119:25 becomes [1] - 98:19 becoming [2] - 4:8, 24:12 bedroom [1] - 83:5 beer [1] - 91:4 begin [3] - 16:1, 91:13 beginning [5] - 7:23, 10:23, 33:4, 80:18, 112:10 behind [1] - 21:17 behooves [1] - 105:23 beneficial [2] - 21:20, 26:1 benefits [1] - 110:24 Berry [1] - 22:24 BESS [1] - 1:15 bet [1] - 68:6 better [7] - 22:10, 31:12, 53:10, 57:25, 65:11, 91:24, 124:22 between [4] - 96:7, 111:3, 121:21, 122:8 BID [10] - 89:20, 90:1, 90:24, 91:4, 91:19, 92:3, 92:4, 92:9, 94:2, 94:7 bid [8] - 37:13, 37:14, 37:15, 39:11, 39:13, 39:20, 115:12 bids [3] - 37:12, 39:19, 39:22 big [14] - 10:12, 16:6, 17:20, 19:24, 29:21, 43:15, 105:22, 106:1, 107:4, 110:21, 116:9, 116:13, 117:24, 120:1 bigger [6] - 18:13, 18:19, 22:17, 31:12, 71:4 biggest [1] - 95:17 bike [1] - 83:14 bill [1] - 72:15 billing [1] - 43:3, 109:13, 109:22,</p>	<p>111:3, 111:6, 111:8, 112:11, 112:16, 112:17, 113:25 bills [4] - 69:4, 110:15, 111:18, 111:19 bit [9] - 28:24, 37:18, 51:13, 51:16, 51:23, 52:2, 91:3, 93:15, 103:20 Black [1] - 40:14 blah [6] - 101:3, 126:7 blame [1] - 121:15 block [3] - 51:10, 72:23, 76:25 blocking [1] - 121:13 blood [1] - 128:14 blue [1] - 109:17 blush [1] - 28:17 board [1] - 47:21 Board [33] - 5:2, 19:22, 22:4, 26:9, 27:24, 40:10, 40:11, 41:9, 51:5, 54:17, 58:8, 72:11, 73:6, 75:19, 75:22, 85:10, 86:8, 87:10, 89:22, 89:24, 93:15, 93:17, 93:20, 96:18, 96:23, 118:9, 118:19, 123:4, 123:18, 124:7, 125:9, 125:18, 126:15 BOARD [1] - 1:3 Board's [3] - 41:17, 58:13, 86:9 boat [4] - 30:8, 30:9, 96:3, 119:10 boaters [1] - 119:1 boats [2] - 30:15, 30:16 bodies [4] - 78:10, 95:1, 95:4, 95:21 bone [1] - 107:22 booked [2] - 15:3, 15:23 books [1] - 34:15 bottom [1] - 39:4 BRAATEN [1] - 128:7 Braaten [1] - 128:20 BRANDT [1] - 1:23 Brandt [1] - 2:9 break [2] - 74:19, 74:25</p>
B				
<p>backing [1] - 37:20 backlog [1] - 56:1 backs [1] - 72:13 backup [1] - 31:13 backwards [1] - 79:9 bad [1] - 73:22 balance [1] - 90:3 ban [1] - 121:18 bank [1] - 41:9 banking [1] - 110:16 Barbour [1] - 90:17 Barnosky [1] - 5:16 barricades [2] - 8:25, 9:4 barrier [1] - 108:7 based [2] - 26:22, 106:23 basement [2] - 12:9, 42:4 basic [1] - 74:1 Basin [1] - 107:16 basis [4] - 23:13, 54:8, 57:9, 124:10 basketball [1] - 68:21</p>				

<p>Brewer [2] - 102:23, 107:8</p> <p>Brewer's [1] - 11:18</p> <p>Brian [4] - 53:5, 57:15, 58:8, 123:9</p> <p>brief [1] - 114:7</p> <p>briefers [1] - 6:1</p> <p>briefly [2] - 41:13, 44:6</p> <p>bring [9] - 24:17, 31:23, 38:2, 73:2, 75:18, 87:20, 121:21, 122:7, 122:11</p> <p>bringing [2] - 25:5, 45:25</p> <p>brings [2] - 19:25, 58:5</p> <p>Britt [1] - 2:19</p> <p>Broad [2] - 98:2, 98:25</p> <p>Brooklyn [1] - 71:11</p> <p>brought [3] - 45:25, 115:2, 122:1</p> <p>budget [3] - 30:6, 115:7</p> <p>build [3] - 107:3, 107:9, 107:11</p> <p>builder [1] - 33:25</p> <p>building [12] - 12:19, 17:9, 18:10, 19:6, 19:11, 20:17, 20:18, 25:8, 28:10, 33:25, 39:16</p> <p>Building [10] - 17:7, 18:25, 21:3, 21:6, 23:24, 24:13, 25:19, 26:6, 27:4, 27:12</p> <p>buildings [1] - 15:12</p> <p>built [1] - 112:23</p> <p>Bull [1] - 11:21</p> <p>bullet [2] - 6:16, 7:13</p> <p>bunch [1] - 117:3</p> <p>bus [12] - 100:5, 100:8, 100:15, 101:5, 101:13, 101:22, 120:18, 121:2, 121:21, 122:6, 122:23, 122:25</p> <p>buses [15] - 98:1, 98:2, 98:7, 98:24, 100:11, 100:21, 101:10, 102:7,</p>	<p>121:13, 121:19, 121:20, 121:22, 122:7, 122:13, 122:15</p> <p>Buses [1] - 101:2</p> <p>business [6] - 84:4, 84:5, 89:23, 109:15, 116:12, 121:15</p> <p>Business [2] - 91:16, 101:20</p> <p>businesses [6] - 92:3, 92:8, 92:13, 92:17, 110:1</p> <p>busy [1] - 27:7</p> <p>buy [2] - 67:15, 68:1</p>	<p>caution [2] - 108:21, 109:4</p> <p>caved [1] - 8:15</p> <p>CDL [1] - 120:18</p> <p>celebration [1] - 89:14</p> <p>cell [1] - 121:6</p> <p>cement [1] - 12:22</p> <p>census [3] - 124:18, 124:19, 124:22</p> <p>Center [2] - 15:16, 116:24</p> <p>certain [3] - 40:1, 67:17, 96:1</p> <p>certainly [7] - 6:13, 11:3, 19:15, 19:19, 29:21, 48:9, 112:5</p> <p>certifications [1] - 21:15</p> <p>certified [1] - 24:14</p> <p>certify [2] - 128:9, 128:13</p> <p>chair [2] - 120:4, 120:10</p> <p>chance [1] - 9:12</p> <p>change [18] - 13:20, 44:11, 58:25, 64:11, 64:12, 64:14, 66:20, 72:20, 76:7, 76:18, 76:20, 76:21, 77:8, 78:25, 86:13, 100:8, 100:13, 111:13</p> <p>changed [7] - 15:6, 24:10, 44:15, 60:24, 66:10, 74:10, 90:7</p> <p>changes [6] - 12:19, 56:21, 58:5, 77:4, 82:4, 82:16</p> <p>changing [6] - 46:14, 64:7, 74:13, 77:19, 78:16, 78:20</p> <p>Chapter [3] - 50:16, 52:18, 52:19</p> <p>charge [2] - 81:17, 99:20</p> <p>charged [2] - 108:25, 109:1</p> <p>Chatty [1] - 119:22</p> <p>check [3] - 90:2, 110:17, 113:16</p> <p>checked [1] - 71:1</p> <p>checking [1] - 111:15</p> <p>checks [1] - 109:16</p> <p>Cheeseman [1] - 53:5</p>	<p>Cheeseman's [1] - 123:9</p> <p>Chief [3] - 2:11, 3:4, 4:16</p> <p>CHIEF [13] - 2:13, 2:16, 3:3, 3:9, 3:12, 3:17, 3:23, 3:25, 4:13, 4:18, 4:20, 4:22, 4:24</p> <p>chooses [2] - 110:8, 113:15</p> <p>Christina [1] - 40:4</p> <p>Christmas [6] - 38:21, 74:19, 74:25, 90:16, 91:14, 94:7</p> <p>circulate [1] - 41:9</p> <p>circulated [1] - 33:18</p> <p>city [1] - 106:16</p> <p>Civil [1] - 18:25</p> <p>clams [1] - 95:25</p> <p>clarification [4] - 46:22, 77:12, 79:17, 111:2</p> <p>clarified [1] - 48:14</p> <p>clarify [2] - 50:12, 78:7</p> <p>clarifying [2] - 47:15, 76:5</p> <p>class [1] - 2:7</p> <p>classification [1] - 94:22</p> <p>classified [1] - 95:3</p> <p>Claudia [1] - 2:21</p> <p>cleaned [1] - 57:19</p> <p>cleanest [1] - 72:15</p> <p>cleaning [1] - 76:17</p> <p>cleanup [2] - 45:23, 46:5</p> <p>clear [5] - 62:23, 86:7, 92:6, 97:13, 114:11</p> <p>cleared [1] - 28:18</p> <p>Clerk [8] - 2:22, 30:12, 32:25, 43:20, 50:2, 57:19, 91:11, 103:23</p> <p>CLERK [44] - 1:21, 3:19, 18:1, 33:1, 33:4, 36:6, 37:2, 37:22, 38:9, 38:13, 38:15, 38:18, 38:23, 39:1, 39:10, 40:17, 40:21, 40:25, 41:2, 41:17, 41:23, 42:17, 42:19, 42:21, 43:7, 43:9, 43:12, 43:17,</p>	<p>43:19, 45:7, 46:3, 46:19, 49:5, 49:11, 50:24, 51:1, 64:12, 74:16, 78:14, 78:19, 78:22, 88:15, 89:2, 104:6</p> <p>Clerk's [3] - 39:17, 41:19, 104:15</p> <p>Clerks [1] - 33:7</p> <p>clients [1] - 110:3</p> <p>close [4] - 12:10, 12:14, 15:13, 17:17</p> <p>closed [3] - 15:8, 15:10, 74:2</p> <p>closes [3] - 16:1, 17:24, 18:2</p> <p>closing [1] - 7:22</p> <p>closure [1] - 94:23</p> <p>closures [1] - 95:5</p> <p>Cloud [2] - 109:24, 113:8</p> <p>Club [1] - 41:15</p> <p>clubs [1] - 9:7</p> <p>code [20] - 59:8, 59:22, 60:23, 61:23, 62:20, 63:19, 77:16, 77:18, 77:20, 82:19, 83:3, 83:18, 84:9, 100:8, 100:13, 106:7, 107:22, 107:24, 124:11, 124:15</p> <p>Code [4] - 24:11, 52:19, 55:17, 83:15</p> <p>codifies [1] - 56:11</p> <p>cold [2] - 7:25, 122:1</p> <p>collaborative [1] - 96:7</p> <p>collapsed [1] - 9:1</p> <p>collect [1] - 110:19</p> <p>collection [1] - 9:22</p> <p>collections [1] - 110:25</p> <p>collects [1] - 106:21</p> <p>Collins [2] - 95:18, 96:18</p> <p>Columbus [2] - 40:9, 88:4</p> <p>combine [3] - 8:22, 34:20, 103:20</p> <p>comfortable [3] - 29:2, 57:8, 58:4</p> <p>coming [19] - 4:10,</p>
C				
<p>C-O-R-W-I-N [1] - 126:1</p> <p>CAC [2] - 48:3, 49:10</p> <p>calculate [1] - 106:4</p> <p>Campaign [1] - 92:12</p> <p>campground [2] - 15:22, 15:25</p> <p>cancel [1] - 88:1</p> <p>cannot [2] - 94:24, 106:20</p> <p>capable [2] - 20:7, 39:11</p> <p>Capital [3] - 31:18, 31:19, 31:21</p> <p>car [1] - 121:25</p> <p>card [4] - 17:1, 110:9, 111:15, 113:16</p> <p>cards [1] - 110:20</p> <p>care [8] - 27:1, 48:5, 55:22, 99:20, 116:4, 116:7, 116:12, 117:1</p> <p>Carlos [1] - 41:5</p> <p>Carole [1] - 97:24</p> <p>Carousel [6] - 7:17, 16:8, 16:14, 17:3, 88:10, 89:12</p> <p>carried [1] - 127:3</p> <p>cars [1] - 122:3</p> <p>case [3] - 36:20, 57:8</p> <p>case-by-case [1] - 57:8</p> <p>cash [1] - 111:12</p> <p>category [1] - 59:7</p> <p>catwalk [1] - 103:12</p> <p>caught [1] - 19:2</p>				

<p>11:14, 20:6, 24:10, 31:17, 32:6, 32:11, 45:16, 52:6, 88:18, 95:9, 101:1, 106:3, 116:13, 116:16, 116:19, 118:1, 121:8, 127:4</p> <p>comments [3] - 47:23, 51:4, 83:23</p> <p>Commercial [8] - 58:19, 59:13, 59:22, 61:23, 62:2, 76:15, 77:17</p> <p>commercial [4] - 24:9, 69:6, 76:6, 109:21</p> <p>Commission [1] - 97:6</p> <p>committee [2] - 92:1, 93:9</p> <p>Committee [12] - 37:16, 88:1, 88:11, 90:6, 91:8, 91:25, 92:22, 92:23, 108:1, 115:3, 115:7, 115:25</p> <p>committees [1] - 88:6</p> <p>Committees [1] - 87:25</p> <p>common [1] - 55:4</p> <p>communicating [1] - 123:14</p> <p>communities [2] - 95:7, 96:12</p> <p>community [6] - 72:11, 83:18, 84:13, 87:12, 98:1, 98:19</p> <p>companies [3] - 23:15, 100:15, 100:16</p> <p>company [4] - 11:18, 68:2, 122:18, 122:20</p> <p>compiling [1] - 116:2</p> <p>complaining [1] - 99:17</p> <p>complaint [2] - 126:8, 126:12</p> <p>complaints [5] - 98:25, 125:6, 126:4, 126:6, 126:8</p> <p>completed [6] - 10:2, 12:7, 39:4, 88:13, 88:15</p> <p>completely [4] - 38:5, 95:12, 96:10, 96:14</p>	<p>complex [2] - 24:8, 105:25</p> <p>complicated [2] - 25:7, 25:11</p> <p>compliments [1] - 118:25</p> <p>compromise [6] - 58:7, 75:16, 81:16, 87:16, 123:11, 123:15</p> <p>concern [1] - 67:7</p> <p>concerned [3] - 8:24, 44:22, 79:25</p> <p>concerning [2] - 45:13, 80:7</p> <p>Concrete [1] - 33:19</p> <p>concrete [1] - 35:13</p> <p>concurrence [1] - 42:12</p> <p>conditioning [3] - 13:18, 14:4, 14:6</p> <p>condoning [1] - 86:7</p> <p>confirm [1] - 11:24</p> <p>confirmed [2] - 11:22, 11:23</p> <p>conflict [1] - 88:2</p> <p>confrontation [1] - 122:22</p> <p>confusing [1] - 47:4</p> <p>confusion [1] - 95:15</p> <p>congestion [1] - 51:13</p> <p>conglomeration [1] - 7:2</p> <p>Congressman [1] - 41:14</p> <p>conjunction [1] - 33:16</p> <p>connection [3] - 11:12, 105:21, 106:17</p> <p>conscientious [1] - 13:7</p> <p>consensus [6] - 53:9, 53:17, 58:11, 81:2, 85:9, 93:17</p> <p>considerable [1] - 10:24</p> <p>considering [1] - 95:10</p> <p>consistently [2] - 16:22, 17:13</p> <p>Constable [1] - 118:14</p> <p>constraint [1] - 121:23</p>	<p>construction [2] - 20:14, 20:17</p> <p>contains [1] - 128:10</p> <p>contemplating [2] - 58:24, 64:1</p> <p>continue [12] - 9:20, 11:3, 15:20, 15:22, 17:9, 72:14, 72:19, 72:24, 106:10, 114:14, 114:16, 114:17</p> <p>continued [1] - 97:8</p> <p>continuing [2] - 92:7, 116:20</p> <p>contract [10] - 8:19, 23:12, 24:17, 25:10, 33:17, 33:20, 33:21, 34:4, 34:7</p> <p>contractor [2] - 39:21, 91:18</p> <p>contractors [1] - 39:16</p> <p>contribution [1] - 91:6</p> <p>control [1] - 25:3</p> <p>conversation [1] - 104:19</p> <p>convert [2] - 83:1, 83:5</p> <p>convictions [1] - 82:10</p> <p>cookies [1] - 76:1</p> <p>cool [4] - 4:20, 16:12, 41:16, 87:24</p> <p>cooler [1] - 16:11</p> <p>cooperated [1] - 117:25</p> <p>Cooperative [1] - 90:17</p> <p>copies [2] - 53:15, 66:5</p> <p>copy [2] - 66:12, 107:1</p> <p>Cornell [1] - 90:17</p> <p>corner [2] - 98:3, 103:8</p> <p>Corps [2] - 116:15, 117:22</p> <p>correct [18] - 3:21, 7:4, 19:12, 22:16, 22:18, 22:23, 22:25, 32:3, 42:24, 49:8, 49:18, 50:19, 51:2, 52:20, 77:6, 78:25, 79:1, 128:11</p>	<p>correction [1] - 123:21</p> <p>correctly [5] - 16:10, 53:23, 61:9, 108:19, 111:23</p> <p>CORWIN [4] - 125:19, 125:23, 125:25, 126:3</p> <p>Corwin [1] - 126:1</p> <p>cost [2] - 25:15, 83:11</p> <p>costs [1] - 23:16</p> <p>count [1] - 71:23</p> <p>counted [2] - 71:7, 123:23</p> <p>counter [1] - 68:5</p> <p>counting [1] - 71:22</p> <p>county [1] - 106:24</p> <p>COUNTY [2] - 1:1, 128:5</p> <p>County [10] - 2:7, 12:11, 12:14, 33:10, 33:20, 33:21, 37:2, 37:5, 107:5, 107:24</p> <p>couple [8] - 12:17, 12:24, 17:19, 53:13, 56:5, 108:15, 111:1, 114:15</p> <p>course [4] - 10:21, 11:6, 42:6, 82:8</p> <p>court [3] - 66:1, 66:22, 80:2</p> <p>Court [1] - 128:7</p> <p>covered [1] - 20:22</p> <p>CR [4] - 58:19, 59:3, 63:19, 124:7</p> <p>cracking [1] - 12:22</p> <p>create [1] - 60:24</p> <p>created [2] - 42:8, 89:23</p> <p>creating [1] - 95:5</p> <p>creative [1] - 85:6</p> <p>credit [4] - 110:5, 110:8, 110:20, 111:15</p> <p>credits [3] - 107:2, 107:13, 107:14</p> <p>Creek [3] - 96:9, 102:15, 102:16</p> <p>crew [1] - 12:20</p> <p>criticizing [1] - 27:19</p> <p>cross [2] - 52:2, 52:10</p> <p>crossing [1] - 51:11</p> <p>crosswalk [8] - 50:16, 50:21, 50:22, 51:9,</p>	<p>51:10, 51:13, 51:16, 52:1</p> <p>culvert [3] - 8:11, 34:11, 36:22</p> <p>curious [5] - 13:17, 18:22, 64:19, 105:5, 121:18</p> <p>current [6] - 21:9, 30:21, 36:11, 41:8, 95:24, 125:10</p> <p>customer [3] - 110:7, 110:8, 110:9</p> <p>customers [2] - 98:5, 111:11</p> <p>cut [1] - 61:6</p> <p>cutting [1] - 115:4</p> <p>cyber [1] - 33:14</p>
D				
<p>daily [3] - 13:16, 13:24, 13:25</p> <p>Danisi [1] - 2:20</p> <p>data [1] - 108:3</p> <p>date [9] - 8:2, 8:16, 8:17, 11:23, 11:25, 44:17, 47:8, 88:13, 88:16</p> <p>David [1] - 125:25</p> <p>days [21] - 54:5, 54:7, 54:10, 54:13, 54:25, 55:1, 55:2, 55:6, 56:16, 58:25, 64:22, 65:6, 65:7, 65:10, 67:11, 74:6, 88:4, 110:17</p> <p>deadline [2] - 44:17, 103:25</p> <p>deal [8] - 24:19, 44:25, 57:17, 83:10, 83:11, 97:1, 98:1, 126:8</p> <p>DeAl [3] - 33:19, 34:15, 35:12</p> <p>dealing [3] - 22:4, 58:17, 76:14</p> <p>DEC [4] - 9:18, 9:19, 94:24, 95:13</p> <p>December [2] - 74:18, 90:20</p> <p>decide [3] - 26:20, 82:5, 93:20</p> <p>decided [1] - 23:3</p> <p>decides [1] - 26:9</p>				

<p>decision [2] - 82:6, 92:11</p> <p>Decker [1] - 97:24</p> <p>declined [1] - 23:12</p> <p>decorate [1] - 91:11</p> <p>decorations [1] - 90:16</p> <p>deed [2] - 37:24, 39:4</p> <p>defensible [1] - 66:21</p> <p>defined [1] - 95:16</p> <p>definitely [7] - 6:14, 11:9, 26:12, 29:13, 29:15, 72:10, 114:2</p> <p>definition [5] - 61:13, 63:8, 76:6, 76:14, 76:16</p> <p>definitions [1] - 59:1</p> <p>delayed [1] - 45:15</p> <p>delays [1] - 17:10</p> <p>delineated [2] - 124:15, 124:16</p> <p>demand [1] - 69:14</p> <p>density [1] - 106:5</p> <p>Department [16] - 4:5, 7:20, 9:17, 12:6, 17:7, 18:25, 27:4, 27:12, 28:11, 37:13, 39:12, 39:13, 91:22, 94:6, 116:3</p> <p>department [1] - 96:25</p> <p>Departments [1] - 7:19</p> <p>departments [2] - 42:10, 76:16</p> <p>DEPUTY [1] - 1:14</p> <p>Derryl [2] - 29:3, 34:24</p> <p>Derryl's [1] - 8:20</p> <p>description [3] - 4:4, 6:4, 92:7</p> <p>designate [2] - 100:14, 101:9</p> <p>designated [3] - 96:14, 100:5, 100:22</p> <p>desperate [2] - 70:22</p> <p>destroyed [1] - 43:2</p> <p>destroying [3] - 43:3, 43:5, 43:16</p> <p>destruction [2] - 42:9, 42:24</p> <p>detail [1] - 21:20</p> <p>details [2] - 21:18, 48:9</p> <p>determination [1] -</p>	<p>49:4</p> <p>deterrent [1] - 67:25</p> <p>develop [1] - 15:19</p> <p>developer [1] - 33:25</p> <p>developers [1] - 23:17</p> <p>difference [3] - 29:22, 111:2, 118:15</p> <p>different [14] - 8:18, 18:19, 21:4, 21:18, 23:5, 66:24, 82:20, 86:14, 95:1, 96:14, 111:4, 111:9, 114:12, 116:7</p> <p>differently [1] - 71:17</p> <p>difficult [1] - 112:18</p> <p>digging [1] - 117:13</p> <p>digital [3] - 106:25, 109:17, 109:22</p> <p>direct [1] - 44:2</p> <p>directed [1] - 99:22</p> <p>direction [4] - 8:1, 23:5, 26:21, 61:19</p> <p>directions [1] - 22:15</p> <p>directly [1] - 47:16</p> <p>Director [1] - 104:11</p> <p>disagree [1] - 123:18</p> <p>disappointed [1] - 123:17</p> <p>discern [1] - 16:14</p> <p>disclaimer [1] - 85:15</p> <p>disclosure [1] - 120:18</p> <p>discuss [8] - 5:12, 48:8, 64:1, 78:12, 90:18, 96:19, 98:22, 101:24</p> <p>discussed [3] - 53:11, 91:17, 93:7</p> <p>discussing [2] - 87:5, 123:9</p> <p>discussion [16] - 25:23, 26:11, 27:25, 50:5, 51:5, 52:14, 58:17, 74:3, 93:16, 97:8, 97:11, 97:21, 106:4, 107:20, 107:23, 115:13</p> <p>discussions [3] - 56:19, 81:7, 91:5</p> <p>Discussions [1] - 47:21</p> <p>dishes [1] - 91:3</p> <p>disparity [1] - 109:2</p>	<p>District [6] - 58:19, 59:3, 59:4, 91:16, 101:21, 124:8</p> <p>diverted [1] - 22:2</p> <p>divvied [1] - 22:1</p> <p>DMNC [1] - 12:7</p> <p>doable [1] - 75:17</p> <p>dock [2] - 103:11, 103:12</p> <p>docks [1] - 103:1</p> <p>DOCKWA [2] - 16:7, 110:18</p> <p>document [1] - 106:25</p> <p>documents [2] - 42:5, 123:22</p> <p>dollars [1] - 55:16</p> <p>donated [1] - 94:8</p> <p>done [22] - 9:25, 10:4, 12:20, 13:6, 14:12, 14:13, 15:14, 17:13, 34:6, 37:24, 48:23, 56:4, 87:12, 106:20, 108:17, 114:2, 115:5, 115:14, 116:25, 117:15, 117:19, 121:6</p> <p>door [1] - 72:21</p> <p>DOT [2] - 97:10, 97:13</p> <p>doubt [1] - 96:4</p> <p>Doug [2] - 12:20, 35:3</p> <p>DOUGLAS [1] - 1:16</p> <p>down [27] - 13:25, 14:1, 16:19, 18:16, 20:6, 28:14, 29:3, 34:11, 36:8, 39:24, 45:14, 48:8, 51:24, 52:4, 52:6, 53:3, 71:11, 75:25, 93:2, 99:1, 100:5, 100:17, 101:5, 116:1, 116:23, 117:23</p> <p>downs [1] - 115:16</p> <p>downstairs [1] - 61:15</p> <p>downtown [3] - 58:18, 91:16, 101:12</p> <p>draft [3] - 65:25, 66:12, 92:2</p> <p>drafted [1] - 72:7</p> <p>drafting [1] - 92:1</p> <p>drain [1] - 93:2</p> <p>drains [1] - 93:1</p> <p>drastic [1] - 64:11</p> <p>dredging [1] - 116:17</p>	<p>driver [3] - 120:19, 121:16, 123:1</p> <p>driver's [1] - 120:21</p> <p>drivers [3] - 121:21, 122:7, 122:21</p> <p>drives [3] - 16:14, 43:10, 43:13</p> <p>driveway [1] - 12:22</p> <p>drop [10] - 14:2, 14:10, 16:8, 100:10, 100:21, 100:22, 101:20, 102:7, 102:8, 120:24</p> <p>drop-off [1] - 14:10</p> <p>dropped [1] - 98:4</p> <p>Duncan [2] - 5:18, 6:8</p> <p>during [4] - 40:9, 72:22, 74:19, 122:11</p> <p>duty [1] - 120:23</p> <p>dwelling [1] - 53:23</p>	<p>47:9, 56:24, 57:5, 90:2, 90:4, 97:10, 99:1, 115:6, 117:23</p> <p>End [2] - 82:19, 117:9</p> <p>ends [1] - 15:24</p> <p>energy [1] - 13:16</p> <p>enforce [2] - 58:6, 59:7</p> <p>Enforcement [3] - 24:12, 55:17, 83:15</p> <p>engineer [1] - 123:24</p> <p>enhanced [1] - 91:15</p> <p>enjoy [1] - 4:23</p> <p>enjoyed [2] - 118:24, 119:14</p> <p>ensure [1] - 42:23</p> <p>entailed [1] - 4:8</p> <p>entirely [2] - 102:16, 111:4</p> <p>entities [1] - 89:23</p> <p>entry [1] - 108:8</p> <p>environmental [1] - 97:1</p> <p>equipment [1] - 28:22</p> <p>equitable [1] - 53:10</p> <p>especially [4] - 71:17, 83:21, 96:24, 122:16</p> <p>essentially [1] - 64:16</p> <p>estimate [1] - 33:22</p> <p>estimates [2] - 12:25, 15:11</p> <p>evening [9] - 2:7, 33:1, 33:2, 33:3, 47:2, 66:6, 66:11, 118:11, 123:5</p> <p>event [2] - 90:24, 118:22</p> <p>event's [1] - 90:23</p> <p>eventual [1] - 23:23</p> <p>exactly [4] - 35:15, 46:23, 48:16, 126:7</p> <p>example [1] - 43:2</p> <p>excellent [4] - 29:23, 37:11, 40:24, 94:10</p> <p>except [3] - 2:17, 82:23, 88:11</p> <p>exception [1] - 9:24</p> <p>exchange [2] - 48:18, 121:8</p> <p>excuse [2] - 39:12, 59:11</p> <p>Executive [1] - 104:10</p> <p>exempt [2] - 62:19,</p>
E				
		<p>Eagle [1] - 2:19</p> <p>early [1] - 46:1</p> <p>easier [2] - 29:17, 36:19</p> <p>easily [1] - 100:20</p> <p>East [4] - 36:3, 36:4, 82:19, 117:9</p> <p>easy [1] - 92:6</p> <p>Editor [1] - 41:11</p> <p>effect [1] - 58:6</p> <p>effluent [2] - 10:14, 10:19</p> <p>effort [5] - 22:2, 30:14, 96:7, 96:21, 96:25</p> <p>eighth [2] - 3:11, 3:12</p> <p>either [2] - 57:13, 86:7</p> <p>Electric [3] - 12:5, 39:13, 91:18</p> <p>element [1] - 12:12</p> <p>elsewhere [2] - 56:14, 57:3</p> <p>email [3] - 10:11, 47:14, 97:23</p> <p>emails [1] - 86:25</p> <p>employees [1] - 110:2</p> <p>empty [4] - 68:6, 68:9, 68:18, 122:2</p> <p>end [17] - 8:11, 14:1, 15:24, 16:5, 17:24, 32:21, 33:4, 34:11,</p>		

<p>69:3 Exhibit [1] - 40:8 exhibit [1] - 40:14 existing [2] - 108:8, 108:9 expanded [2] - 26:25, 28:21 expansion [2] - 16:2, 28:10 expect [1] - 37:23 expecting [1] - 39:19 expensive [3] - 13:1, 23:16, 112:19 experience [7] - 16:18, 17:3, 19:18, 21:17, 22:11, 24:2, 27:5 experiences [1] - 16:20 expert [1] - 109:6 explain [3] - 36:1, 48:22 explained [1] - 11:5 extending [2] - 44:19, 44:23 Extension [1] - 90:18 extension [5] - 33:24, 37:6, 37:7, 39:5, 47:10 extensive [1] - 5:3 exterior [2] - 12:24, 15:12 extra [3] - 64:17, 65:14, 113:10</p>	<p>fantastic [2] - 89:13, 102:5 far [11] - 12:12, 29:9, 30:9, 33:10, 39:15, 65:21, 65:23, 71:6, 80:5, 97:11, 109:5 fast [1] - 117:21 faster [1] - 51:23 favor [1] - 126:20 featured [1] - 92:17 featuring [1] - 92:13 February [4] - 40:19, 40:20, 40:21, 70:19 Federal [1] - 117:16 fee [18] - 55:8, 55:9, 55:11, 81:18, 81:19, 92:8, 99:20, 106:5, 106:17, 106:23, 108:4, 108:6, 108:7, 108:10, 108:22, 110:10, 113:9, 113:15 feeds [1] - 110:6 feelings [2] - 75:15, 93:19 fees [5] - 105:21, 107:21, 108:21, 108:23, 110:7 feet [1] - 96:1 fell [1] - 48:11 fellow [1] - 122:21 felt [6] - 23:17, 54:4, 56:12, 56:14, 64:24, 67:25 fences [2] - 28:14, 28:16 ferry [1] - 8:12 Ferry [2] - 47:23, 48:8 Festival [2] - 15:1, 15:4 few [8] - 56:4, 79:23, 109:15, 114:10, 114:15, 115:10, 119:9, 121:24 field [1] - 15:19 figure [2] - 114:21, 121:4 figured [2] - 70:20, 70:23 figuring [1] - 16:1 files [1] - 42:4 fill [3] - 118:22, 119:8, 120:2</p>	<p>finagle [1] - 31:5 finagling [1] - 31:2 final [3] - 18:17, 34:3, 53:14 finally [3] - 12:10, 31:4, 53:14 financial [3] - 91:6, 97:3, 110:24 financially [1] - 64:18 fine [7] - 24:4, 86:23, 101:21, 105:13, 122:12, 125:24 finished [2] - 32:13, 38:5 finishing [1] - 104:8 fire [4] - 36:10, 98:8, 98:9 Fire [6] - 4:5, 21:10, 21:12, 37:13, 91:22, 94:6 Firehouse [1] - 1:7 fireman's [2] - 98:12, 98:14 firm [3] - 45:4, 45:5, 45:16 firmly [1] - 26:20 firms [2] - 25:10, 25:14 first [7] - 5:4, 16:17, 28:17, 33:5, 88:17, 116:22, 117:21 First [1] - 100:7 fit [2] - 65:11, 84:9 fitting [1] - 61:2 five [3] - 55:24, 65:10, 110:17 fix [2] - 61:24, 107:15 Flag [1] - 2:3 floor [1] - 12:9 focused [1] - 90:25 folder [1] - 39:6 folks [2] - 11:5, 99:14 follow [4] - 63:9, 79:5, 83:3, 102:13 follow-up [1] - 102:13 following [2] - 2:11, 3:25 follows [1] - 92:14 forced [1] - 83:16 foregoing [1] - 128:10 formal [2] - 12:13, 29:4 formalize [1] - 46:9</p>	<p>former [2] - 41:12, 89:21 forms [1] - 42:8 forth [1] - 51:7 Forty [1] - 55:16 forward [14] - 13:7, 27:24, 41:23, 50:9, 57:17, 75:24, 84:17, 87:13, 89:16, 105:1, 114:15, 114:21, 115:14, 123:18 forward-thinking [1] - 27:24 four [5] - 2:18, 4:10, 67:22, 68:6, 88:13 frame [2] - 34:10, 114:1 Freeport [4] - 109:23, 110:3, 110:6, 111:4 freezing [1] - 122:1 frequent [1] - 85:3 Friday [2] - 54:11, 55:4 friendly [2] - 16:24, 104:10 Friends [2] - 88:20, 88:21 Front [5] - 36:3, 36:4, 36:5, 101:1, 121:14 front [7] - 36:6, 36:7, 36:16, 100:3, 106:22, 110:20, 121:14 full [9] - 15:2, 20:1, 22:2, 23:23, 56:9, 81:17, 85:5, 110:2, 120:18 full-time [5] - 22:2, 23:23, 56:9, 85:5, 110:2 fully [3] - 15:3, 15:23 fumes [1] - 84:8 function [1] - 20:16 functional [1] - 93:22 fund [1] - 31:16 Fund [1] - 31:18 funding [2] - 94:5, 95:2 funds [1] - 116:6 future [6] - 95:9, 104:18, 105:24, 109:11, 117:2, 118:17</p>	<p style="text-align: center;">G</p> <p>Gail [1] - 41:4 gains [1] - 24:2 garage [3] - 28:23, 126:10, 126:11 GATE [1] - 92:22 gathering [1] - 23:13 general [4] - 53:17, 75:10, 94:21, 95:6 General [1] - 31:18 Genesys [1] - 44:6 gentleman [3] - 80:10, 87:16, 123:22 GEORGE [1] - 1:13 George [1] - 86:17 gist [1] - 75:10 given [2] - 25:18, 121:12 glad [3] - 55:19, 70:25, 117:25 glance [1] - 14:24 glitch [1] - 112:1 Glynis [2] - 10:10, 22:24 goal [5] - 19:14, 22:12, 66:14, 66:16, 95:21 golf [2] - 10:21, 11:6 Government [2] - 92:22, 117:17 government [1] - 84:6 graciously [1] - 94:7 grand [1] - 83:21 grandchildren [1] - 118:20 grandfather [1] - 76:16 grandfathered [6] - 57:12, 59:2, 60:16, 62:4, 77:17, 124:17 grandfathering [7] - 57:6, 57:7, 57:14, 59:11, 59:12, 62:15, 124:11 grandkids [2] - 118:21, 119:25 grant [1] - 93:5 granted [1] - 37:7 grants [1] - 31:3 gray [3] - 58:23, 59:17, 60:21 great [26] - 2:14, 2:25, 9:15, 11:10, 12:4,</p>
<p style="text-align: center;">F</p> <p>face [1] - 82:2 Facebook [1] - 16:19 fact [4] - 21:18, 59:7, 72:20, 97:14 fair [2] - 23:17, 125:13 fairly [1] - 66:21 Fall [1] - 15:15 fall [3] - 59:6, 120:3, 120:9 familiar [1] - 18:23 families [1] - 71:24 family [11] - 2:12, 40:23, 53:22, 56:9, 82:22, 82:25, 83:2, 83:6, 84:15, 119:3, 124:16</p>				

<p>13:11, 16:22, 16:25, 17:3, 17:5, 22:21, 24:14, 25:17, 30:17, 30:24, 31:15, 38:4, 38:20, 38:25, 39:8, 70:9, 80:3, 96:6, 102:2, 104:9, 108:10</p> <p>GREENPORT [1] - 1:1</p> <p>Greenport [14] - 1:8, 5:12, 14:20, 69:1, 69:16, 70:10, 81:1, 92:15, 94:6, 96:8, 107:11, 117:22, 118:15, 124:1</p> <p>Greenport's [2] - 69:7, 89:14</p> <p>greenportvillagebid [1] - 92:16</p> <p>Greg [7] - 21:10, 21:11, 21:14, 24:1, 27:9, 55:23</p> <p>Greg's [2] - 26:25, 99:10</p> <p>grinding [1] - 115:11</p> <p>ground [2] - 28:18, 115:16</p> <p>group [10] - 64:24, 67:9, 75:10, 80:23, 109:10, 120:24, 121:7, 121:11, 124:2, 124:5</p> <p>growing [1] - 28:22</p> <p>grumbled [1] - 33:11</p> <p>guess [5] - 16:4, 16:7, 24:13, 70:18, 83:12</p> <p>guy [2] - 71:10, 80:11</p> <p>guys [3] - 30:22, 98:10, 114:18</p>	<p>42:3, 128:18</p> <p>handed [1] - 66:12</p> <p>handle [2] - 24:16, 106:14</p> <p>handled [1] - 21:9</p> <p>handling [2] - 26:23, 26:24</p> <p>hands [1] - 24:10</p> <p>haphazard [1] - 124:3</p> <p>happenings [1] - 116:9</p> <p>happy [2] - 24:15, 58:2</p> <p>Harbor [8] - 11:12, 11:19, 95:12, 95:23, 96:3, 102:23, 116:17, 116:21</p> <p>hard [4] - 16:14, 43:10, 43:13, 101:11</p> <p>Harley [1] - 2:19</p> <p>HARRIS [1] - 118:11</p> <p>Harris [1] - 118:12</p> <p>Harrison [1] - 104:11</p> <p>harvest [1] - 96:1</p> <p>harvesting [2] - 95:25</p> <p>hate [1] - 120:19</p> <p>head [1] - 73:17</p> <p>headed [1] - 8:1</p> <p>hear [4] - 57:23, 77:2, 77:5, 110:12</p> <p>heard [9] - 6:21, 9:8, 9:9, 44:14, 75:14, 82:12, 83:23, 98:24, 120:15</p> <p>hearing [17] - 50:17, 51:4, 53:2, 54:4, 64:5, 64:8, 74:2, 74:12, 74:14, 75:17, 75:25, 79:1, 80:22, 85:13, 97:19, 101:8, 102:1</p> <p>heavy [1] - 25:3</p> <p>held [7] - 5:8, 33:9, 37:5, 37:9, 90:19, 94:18, 97:9</p> <p>help [5] - 24:17, 55:16, 91:11, 108:4, 112:8</p> <p>helpful [2] - 27:6, 117:17</p> <p>Henry [2] - 41:7, 41:10</p> <p>hereby [1] - 128:9</p> <p>hereunto [1] - 128:17</p> <p>hiatus [1] - 116:10</p> <p>High [1] - 70:10</p>	<p>high [2] - 13:20, 73:4</p> <p>higher [5] - 23:18, 26:5, 26:7, 106:5, 109:21</p> <p>highest [1] - 70:21</p> <p>highlight [1] - 37:4</p> <p>highlighting [1] - 92:13</p> <p>Highway [2] - 28:10, 28:11</p> <p>hint [1] - 97:21</p> <p>hired [2] - 47:12, 119:6</p> <p>hires [2] - 7:16</p> <p>Historian [1] - 41:5</p> <p>historic [1] - 41:6</p> <p>Historical [1] - 40:6</p> <p>history [1] - 89:14</p> <p>History [1] - 40:14</p> <p>hit [4] - 16:18, 84:20, 84:22, 84:24</p> <p>hits [1] - 70:21</p> <p>hockey [1] - 9:6</p> <p>holding [3] - 16:6, 33:12, 64:1</p> <p>Holy [2] - 51:24, 52:4</p> <p>home [6] - 2:9, 70:25, 83:1, 83:19, 121:22, 122:7</p> <p>HomeAway [2] - 70:17</p> <p>homes [2] - 72:24, 82:22</p> <p>honest [2] - 16:15, 22:9</p> <p>Hook [1] - 2:21</p> <p>hook [1] - 106:21</p> <p>hookup [4] - 106:22, 108:4, 108:6, 108:7</p> <p>hope [7] - 73:2, 84:18, 107:19, 113:7, 113:24, 119:6, 119:7</p> <p>hopefully [7] - 12:21, 17:18, 91:19, 95:15, 114:17, 117:11, 117:19</p> <p>hoping [4] - 15:14, 91:23, 109:9, 110:11</p> <p>horses [1] - 46:14</p> <p>Horton [1] - 41:4</p> <p>Hose [2] - 2:19, 2:20</p> <p>hospital [1] - 99:2</p> <p>host [1] - 10:20</p> <p>hosting [1] - 104:17</p>	<p>hot [1] - 14:4</p> <p>hotel [1] - 20:4</p> <p>hour [2] - 53:1, 56:18</p> <p>hours [5] - 13:21, 13:22, 13:23, 13:24, 15:6</p> <p>house [4] - 37:7, 56:10, 83:10, 83:20</p> <p>houses [3] - 69:13, 69:18, 72:22</p> <p>housing [6] - 66:17, 69:7, 73:3, 124:21, 124:23</p> <p>HUBBARD [186] - 1:13, 2:2, 2:5, 2:24, 3:2, 3:4, 3:7, 3:15, 3:18, 4:15, 4:19, 4:23, 4:25, 11:14, 11:17, 11:21, 12:3, 25:18, 26:13, 26:15, 26:19, 26:22, 27:15, 27:21, 28:1, 28:3, 30:1, 30:4, 31:1, 31:6, 31:8, 31:11, 32:1, 32:16, 32:21, 32:24, 33:3, 35:23, 36:1, 38:1, 38:5, 38:8, 38:17, 39:2, 43:20, 43:23, 43:25, 44:7, 44:12, 46:16, 46:21, 46:25, 47:7, 47:13, 47:19, 48:2, 48:5, 48:10, 48:13, 48:18, 48:21, 48:25, 49:16, 49:19, 49:22, 49:25, 50:2, 50:5, 50:8, 50:11, 50:15, 50:19, 50:21, 51:3, 52:14, 52:16, 52:22, 53:1, 54:1, 54:10, 54:15, 54:20, 54:24, 59:24, 60:1, 60:5, 60:7, 60:19, 60:22, 62:3, 62:7, 62:14, 62:18, 63:5, 63:23, 64:3, 64:23, 65:10, 66:5, 66:9, 66:18, 67:1, 67:5, 67:8, 67:14, 67:20, 67:24, 72:1, 73:18, 73:21, 73:24, 74:7, 74:9, 74:21, 75:2, 75:9, 75:14, 75:22, 76:4, 77:16, 80:9, 80:12,</p>	<p>80:14, 80:17, 80:21, 81:5, 81:16, 81:19, 81:23, 82:8, 85:9, 85:13, 85:20, 85:25, 86:6, 86:12, 86:18, 86:20, 87:7, 87:14, 87:22, 87:25, 89:8, 89:16, 89:19, 94:10, 94:15, 97:17, 98:12, 99:7, 100:1, 101:4, 101:7, 101:16, 101:19, 101:24, 102:3, 102:6, 102:11, 103:4, 103:7, 103:11, 103:15, 103:18, 104:21, 105:3, 105:6, 105:9, 105:13, 105:17, 112:2, 112:6, 114:5, 114:24, 115:1, 119:19, 123:3, 125:17, 125:21, 125:24, 126:2, 126:14, 126:17, 126:20, 126:25, 127:3</p> <p>Hubbard [1] - 10:17</p> <p>Hurricane [1] - 40:8</p> <p>hurt [5] - 66:15, 83:24, 83:25, 112:6</p> <p>hydrant [2] - 3:8, 3:9</p>
I				
<p>ice [1] - 8:3</p> <p>idea [2] - 27:11, 74:1</p> <p>ideal [1] - 117:20</p> <p>ideas [2] - 87:21, 107:18</p> <p>idle [1] - 121:2</p> <p>idling [1] - 122:25</p> <p>ill [1] - 2:9</p> <p>illegal [1] - 126:12</p> <p>immediately [2] - 68:17, 99:10</p> <p>implement [2] - 112:18, 113:22</p> <p>important [3] - 6:10, 72:12, 84:16</p> <p>impressed [3] - 12:19, 13:5, 13:8</p> <p>impression [1] - 51:20</p>				

<p>improved [1] - 53:9 IN [1] - 128:17 incents [1] - 84:18 include [1] - 56:21 includes [1] - 71:6 including [2] - 90:15, 126:10 income [1] - 67:24 incorporate [1] - 112:14 Incorporated [1] - 102:24 increase [5] - 16:6, 25:24, 55:2, 73:2, 85:2 indicated [1] - 124:19 indicates [1] - 124:22 individual [1] - 82:6 industry [2] - 90:25, 111:17 information [7] - 53:4, 68:24, 75:19, 93:9, 96:6, 99:25, 106:13 informative [1] - 4:7 inner [1] - 88:12 inside [2] - 12:19, 13:5 inspected [1] - 55:22 inspection [1] - 25:8 inspections [4] - 17:10, 17:12, 21:16, 55:20 Inspector [5] - 21:6, 23:24, 24:13, 25:19, 26:6 Inspector's [1] - 21:3 installed [1] - 92:25 instance [1] - 51:15 instead [5] - 53:20, 54:13, 108:22, 113:16, 121:23 intended [1] - 39:25 intense [1] - 107:13 intent [1] - 73:5 interest [3] - 88:2, 111:22, 124:5 interested [4] - 10:22, 25:22, 108:6, 128:15 interesting [6] - 4:7, 4:11, 72:2, 96:22, 96:24, 98:3 interim [1] - 23:13 interior [2] - 20:15, 20:17</p>	<p>internship [1] - 70:14 interpret [1] - 106:8 interpretation [3] - 56:13, 63:11, 65:4 interrupt [1] - 28:9 intersection [1] - 36:4 invested [1] - 10:24 investigate [1] - 113:8 investment [1] - 68:3 investor's [1] - 67:15 invitation [2] - 104:22, 105:11 invite [2] - 96:17, 104:15 inviting [1] - 98:20 invoice [3] - 41:25, 110:2, 110:3 Invoice [2] - 109:24, 113:8 invoicing [2] - 111:3, 111:8 involved [1] - 16:17 irrigation [1] - 10:19 Isabelle [2] - 70:11, 70:15 Island [12] - 33:6, 33:11, 41:15, 57:2, 80:3, 82:19, 96:12, 96:14, 104:12, 104:18, 116:20, 118:3 issue [8] - 18:18, 68:25, 69:4, 74:11, 99:6, 99:18, 109:12, 122:12 issues [3] - 5:13, 15:18, 97:1 item [4] - 12:8, 45:23, 77:7, 108:16 itself [2] - 15:16, 119:10</p>	<p>Jitney [1] - 100:6 job [11] - 4:5, 9:21, 16:22, 20:9, 21:3, 22:23, 24:15, 27:2, 30:13, 30:22, 35:18 jobs [1] - 27:7 Joe [12] - 38:1, 39:2, 46:21, 53:14, 63:21, 76:12, 76:13, 76:19, 78:7, 78:9, 81:12, 108:15 joint [1] - 96:21 JOSEPH [1] - 1:20 JR [1] - 1:13 Julia [2] - 69:13, 75:5 JULIA [1] - 1:17 July [2] - 70:20, 90:3 junior [1] - 70:12</p>	<p>Kosakoff [1] - 45:9</p> <hr/> <p style="text-align: center;">L</p> <hr/> <p>lab [2] - 94:24, 95:2 Labor [2] - 13:19 Ladder [1] - 2:21 LaDu [1] - 2:21 Lamb [1] - 5:16 land [1] - 76:4 Landing [2] - 10:22, 11:6 Lane [5] - 98:8, 98:11, 99:23, 100:9, 100:11 language [7] - 58:22, 61:18, 61:20, 62:22, 77:4, 79:6, 95:16 large [4] - 9:24, 36:16, 36:23, 41:20 larger [4] - 22:19, 29:7, 29:11, 30:20 last [27] - 6:5, 10:8, 10:10, 12:12, 16:6, 39:3, 41:19, 45:15, 48:1, 50:17, 51:4, 51:20, 53:2, 71:9, 91:23, 104:1, 105:23, 109:19, 114:10, 115:3, 115:6, 115:17, 117:14, 118:13, 118:24, 125:4, 126:3 late [3] - 33:18, 34:6, 57:19 laughter [1] - 120:8 Laughter [7] - 31:7, 42:18, 50:4, 52:24, 73:23, 75:1, 86:19 laughter [2] - 43:14, 114:16 LaValle [1] - 97:9 Law [6] - 42:25, 78:17, 78:21, 78:22, 78:25, 123:1 law [35] - 45:16, 52:20, 52:21, 53:9, 53:18, 56:11, 56:20, 56:25, 57:3, 57:25, 58:2, 60:12, 61:8, 61:11, 61:24, 64:7, 66:1, 72:6, 72:8, 73:2, 74:12, 74:13, 75:6, 77:15, 78:18, 78:23,</p>	<p>79:4, 84:14, 84:16, 85:7, 85:11, 86:8, 120:5, 123:16, 125:11 lawsuit [1] - 80:4 lawsuits [1] - 65:19 lawyer [1] - 81:9 lawyers [2] - 56:14, 120:16 layers [1] - 33:11 layouts [1] - 20:16 learn [2] - 21:21, 27:4 least [8] - 8:23, 23:13, 39:19, 41:19, 51:8, 66:21, 66:22, 68:11 leave [4] - 26:1, 61:11, 61:23, 99:11 Lee [1] - 116:18 left [3] - 8:11, 99:5, 115:17 legal [1] - 62:25 legally [1] - 81:6 Legislative [5] - 5:5, 5:9, 5:13, 5:22, 78:10 Legislators [1] - 6:1 Legislature [1] - 37:5 length [1] - 66:24 lenient [1] - 123:15 less [1] - 110:25 letter [6] - 45:3, 57:15, 92:1, 92:2, 100:15 letterhead [1] - 126:5 level [1] - 20:14 levels [1] - 19:18 levies [1] - 90:2 levy [1] - 90:5 library [3] - 4:4, 15:20, 15:21 license [1] - 122:17 licensed [1] - 123:24 life [2] - 83:17, 109:14 light [2] - 12:17, 91:21 lighting [3] - 91:15, 93:5 lights [1] - 91:20 likely [2] - 18:12, 112:13 limited [1] - 90:23 limo [1] - 100:16 line [3] - 8:12, 20:6, 36:10 list [5] - 18:4, 25:20,</p>
	<p style="text-align: center;">J</p> <hr/> <p>JACK [1] - 1:14 jailed [1] - 41:12 Jamie [1] - 95:19 January [4] - 40:16, 40:18, 68:22, 74:20 Jason [1] - 89:25 Jeanmarie [1] - 42:21 Jeff [2] - 4:3, 4:21 Jeffrey [1] - 2:12</p>	<p style="text-align: center;">K</p> <hr/> <p>Kalin's [1] - 4:3 Katsh [1] - 81:6 keep [4] - 27:10, 44:23, 61:1, 114:19 keeping [1] - 17:14 keeps [2] - 44:18, 44:19 kept [1] - 40:6 key [1] - 33:14 kid [1] - 70:10 kids [2] - 16:23, 39:25 kilowatt [5] - 13:21, 13:22, 13:23, 13:24, 13:25 kilowatts [1] - 13:21 Kim [2] - 90:14, 90:17 kind [13] - 16:18, 25:4, 48:11, 56:11, 93:6, 93:18, 97:24, 99:18, 104:12, 105:20, 106:1, 109:21, 111:21 kinds [2] - 16:20, 84:8 kitchen [1] - 83:5 Kloss [1] - 91:18 Knapp [1] - 118:12 knowing [2] - 67:17, 121:16 knowledge [1] - 80:2 knows [6] - 24:10, 32:17, 71:12, 71:15, 104:12, 116:8</p>		

89:22, 116:2, 119:11 listed [1] - 17:18 listen [2] - 75:18, 86:3 listened [2] - 75:12, 86:22 listening [1] - 120:14 listing [1] - 96:10 literally [1] - 20:15 live [4] - 51:6, 72:25, 83:19, 121:12 lives [2] - 71:13, 85:4 load [2] - 14:6, 14:14 local [2] - 73:3, 84:25 Local [4] - 78:17, 78:21, 78:22, 78:25 lofts [4] - 59:13, 60:6, 60:7, 60:24 longest [1] - 51:20 look [26] - 11:4, 13:15, 15:13, 25:6, 53:16, 54:20, 57:22, 57:24, 59:1, 61:9, 63:22, 89:13, 89:16, 107:21, 108:4, 108:20, 109:7, 112:7, 116:16, 116:23, 117:22, 117:24, 118:4, 120:21, 125:11 looked [3] - 109:19, 109:20 looking [14] - 10:12, 10:13, 16:5, 22:6, 23:7, 45:1, 77:8, 90:10, 93:22, 99:4, 103:9, 112:10, 117:1, 117:12 looks [5] - 10:3, 13:18, 15:5, 109:11, 116:23 Loper [1] - 90:14 lost [1] - 65:20 Louise [1] - 104:11 love [4] - 16:5, 104:20, 105:19, 110:14 loved [1] - 40:23 low [2] - 110:5 lower [2] - 26:3, 106:17 LUCIA [1] - 128:7 Lucia [1] - 128:20 lure [1] - 25:21 lush [1] - 90:10 Lynn [1] - 97:23	M	65:16, 65:23, 66:2, 66:8, 66:13, 66:19, 67:2, 67:6, 67:13, 67:19, 67:23, 68:5, 68:10, 68:13, 68:16, 68:21, 69:2, 69:9, 70:5, 70:12, 73:9, 73:13, 73:15, 73:19, 73:22, 74:5, 74:23, 75:5, 75:13, 75:20, 77:13, 78:24, 79:4, 79:8, 79:15, 79:18, 81:22, 85:12, 85:18, 86:5, 86:11, 87:3, 87:24, 114:7, 114:25, 126:21 Martilotta [1] - 114:6 MARY [1] - 1:15 mason [1] - 35:13 massive [1] - 64:10 Matassa's [3] - 103:4, 103:6, 103:7 matches [1] - 14:15 material [3] - 34:2, 76:20, 76:21 matter [4] - 21:17, 39:3, 57:21, 128:16 Maxson [1] - 45:8 Mayor [13] - 5:2, 35:5, 85:7, 87:10, 88:8, 96:24, 118:11, 118:17, 119:11, 120:13, 123:5, 123:8, 125:12 MAYOR [187] - 1:13, 1:14, 2:2, 2:5, 2:24, 3:2, 3:4, 3:7, 3:15, 3:18, 4:15, 4:19, 4:23, 4:25, 11:14, 11:17, 11:21, 12:3, 25:18, 26:13, 26:15, 26:19, 26:22, 27:15, 27:21, 28:1, 28:3, 30:1, 30:4, 31:1, 31:6, 31:8, 31:11, 32:1, 32:16, 32:21, 32:24, 33:3, 35:23, 36:1, 38:1, 38:5, 38:8, 38:17, 39:2, 43:20, 43:23, 43:25, 44:7, 44:12, 46:16, 46:21, 46:25, 47:7, 47:13, 47:19, 48:2, 48:5, 48:10, 48:13,	48:18, 48:21, 48:25, 49:16, 49:19, 49:22, 49:25, 50:2, 50:5, 50:8, 50:11, 50:15, 50:19, 50:21, 51:3, 52:14, 52:16, 52:22, 53:1, 54:1, 54:10, 54:15, 54:20, 54:24, 59:24, 60:1, 60:5, 60:7, 60:19, 60:22, 62:3, 62:7, 62:14, 62:18, 63:5, 63:23, 64:3, 64:23, 65:10, 66:5, 66:9, 66:18, 67:1, 67:5, 67:8, 67:14, 67:20, 67:24, 72:1, 73:18, 73:21, 73:24, 74:7, 74:9, 74:21, 75:2, 75:9, 75:14, 75:22, 76:4, 77:16, 80:9, 80:12, 80:14, 80:17, 80:21, 81:5, 81:16, 81:19, 81:23, 82:8, 85:9, 85:13, 85:20, 85:25, 86:6, 86:12, 86:18, 86:20, 87:7, 87:14, 87:22, 87:25, 89:8, 89:16, 89:19, 94:10, 94:15, 97:17, 98:12, 99:7, 100:1, 101:4, 101:7, 101:16, 101:19, 101:24, 102:3, 102:6, 102:11, 103:4, 103:7, 103:11, 103:15, 103:18, 104:21, 105:3, 105:6, 105:9, 105:13, 105:17, 112:2, 112:6, 114:5, 114:24, 115:1, 119:19, 123:3, 125:17, 125:21, 125:24, 126:2, 126:14, 126:17, 126:20, 126:25, 127:3 Mayors [1] - 117:9 mean [37] - 6:13, 6:21, 6:23, 21:5, 22:8, 24:21, 28:8, 45:12, 46:25, 47:13, 55:6, 56:7, 56:19, 57:18,	57:23, 58:19, 59:4, 59:5, 61:3, 64:3, 64:5, 64:11, 65:1, 67:16, 72:6, 72:19, 72:23, 74:1, 75:9, 77:23, 83:22, 87:4, 101:7, 111:7, 111:8, 113:25, 122:3 means [2] - 94:23, 120:15 meantime [1] - 70:1 meat [1] - 107:22 medallions [1] - 92:25 media [1] - 91:25 mediator [1] - 44:13 meet [7] - 85:16, 92:23, 116:19, 116:22, 117:4, 118:1, 118:2 meeting [32] - 2:1, 2:2, 5:8, 10:20, 11:7, 11:14, 14:20, 33:7, 42:22, 48:19, 53:5, 53:8, 56:17, 65:2, 75:11, 89:20, 92:15, 93:10, 93:11, 93:13, 94:17, 94:20, 95:19, 97:6, 97:8, 114:20, 115:3, 116:15, 116:21, 117:8, 117:9, 127:5 meetings [4] - 5:10, 6:1, 37:5, 91:10 meets [1] - 58:3 Meg [1] - 2:20 megawatts [1] - 13:20 member [2] - 7:4, 89:22 MEMBER [1] - 14:19 Members [2] - 93:17, 96:23 members [2] - 3:1, 93:19 membership [1] - 2:18 memorial [1] - 115:23 Memorial [1] - 119:13 memorized [1] - 31:18 mention [1] - 55:19 mentioned [6] - 26:17, 35:2, 35:3, 35:5, 93:24 mess [1] - 121:15 messenger [1] - 86:17
--	----------	---	---	---

<p>met [7] - 56:18, 58:9, 58:10, 80:9, 80:11, 81:2, 91:11 method [1] - 70:16 methodology [1] - 70:9 mic [1] - 125:19 Michael [1] - 95:17 middle [4] - 36:22, 68:22, 101:20, 121:3 midweek [1] - 55:5 might [10] - 4:10, 74:24, 82:5, 83:1, 104:3, 105:9, 105:10, 108:4, 108:11, 112:8 Mike [2] - 11:21, 96:18 mind [1] - 86:13 mine [1] - 110:1 minimum [7] - 54:2, 56:13, 64:25, 65:1, 65:3, 65:15, 72:15 minor [2] - 28:13, 76:8 minute [2] - 45:15, 110:19 minutes [1] - 122:24 miss [1] - 16:18 missed [1] - 105:10 mistaken [2] - 63:21, 125:7 misunderstood [1] - 79:18 Mitchell [2] - 88:20, 88:22 mixed [8] - 61:12, 61:13, 61:14, 62:1, 63:7, 63:13, 77:23, 93:18 mode [1] - 65:11 modified [1] - 53:12 modify [1] - 56:20 mom [1] - 109:25 moment [2] - 30:10, 39:23 Monday [3] - 32:8, 49:25, 74:15 money [11] - 7:10, 10:25, 55:17, 83:11, 83:20, 106:21, 111:5, 115:7, 115:18, 116:2, 116:3 Monsell [1] - 51:6 month [13] - 10:16,</p>	<p>37:25, 44:8, 50:17, 51:4, 53:2, 88:17, 92:23, 101:25, 105:23, 114:8, 114:18, 126:3 Month [1] - 40:15 months [10] - 17:19, 25:4, 46:11, 47:11, 67:22, 68:6, 70:24, 82:5, 97:6, 122:5 moon [1] - 109:17 Moore [2] - 57:14, 81:6 Moore's [3] - 99:23, 100:9, 100:11 Moores [2] - 98:8, 98:10 Moriches [1] - 116:24 morning [3] - 2:23, 56:20, 104:7 most [10] - 55:4, 65:13, 65:18, 68:8, 82:18, 84:16, 85:6, 115:1, 115:7 motion [4] - 45:2, 45:19, 78:11, 126:17 Motion [1] - 127:3 move [10] - 29:17, 30:2, 50:8, 87:13, 97:18, 99:11, 102:8, 115:14, 119:15, 125:19 moved [1] - 28:16 movement [2] - 97:12, 97:15 moving [13] - 7:19, 9:16, 12:5, 13:7, 13:12, 14:25, 15:16, 17:7, 27:10, 28:15, 30:3, 39:15, 41:23 mow [1] - 41:8 MR [184] - 5:2, 5:18, 5:21, 6:8, 6:12, 6:17, 6:20, 6:23, 6:25, 7:4, 7:7, 7:11, 7:14, 8:4, 8:9, 8:14, 8:17, 9:3, 9:8, 9:16, 10:5, 10:8, 10:15, 11:16, 12:2, 12:5, 12:23, 13:9, 13:12, 13:14, 13:22, 13:24, 14:5, 14:8, 14:11, 14:17, 14:21, 14:25, 16:9, 16:12,</p>	<p>17:5, 17:22, 18:2, 18:11, 18:24, 19:12, 19:14, 19:17, 19:21, 20:8, 20:10, 20:13, 20:24, 21:1, 21:5, 21:8, 22:5, 22:16, 22:18, 22:25, 23:2, 23:5, 23:9, 23:11, 23:25, 24:21, 24:24, 25:2, 25:13, 28:4, 28:7, 28:12, 28:16, 28:18, 28:21, 29:1, 29:10, 29:13, 29:15, 29:17, 29:21, 29:25, 30:3, 30:5, 30:16, 30:19, 30:23, 30:25, 31:19, 31:21, 32:3, 32:5, 32:8, 32:10, 32:13, 32:19, 32:22, 33:23, 34:12, 34:14, 34:23, 35:4, 35:6, 35:8, 35:11, 35:16, 35:18, 35:20, 35:22, 35:24, 36:2, 36:7, 36:10, 36:14, 36:18, 36:22, 37:1, 38:12, 38:14, 38:24, 44:10, 45:22, 46:4, 46:7, 46:13, 46:17, 46:20, 46:24, 47:25, 48:3, 48:7, 48:11, 48:17, 48:19, 48:24, 49:1, 49:8, 49:10, 49:18, 49:21, 49:23, 50:1, 50:14, 50:20, 50:25, 51:2, 52:21, 52:25, 58:21, 76:19, 76:22, 76:24, 77:4, 77:7, 78:5, 93:8, 93:12, 99:8, 99:14, 99:22, 99:25, 104:24, 108:13, 108:15, 108:19, 109:4, 109:7, 111:1, 111:9, 111:20, 112:4, 112:9, 112:13, 112:16, 113:3, 113:5, 113:12, 113:17, 113:21, 118:11, 125:19, 125:23, 125:25, 126:3 MS [4] - 119:22, 120:7, 120:9, 123:5</p>	<p>MS4 [6] - 94:18, 94:21, 95:13, 95:20, 96:15, 96:19 municipalities [3] - 18:14, 97:2, 113:18 municipality [4] - 18:20, 84:6, 106:19, 106:21 must [2] - 61:9, 124:12 Myavec [1] - 97:24</p> <hr/> <p style="text-align: center;">N</p> <hr/> <p>name [2] - 118:10, 125:21 names [1] - 23:14 Nassau [1] - 33:10 navigate [1] - 92:6 nearest [1] - 14:17 necessarily [2] - 106:15, 111:22 necessary [2] - 21:15, 51:18 need [29] - 12:24, 15:14, 17:20, 22:8, 26:12, 27:9, 27:24, 38:11, 48:15, 49:19, 49:22, 55:17, 55:24, 58:23, 58:25, 59:8, 62:21, 63:17, 63:25, 72:5, 73:9, 77:2, 77:5, 77:12, 79:3, 94:3, 98:23, 100:2, 118:22 needed [1] - 52:13 needs [8] - 37:15, 49:14, 63:21, 79:11, 79:14, 79:16, 114:2, 119:10 nerd [1] - 104:12 never [3] - 64:25, 95:23, 111:13 NEW [2] - 1:1, 128:3 new [21] - 4:9, 4:10, 7:15, 25:20, 40:2, 45:16, 64:4, 78:18, 80:1, 80:3, 80:5, 84:9, 92:5, 92:19, 94:20, 103:23, 112:7, 112:11, 112:21, 116:9, 119:12</p>	<p>New [12] - 1:8, 42:23, 80:2, 94:24, 95:3, 96:15, 97:9, 97:13, 106:16, 122:25, 123:25, 128:8 news [1] - 37:11 next [24] - 4:2, 8:23, 10:16, 15:4, 16:3, 31:9, 37:24, 38:7, 56:1, 57:23, 72:21, 74:3, 85:14, 101:25, 106:3, 106:9, 107:9, 114:18, 116:14, 116:16, 116:21, 119:8, 119:13, 123:19 nice [4] - 7:12, 30:22, 94:11, 106:18 night [2] - 4:23, 4:24 nine [2] - 64:17, 65:14 nitrate [1] - 95:14 nobody [4] - 25:20, 54:5, 65:6, 73:24 nobody's [1] - 25:22 non [2] - 53:22, 108:5 non-owner-occupied [1] - 53:22 non-village [1] - 108:5 none [1] - 125:8 normally [1] - 33:9 north [1] - 102:21 North [2] - 47:22, 48:8 Notary [1] - 128:8 note [3] - 17:8, 41:4, 44:22 noted [1] - 13:17 notes [1] - 2:6 nothing [11] - 2:16, 12:6, 17:8, 19:4, 38:12, 82:3, 93:25, 97:7, 110:18, 118:18, 126:9 Notice [1] - 12:11 noticed [1] - 3:19 November [7] - 11:15, 12:3, 15:24, 33:8, 44:16, 90:21, 104:16 nowadays [1] - 121:6 number [15] - 42:1, 56:16, 58:25, 69:12, 70:4, 70:5, 70:8, 70:21, 71:20, 71:23, 92:16, 96:1, 111:15,</p>
--	---	--	---	--

112:19, 122:18 number's [1] - 72:4 numbers [7] - 16:5, 31:17, 54:13, 68:25, 71:16, 84:23, 121:8	30:6, 30:7, 30:19, 30:21, 31:12, 33:5, 37:9, 37:12, 39:11, 39:25, 41:20, 42:1, 45:20, 46:10, 52:25, 54:25, 57:9, 61:18, 62:14, 64:4, 69:17, 71:12, 76:6, 76:8, 77:7, 78:5, 79:1, 79:13, 80:9, 80:11, 81:1, 81:2, 82:21, 84:25, 85:1, 86:2, 88:14, 90:2, 91:14, 95:2, 95:17, 96:19, 97:4, 100:5, 100:7, 100:18, 100:22, 106:7, 106:9, 109:16, 112:19, 112:22, 113:15, 114:7, 120:10, 123:20, 124:16, 125:5, 125:20, 126:10	outstanding [3] - 30:13, 31:10, 40:23 overall [2] - 29:4, 43:15 overkill [2] - 51:16 overload [1] - 24:20 own [7] - 21:23, 83:19, 84:5, 86:4, 109:13, 110:15, 126:5 owner [5] - 53:22, 56:8, 108:12, 124:24, 125:3 owner-occupied [3] - 56:8, 124:24, 125:3 owners [1] - 125:14	23:25, 24:21, 24:24, 25:2, 25:13, 28:4, 28:7, 28:12, 28:16, 28:18, 28:21, 29:1, 29:10, 29:13, 29:15, 29:17, 29:21, 29:25, 30:3, 30:5, 30:16, 30:19, 30:23, 30:25, 31:19, 31:21, 32:3, 32:5, 32:8, 32:10, 32:13, 32:19, 32:22, 33:23, 34:12, 34:14, 34:23, 35:4, 35:6, 35:8, 35:11, 35:16, 35:18, 35:20, 35:22, 35:24, 36:2, 36:7, 36:10, 36:14, 36:18, 36:22, 37:1, 38:12, 38:14, 38:24, 44:10, 45:22, 46:4, 46:7, 46:13, 46:17, 46:20, 46:24, 47:25, 48:3, 48:7, 48:11, 48:17, 48:19, 48:24, 49:1, 49:8, 49:10, 49:18, 49:21, 49:23, 50:1, 50:14, 50:20, 50:25, 51:2, 52:21, 52:25, 58:21, 76:19, 76:22, 76:24, 77:4, 77:7, 78:5, 93:8, 93:12, 99:8, 99:14, 99:22, 99:25, 104:24, 108:13, 108:15, 108:19, 109:4, 109:7, 111:1, 111:9, 111:20, 112:4, 112:9, 112:13, 112:16, 113:3, 113:5, 113:12, 113:17, 113:21	parent [1] - 11:18 Park [2] - 88:20, 88:22 park [12] - 91:11, 98:4, 98:7, 99:2, 100:3, 100:11, 100:23, 101:10, 120:20, 120:23 parked [5] - 99:1, 100:19, 101:13, 121:19, 122:1 Parked [1] - 101:2 parking [11] - 29:7, 99:3, 100:6, 100:9, 100:11, 101:5, 101:12, 107:14, 122:2, 122:4, 122:6 part [18] - 7:16, 20:18, 33:20, 33:24, 57:16, 59:8, 73:5, 81:20, 83:17, 86:1, 87:8, 101:11, 102:15, 102:21, 107:15, 108:24, 109:1, 114:13 part-time [1] - 7:16 participants [1] - 90:24 particular [1] - 45:19 particularly [2] - 90:10, 106:1 parties [2] - 123:13, 128:14 parts [1] - 102:15 pass [6] - 13:9, 17:5, 18:16, 57:3, 72:16, 100:7 passed [4] - 23:16, 60:12, 110:7, 122:9 passengers [2] - 100:10, 100:23 passionate [1] - 105:20 past [13] - 25:14, 25:21, 44:8, 46:8, 46:10, 53:13, 55:25, 56:5, 97:6, 99:23, 100:18, 115:16, 121:24 Pat [2] - 57:14, 81:6 patching [1] - 10:6 path [1] - 24:7 pathogens [2] - 94:25, 97:2
O		P		
o'clock [2] - 11:25, 104:8 observed [2] - 68:12, 99:18 obviously [5] - 15:1, 37:17, 43:14, 99:9, 106:10 occupancy [2] - 81:11, 81:21 occupied [8] - 53:22, 56:8, 124:10, 124:14, 124:24, 124:25, 125:3, 126:11 October [6] - 1:9, 3:11, 9:25, 37:9, 128:12, 128:18 Odell [1] - 89:25 OF [6] - 1:1, 1:1, 1:3, 128:3, 128:5 offer [6] - 25:25, 27:17, 77:10, 77:13, 78:10, 126:17 offering [1] - 91:1 Office [6] - 15:6, 15:7, 39:17, 41:19, 104:16, 116:19 office [3] - 5:15, 32:22, 122:22 Officer [1] - 24:12 offices [1] - 5:13 official [2] - 49:14, 97:22 officially [2] - 15:8, 15:9 offsite [2] - 48:6, 48:16 old [3] - 4:6, 98:8, 112:21 once [5] - 16:1, 34:17, 56:2, 92:23, 96:21 one [73] - 5:4, 5:17, 5:24, 7:15, 7:17, 9:8, 9:9, 13:13, 23:11, 23:20, 24:3, 29:19,	ones [1] - 66:1 ongoing [1] - 56:19 online [3] - 70:9, 110:15, 110:16 onsite [1] - 117:5 open [3] - 40:7, 99:10, 118:8 opening [1] - 39:20 operate [1] - 9:19 operating [1] - 55:14 opinion [1] - 61:22 opportunity [2] - 5:12, 40:11 opposed [4] - 43:9, 49:10, 76:25, 77:4 Opposed [1] - 127:1 option [2] - 25:7, 25:16 order [2] - 2:1, 2:2 organizers [1] - 104:2 original [1] - 56:11 originally [1] - 67:4 ourselves [1] - 59:2 outcome [1] - 128:16 outer [1] - 33:11 outreaching [1] - 114:8 outside [4] - 12:21, 32:22, 107:10, 108:12	P.M [1] - 1:10 p.m [2] - 2:1, 127:5 package [1] - 39:13 pages [3] - 20:1, 41:24, 42:1 paid [2] - 5:23, 110:3 paint [1] - 28:22 painted [1] - 15:14 painting [1] - 15:11 paintings [2] - 88:12, 88:25 Pallas [4] - 91:17, 92:23, 125:8, 126:3 pallas [1] - 125:6 PALLAS [180] - 1:22, 5:2, 5:18, 5:21, 6:8, 6:12, 6:17, 6:20, 6:23, 6:25, 7:4, 7:7, 7:11, 7:14, 8:4, 8:9, 8:14, 8:17, 9:3, 9:8, 9:16, 10:5, 10:8, 10:15, 11:16, 12:2, 12:5, 12:23, 13:9, 13:12, 13:14, 13:22, 13:24, 14:5, 14:8, 14:11, 14:17, 14:21, 14:25, 16:9, 16:12, 17:5, 17:22, 18:2, 18:11, 18:24, 19:12, 19:14, 19:17, 19:21, 20:8, 20:10, 20:13, 20:24, 21:1, 21:5, 21:8, 22:5, 22:16, 22:18, 22:25, 23:2, 23:5, 23:9, 23:11,		

<p>PAUL [1] - 1:22</p> <p>Paul [17] - 8:10, 11:22, 12:16, 21:25, 26:17, 33:17, 34:9, 40:3, 42:11, 44:3, 50:19, 53:12, 58:17, 66:9, 91:17, 92:23, 115:13</p> <p>pay [15] - 26:3, 46:15, 81:19, 92:4, 106:19, 110:4, 110:8, 110:14, 111:11, 111:12, 111:17, 111:18, 113:10, 113:15</p> <p>paying [5] - 7:9, 7:10, 55:13, 55:14, 88:21</p> <p>payments [2] - 88:17, 88:19</p> <p>pays [2] - 110:9, 113:15</p> <p>Peconic [2] - 10:22, 11:5</p> <p>pending [2] - 22:7, 93:6</p> <p>people [55] - 10:11, 10:21, 11:17, 16:19, 16:24, 17:2, 24:17, 25:21, 26:3, 40:2, 40:9, 45:13, 47:12, 51:11, 51:13, 51:23, 52:6, 52:9, 53:7, 55:21, 56:24, 57:12, 58:4, 65:13, 65:18, 70:24, 71:2, 72:18, 72:25, 73:3, 75:10, 76:25, 81:5, 82:1, 82:5, 82:20, 84:2, 84:11, 84:19, 85:16, 85:21, 86:21, 93:1, 98:20, 101:20, 110:12, 110:14, 110:22, 111:12, 111:14, 114:9, 114:20, 119:7, 122:17</p> <p>per [4] - 53:18, 55:1, 64:17, 83:2</p> <p>percent [1] - 110:9</p> <p>perfect [1] - 29:20</p> <p>perhaps [1] - 99:18</p> <p>periodically [1] - 99:3</p> <p>permission [4] - 33:6, 40:14, 41:7, 41:18</p>	<p>permissive [4] - 65:25, 82:18, 84:14</p> <p>permit [17] - 17:9, 18:13, 18:18, 20:10, 20:18, 21:8, 47:22, 49:17, 55:9, 55:12, 58:20, 61:4, 94:20, 94:21, 95:6, 96:16</p> <p>permits [4] - 17:12, 19:6, 19:11, 103:16</p> <p>person [7] - 19:17, 24:11, 71:13, 81:2, 119:13, 124:3</p> <p>personal [1] - 110:16</p> <p>personally [3] - 24:4, 51:8, 119:23</p> <p>perspective [2] - 69:12, 70:2</p> <p>pertaining [1] - 97:7</p> <p>Pete [2] - 119:20, 119:23</p> <p>Peter [1] - 118:12</p> <p>Phenix [1] - 2:21</p> <p>Phillips [3] - 89:21, 94:16, 102:14</p> <p>PHILLIPS [147] - 1:15, 3:11, 3:14, 3:16, 4:1, 4:14, 5:15, 5:19, 6:3, 6:9, 6:15, 6:18, 6:21, 6:24, 7:2, 7:6, 7:9, 7:12, 8:2, 8:8, 12:16, 13:4, 13:11, 18:8, 18:21, 19:8, 21:25, 22:12, 22:17, 26:16, 26:20, 27:20, 32:6, 32:11, 32:15, 34:9, 34:13, 34:21, 34:25, 35:5, 35:7, 35:9, 40:20, 44:16, 44:19, 45:1, 45:5, 45:11, 47:3, 49:2, 49:7, 49:9, 49:13, 50:22, 51:19, 53:25, 58:14, 58:22, 59:15, 59:17, 59:23, 59:25, 60:4, 60:6, 60:10, 60:14, 60:17, 60:21, 61:2, 61:7, 61:12, 61:21, 61:25, 62:11, 62:13, 62:17, 62:21, 63:1, 63:6, 63:10, 63:17, 63:24, 64:10, 64:13, 64:21, 68:8, 68:11,</p>	<p>68:20, 68:23, 69:3, 69:11, 69:20, 70:1, 70:7, 71:25, 72:2, 73:11, 74:6, 75:3, 76:2, 76:5, 76:11, 76:13, 76:21, 76:23, 77:2, 77:5, 77:12, 77:22, 78:1, 78:4, 78:21, 79:2, 79:11, 79:14, 79:16, 79:20, 82:14, 85:19, 86:15, 86:24, 87:4, 87:8, 87:19, 94:17, 97:18, 98:14, 99:12, 99:16, 99:24, 100:24, 101:15, 101:18, 101:23, 102:2, 102:4, 102:9, 102:17, 102:20, 102:22, 103:3, 103:6, 103:14, 103:19, 111:25, 112:12, 126:22</p> <p>phone [2] - 58:16, 122:18</p> <p>phones [1] - 121:6</p> <p>phonetic [1] - 91:18</p> <p>photos [1] - 92:17</p> <p>pick [3] - 21:21, 61:18, 121:10</p> <p>picked [1] - 21:14</p> <p>picture [2] - 22:17, 43:15</p> <p>pictures [1] - 4:6</p> <p>piece [3] - 54:11, 72:3, 79:1</p> <p>Pirillo [2] - 2:22, 91:12</p> <p>PIRILLO [44] - 1:21, 3:19, 18:1, 33:1, 33:4, 36:6, 37:2, 37:22, 38:9, 38:13, 38:15, 38:18, 38:23, 39:1, 39:10, 40:17, 40:21, 40:25, 41:2, 41:17, 41:23, 42:17, 42:19, 42:21, 43:7, 43:9, 43:12, 43:17, 43:19, 45:7, 46:3, 46:19, 49:5, 49:11, 50:24, 51:1, 64:12, 74:16, 78:14, 78:19, 78:22, 88:15, 89:2, 104:6</p>	<p>Place [3] - 51:7, 51:11, 118:12</p> <p>place [10] - 39:18, 41:8, 45:20, 55:21, 56:9, 67:15, 67:22, 68:1, 99:4, 108:1</p> <p>placed [1] - 37:18</p> <p>places [8] - 14:13, 21:4, 24:19, 26:4, 71:6, 99:4, 100:4, 106:13</p> <p>Plan [3] - 17:18, 20:23, 22:6</p> <p>plan [12] - 18:10, 19:3, 19:4, 19:6, 19:10, 20:11, 20:12, 20:13, 20:15, 20:17, 29:4</p> <p>planning [2] - 19:5, 91:14</p> <p>Planning [2] - 19:22, 22:4</p> <p>Plans [1] - 19:9</p> <p>plans [4] - 19:25, 20:1, 20:14, 20:18</p> <p>plant [6] - 9:19, 9:22, 10:18, 12:17, 84:6, 84:9</p> <p>planters [2] - 90:7, 90:9</p> <p>plants [2] - 90:8, 90:13</p> <p>plaque [2] - 41:6, 41:8</p> <p>plate [1] - 122:17</p> <p>play [1] - 68:21</p> <p>pleased [3] - 40:3, 89:11, 91:22</p> <p>Pledge [2] - 2:3, 2:4</p> <p>plenty [1] - 98:5</p> <p>plow [2] - 39:11</p> <p>plow-capable [1] - 39:11</p> <p>Plum [2] - 104:12, 104:18</p> <p>plus [1] - 20:23</p> <p>point [15] - 7:21, 9:18, 12:8, 30:11, 39:25, 68:24, 81:25, 83:13, 87:11, 95:24, 96:5, 107:18, 113:23, 117:18, 118:8</p> <p>points [7] - 6:11, 6:16, 7:13, 40:1, 94:19, 95:17, 111:1</p>	<p>pop [2] - 91:21, 109:25</p> <p>popped [1] - 73:16</p> <p>population [2] - 14:10, 124:20</p> <p>portion [3] - 63:13, 67:17, 102:18</p> <p>position [4] - 96:13, 118:18, 118:24, 119:8</p> <p>possibility [1] - 41:6</p> <p>possible [2] - 70:21, 114:10</p> <p>possibly [1] - 125:11</p> <p>posted [2] - 69:21, 70:9</p> <p>postman [1] - 52:10</p> <p>postpone [1] - 74:20</p> <p>posts [1] - 92:21</p> <p>potential [1] - 98:18</p> <p>pouring [1] - 121:25</p> <p>power [2] - 84:6, 84:8</p> <p>Power [1] - 5:5</p> <p>pre [2] - 17:20, 20:22</p> <p>pre-season [2] - 17:20, 20:22</p> <p>prefer [1] - 111:14</p> <p>preliminary [1] - 10:20</p> <p>preparations [1] - 91:9</p> <p>prepared [3] - 8:4, 16:3, 73:8</p> <p>prepares [1] - 6:1</p> <p>present [2] - 29:4, 89:22</p> <p>presentation [2] - 4:4, 10:10</p> <p>presented [1] - 123:17</p> <p>President's [1] - 70:19</p> <p>Press [1] - 41:15</p> <p>pretty [6] - 24:8, 31:22, 71:20, 102:9, 118:6, 125:15</p> <p>previous [1] - 56:19</p> <p>price [2] - 23:18, 90:20</p> <p>prices [2] - 73:4, 90:14</p> <p>PRIDE [1] - 91:8</p> <p>primarily [2] - 9:23, 21:9</p> <p>printed [2] - 7:18, 41:12</p>
--	---	---	---	---

<p>prints [1] - 89:6 problem [4] - 34:10, 71:3, 87:22, 98:18 proceedings [1] - 128:11 process [24] - 7:22, 10:23, 17:9, 18:13, 18:15, 18:19, 19:22, 20:11, 21:8, 21:19, 24:1, 36:24, 37:15, 38:21, 42:24, 46:1, 83:6, 87:9, 88:22, 94:20, 94:21, 95:13, 106:18, 117:16 processes [1] - 111:4 processing [1] - 94:24 produce [4] - 11:1, 84:21, 123:22 professional [3] - 109:14, 123:24, 124:4 program [5] - 15:17, 39:24, 40:3, 107:2, 114:15 programs [2] - 15:20, 15:21 progress [2] - 88:11, 117:10 prohibited [1] - 124:8 prohibitive [1] - 108:11 project [12] - 10:13, 11:13, 21:19, 25:11, 33:23, 38:6, 39:18, 41:21, 42:5, 42:13, 116:24, 118:4 projection [1] - 124:20 projects [13] - 8:21, 8:22, 9:24, 19:24, 22:7, 22:19, 25:8, 34:17, 34:19, 41:20, 91:14, 105:25, 116:13 Prokop [1] - 37:8 PROKOP [1] - 1:20 promote [1] - 93:21 promotion [1] - 92:1 proper [3] - 29:8, 29:12, 78:19 properly [1] - 66:25 properties [14] - 24:8, 24:9, 69:4, 69:6, 69:8, 71:1, 71:5,</p>	<p>71:7, 71:22, 106:2, 107:8, 108:9 property [7] - 37:24, 63:12, 63:14, 71:8, 103:7, 108:9, 108:24 proposal [6] - 54:16, 54:20, 57:21, 79:24, 123:9, 123:10 propose [3] - 55:8, 55:10, 125:10 proposed [7] - 33:17, 37:6, 50:15, 52:18, 78:16, 78:23, 85:17 protect [1] - 66:17 protection [1] - 9:1 provide [1] - 107:4 Public [2] - 5:5, 128:8 public [17] - 50:17, 51:3, 53:2, 54:3, 64:5, 64:8, 74:2, 74:11, 75:16, 75:25, 80:22, 85:13, 101:8, 101:25, 118:8, 119:4 pull [3] - 95:12, 106:12, 110:24 pulled [1] - 3:18 pulling [2] - 83:21, 103:23 pulls [1] - 110:23 pump [1] - 30:7 pumper [1] - 37:13 pumpout [3] - 30:8, 30:9, 30:16 pumps [1] - 30:7 pun [1] - 39:24 purchase [3] - 30:8, 94:8, 107:3 purchased [1] - 34:2 purpose [2] - 11:6, 36:11 purposes [1] - 10:19 push [4] - 17:21, 55:23, 82:4, 117:25 pushed [1] - 116:24 pushing [3] - 86:6, 93:3, 96:11 put [28] - 3:13, 21:3, 23:22, 30:13, 36:10, 39:5, 52:16, 55:16, 55:23, 56:16, 57:17, 70:2, 79:9, 84:2, 84:24, 85:7, 87:10, 95:6, 96:20, 96:25,</p>	<p>97:3, 97:24, 103:24, 107:19, 107:21, 111:14, 119:2, 125:10 puts [1] - 113:9 putting [6] - 36:2, 36:3, 65:1, 65:12, 69:12, 96:5</p>	<p>reading [4] - 18:22, 47:6, 64:17, 123:8 ready [3] - 7:23, 8:7, 121:9 real [4] - 16:18, 17:10, 28:6, 89:14 realize [2] - 97:2, 102:23 really [40] - 2:16, 4:5, 6:3, 11:2, 15:13, 16:24, 16:25, 17:1, 19:21, 21:16, 22:8, 30:12, 30:23, 32:4, 40:22, 40:23, 53:16, 54:16, 54:17, 55:23, 57:18, 57:21, 58:7, 65:16, 66:19, 67:6, 68:23, 69:7, 77:5, 80:6, 88:24, 90:11, 91:20, 91:21, 97:7, 120:2, 124:21, 125:9, 126:11, 126:12 Reason [1] - 92:20 reason [2] - 8:6, 51:9 reasons [1] - 123:20 rebuilding [1] - 30:6 Rec [1] - 15:16 receipt [1] - 111:13 receive [1] - 37:12 received [5] - 39:10, 86:25, 90:1, 90:2, 90:4 recently [1] - 94:18 reclaim [1] - 10:13 recognized [1] - 94:13 record [1] - 118:10 recorded [1] - 125:7 records [4] - 42:7, 42:8, 42:14, 42:24 Recreation [2] - 13:12, 14:25 reduce [1] - 108:7 reducing [1] - 108:7 Reeves [2] - 41:7, 41:10 reflects [1] - 41:25 refreshed [1] - 9:4 regarding [4] - 33:14, 37:6, 37:12, 41:6 regular [1] - 55:12 regulations [1] - 95:24 reimbursed [1] - 88:22</p>	<p>reinforced [1] - 13:1 reintroduce [1] - 109:12 related [4] - 13:18, 14:3, 25:9, 128:13 relationship [1] - 23:4 relatively [1] - 16:10 remediation [1] - 48:18 remember [6] - 16:10, 61:9, 105:11, 108:19, 111:23, 113:21 remind [1] - 93:1 removed [1] - 96:10 rent [8] - 67:17, 67:22, 70:25, 82:20, 83:4, 84:11, 84:19, 84:25 rental [26] - 17:12, 52:19, 52:21, 55:9, 55:11, 55:12, 56:9, 58:20, 61:4, 64:25, 66:16, 66:24, 71:22, 76:25, 82:19, 84:22, 114:9, 115:2, 118:7, 120:5, 123:16, 124:14, 124:25, 125:1, 125:14 rental-occupied [1] - 124:25 rentals [21] - 53:18, 53:22, 54:2, 54:7, 55:3, 59:6, 62:5, 62:20, 64:17, 65:2, 65:5, 65:12, 65:14, 66:20, 66:23, 67:10, 70:3, 72:17, 93:16, 124:8, 124:24 rented [1] - 55:7 renter [1] - 84:20 renting [2] - 85:3, 85:4 rents [3] - 15:22, 70:3, 73:4 reopen [1] - 108:2 repair [1] - 28:24 replace [1] - 23:10 replacement [1] - 10:1 report [22] - 3:5, 5:1, 5:3, 9:17, 9:25, 15:9, 30:2, 31:22, 32:1, 37:3, 44:1, 45:18, 48:3, 49:10, 49:12, 87:25, 88:8, 88:11,</p>
		<p>Q</p>		
		<p>qualified [1] - 22:9 questions [12] - 3:4, 22:20, 26:22, 31:23, 43:19, 43:20, 44:1, 44:2, 47:16, 47:23, 63:11, 73:16 quick [3] - 28:6, 28:9, 102:13 quicker [1] - 117:13 quickly [1] - 49:23 quite [7] - 6:22, 20:9, 33:10, 43:2, 56:4, 93:3, 123:17 quoting [1] - 71:2</p>		
		<p>R</p>		
		<p>races [1] - 98:10 racing [1] - 98:13 radar [1] - 48:12 radio [1] - 122:23 rain [1] - 121:25 rainy [2] - 16:10, 16:11 raise [1] - 63:10 raised [1] - 90:20 rally [1] - 5:22 Rally [1] - 5:6 random [2] - 70:19, 124:3 rarely [1] - 51:11 rate [1] - 108:3 ratepayer [1] - 113:14 rather [7] - 15:3, 15:8, 23:15, 34:20, 36:18, 36:23, 56:15 reach [2] - 9:10, 87:9 reached [2] - 23:11, 25:14 read [10] - 18:24, 41:10, 45:17, 47:2, 66:3, 68:14, 73:10, 73:11, 73:20, 75:7</p>		

<p>102:14, 103:24, 105:15, 122:20</p> <p>reported [1] - 89:25</p> <p>Reporter [1] - 128:7</p> <p>Reports [1] - 47:20</p> <p>reports [3] - 2:17, 43:3, 95:8</p> <p>representative [1] - 42:23</p> <p>represented [1] - 104:14</p> <p>representing [2] - 80:20, 86:21</p> <p>request [3] - 94:5, 96:18, 115:24</p> <p>requested [1] - 39:16</p> <p>requesting [1] - 45:2</p> <p>requests [2] - 39:21, 115:10</p> <p>require [1] - 21:16</p> <p>required [5] - 38:15, 42:6, 43:4, 95:8, 113:18</p> <p>requirements [1] - 9:20</p> <p>requires [1] - 63:20</p> <p>requisite [1] - 42:8</p> <p>rescinding [1] - 95:11</p> <p>Rescue [1] - 2:20</p> <p>resend [1] - 105:14</p> <p>reservations [2] - 15:3, 15:4</p> <p>reserves [2] - 32:7, 32:12</p> <p>resident [1] - 84:25</p> <p>residential [11] - 59:18, 59:19, 59:21, 63:13, 63:14, 63:20, 82:24, 98:7, 100:12, 106:6, 108:12</p> <p>Residential [1] - 63:12</p> <p>residents [4] - 9:2, 82:11, 108:5, 120:15</p> <p>resolution [7] - 49:6, 49:8, 49:16, 78:14, 78:16, 78:20, 104:4</p> <p>resolutions [3] - 5:4, 7:15, 30:5</p> <p>responds [1] - 18:4</p> <p>response [1] - 40:8</p> <p>Response [5] - 43:22, 50:7, 52:15, 126:16, 127:2</p>	<p>responses [3] - 17:24, 18:3, 37:11</p> <p>responsibility [4] - 21:11, 86:1, 120:22, 123:2</p> <p>rest [5] - 31:22, 87:1, 96:15, 111:18, 116:11</p> <p>restaurants [1] - 91:1</p> <p>restrictive [1] - 54:4</p> <p>retail [2] - 61:15, 63:20</p> <p>retain [1] - 5:16</p> <p>retained [2] - 81:6, 124:2</p> <p>retainer [1] - 45:3</p> <p>retention [1] - 42:7</p> <p>returned [1] - 95:22</p> <p>reuse [2] - 10:14, 10:19</p> <p>revenue [13] - 58:5, 83:22, 83:25, 84:1, 84:2, 84:3, 84:4, 84:21, 85:2, 110:20</p> <p>reverting [2] - 37:3, 39:23</p> <p>review [15] - 4:11, 18:17, 19:3, 19:4, 19:5, 19:6, 20:17, 20:18, 22:8, 37:15, 39:17, 57:24, 79:4, 108:16, 123:21</p> <p>reviewed [3] - 37:16, 39:14, 66:9</p> <p>Reviewer [4] - 17:18, 19:9, 20:23, 22:6</p> <p>reviewer [1] - 18:10</p> <p>reviewing [1] - 22:3</p> <p>reviews [2] - 18:16, 19:10</p> <p>revised [1] - 74:12</p> <p>revising [1] - 125:11</p> <p>revisit [4] - 72:6, 73:7, 75:23, 110:11</p> <p>rewrite [1] - 54:12</p> <p>RFPs [1] - 37:12</p> <p>Rich [2] - 92:1, 93:3</p> <p>Richter [1] - 95:19</p> <p>riding [1] - 83:13</p> <p>rings [1] - 16:23</p> <p>rink [1] - 8:3</p> <p>Riverhead [8] - 10:17, 10:21, 18:9, 30:11,</p>	<p>31:2, 33:8, 33:12, 94:18</p> <p>Road [4] - 7:19, 39:12, 52:7, 116:3</p> <p>roaming [1] - 70:4</p> <p>Robert [6] - 2:8, 31:24, 108:2, 109:20, 111:23, 115:13</p> <p>ROBERT [1] - 1:23</p> <p>Robert's [4] - 28:5, 30:2, 30:3, 121:14</p> <p>Roberts [5] - 35:1, 83:14, 100:3, 102:12, 120:3</p> <p>ROBERTS [167] - 1:16, 2:14, 2:25, 4:21, 9:6, 9:15, 10:3, 10:7, 10:9, 11:10, 11:20, 12:4, 16:4, 16:11, 16:16, 17:17, 18:7, 20:2, 20:4, 20:21, 20:25, 21:2, 21:7, 21:24, 22:21, 24:6, 24:23, 25:1, 25:12, 25:17, 26:14, 30:15, 30:17, 30:22, 31:16, 31:20, 32:9, 32:20, 33:2, 35:21, 37:20, 37:23, 38:4, 38:7, 38:10, 38:16, 38:20, 38:25, 39:8, 40:19, 43:5, 43:8, 43:10, 43:14, 43:18, 44:5, 44:18, 44:21, 45:4, 45:6, 45:9, 45:12, 46:6, 46:11, 46:15, 46:18, 47:5, 47:8, 47:18, 50:10, 50:18, 54:9, 54:12, 54:19, 54:23, 59:10, 59:18, 59:21, 60:9, 60:12, 60:15, 60:20, 61:5, 61:8, 61:17, 61:22, 62:1, 62:6, 62:9, 62:12, 62:24, 63:3, 63:9, 63:16, 63:19, 64:9, 65:22, 65:24, 68:15, 68:19, 69:10, 70:8, 70:13, 72:4, 73:14, 74:8, 74:14, 74:17, 74:22, 74:24, 76:9, 77:10, 77:15, 77:24, 78:3, 78:8,</p>	<p>79:7, 79:23, 80:11, 80:13, 80:15, 80:19, 81:4, 81:15, 81:18, 81:24, 82:9, 82:15, 85:23, 87:2, 87:15, 87:20, 100:25, 101:6, 102:13, 102:19, 102:21, 102:25, 103:8, 103:17, 103:21, 104:7, 104:23, 104:25, 105:4, 105:8, 105:12, 105:15, 105:18, 108:14, 108:18, 109:3, 109:5, 109:9, 111:7, 111:10, 111:24, 112:15, 113:1, 113:4, 113:6, 113:13, 113:20, 114:3, 119:17, 120:6, 126:23</p> <p>Robins [1] - 88:9</p> <p>ROBINS [78] - 1:17, 2:15, 3:21, 3:24, 8:10, 8:15, 8:24, 9:5, 13:13, 13:15, 13:23, 13:25, 14:7, 14:9, 14:16, 14:18, 14:23, 19:9, 19:13, 19:16, 19:20, 19:23, 20:3, 20:5, 20:9, 20:12, 20:20, 22:22, 23:1, 23:3, 23:7, 23:10, 23:22, 26:11, 27:14, 27:18, 27:22, 28:2, 32:4, 35:12, 35:17, 35:19, 36:9, 36:13, 36:17, 36:21, 36:25, 40:16, 40:18, 41:1, 42:15, 43:24, 45:17, 46:10, 46:12, 51:6, 59:16, 59:19, 69:19, 69:23, 72:5, 76:12, 78:18, 78:23, 79:13, 86:16, 88:10, 88:19, 89:4, 89:9, 89:18, 89:20, 93:11, 93:13, 94:12, 119:18, 126:19, 126:24</p> <p>rock [1] - 85:8</p> <p>role [1] - 26:25</p> <p>roll [1] - 85:8</p> <p>roof [1] - 39:15</p>	<p>room [2] - 42:3, 42:13</p> <p>rot [1] - 83:12</p> <p>rotting [2] - 83:9, 83:14</p> <p>roughly [1] - 69:6</p> <p>round [13] - 59:9, 61:10, 62:5, 62:20, 63:21, 72:25, 77:18, 84:20, 85:4, 115:4, 120:14, 124:10, 124:14</p> <p>Route [2] - 52:7, 97:10</p> <p>routine [1] - 9:23</p> <p>rulings [1] - 95:20</p> <p>run [4] - 23:14, 27:12, 57:25, 121:4</p> <p>running [2] - 36:8, 68:2, 110:4, 122:16</p> <p>runs [1] - 121:21</p> <p>rush [1] - 20:22</p>
S				
<p>S92 [1] - 120:25</p> <p>safe [2] - 35:9, 120:21</p> <p>safety [1] - 9:1</p> <p>Sag [1] - 116:21</p> <p>Salem [1] - 81:6</p> <p>samplers [1] - 91:1</p> <p>saplings [1] - 115:21</p> <p>Sarah [1] - 89:21</p> <p>sat [2] - 45:13, 48:8</p> <p>satisfied [1] - 123:14</p> <p>Saturday [4] - 53:6, 54:11, 55:4, 58:12</p> <p>Save [3] - 104:11, 104:17</p> <p>saw [6] - 3:18, 28:15, 52:10, 100:18, 110:18, 117:6</p> <p>scalable [1] - 11:2</p> <p>scale [1] - 26:3</p> <p>scanned [1] - 42:1</p> <p>scanning [3] - 41:21, 41:24, 42:15</p> <p>scenario [1] - 24:7</p> <p>scenic [1] - 88:12</p> <p>schedule [8] - 5:9, 8:9, 42:7, 57:22, 57:23, 74:4, 74:11, 101:25</p> <p>scheduled [2] - 56:1, 116:15</p>				

<p>school [9] - 15:17, 52:8, 74:19, 74:25, 114:14, 114:20, 115:22, 121:20, 122:12</p> <p>School [1] - 70:10</p> <p>Schoolhouse [1] - 40:7</p> <p>science [1] - 106:15</p> <p>screwed [1] - 71:20</p> <p>seafood [2] - 91:3, 95:25</p> <p>sealed [2] - 12:9, 12:10</p> <p>search [2] - 23:23, 71:12</p> <p>searched [1] - 70:18</p> <p>searching [1] - 71:15</p> <p>season [7] - 8:7, 15:24, 16:3, 17:20, 20:22, 31:9, 119:9</p> <p>Season [1] - 92:20</p> <p>seasonal [7] - 90:8, 90:12, 118:14, 124:8, 124:14, 124:24, 125:2</p> <p>sec [1] - 37:20</p> <p>second [7] - 30:7, 30:8, 37:8, 72:24, 79:5, 124:6, 126:19</p> <p>secondly [1] - 80:6</p> <p>seconds [1] - 78:12</p> <p>section [1] - 95:6</p> <p>secure [1] - 119:8</p> <p>secured [2] - 8:25, 111:16</p> <p>security [1] - 33:15</p> <p>sedition [1] - 41:13</p> <p>see [28] - 7:21, 11:7, 18:3, 18:9, 24:25, 28:14, 37:18, 41:2, 46:11, 51:9, 51:11, 56:16, 61:17, 63:15, 70:23, 75:20, 88:16, 92:16, 92:20, 96:20, 96:25, 101:14, 107:1, 110:24, 112:7, 115:13, 116:9, 121:12</p> <p>seeing [3] - 89:16, 98:18, 105:11</p> <p>seek [1] - 118:18</p> <p>seem [5] - 17:14,</p>	<p>23:17, 71:3, 126:3</p> <p>sell [1] - 89:6</p> <p>selling [3] - 69:18, 69:20, 69:21</p> <p>seminar [2] - 33:14</p> <p>Senator [1] - 97:9</p> <p>send [5] - 9:17, 46:22, 47:14, 47:16, 100:15</p> <p>sends [1] - 110:16</p> <p>Senior [3] - 23:24, 25:19, 26:6</p> <p>senior [2] - 70:11, 115:21</p> <p>sense [1] - 109:13</p> <p>sent [9] - 47:1, 48:4, 57:15, 66:3, 86:24, 107:1, 126:5, 126:7</p> <p>separate [4] - 41:4, 42:22, 55:8, 103:16</p> <p>September [5] - 9:25, 14:1, 15:9, 89:21, 90:4</p> <p>SEQRA [2] - 49:6, 49:7</p> <p>serious [1] - 26:6</p> <p>served [2] - 41:11, 41:13</p> <p>Service [1] - 19:1</p> <p>service [1] - 36:12</p> <p>serving [1] - 119:3</p> <p>session [3] - 74:18, 125:4, 126:18</p> <p>SESSION [1] - 1:4</p> <p>sessions [1] - 96:19</p> <p>set [3] - 19:25, 67:4, 128:17</p> <p>sets [1] - 5:25</p> <p>seven [1] - 55:25</p> <p>seventy [1] - 70:7</p> <p>several [6] - 46:11, 47:11, 51:8, 52:10, 72:23, 91:10</p> <p>Sewer [1] - 9:16</p> <p>sewer [4] - 105:21, 108:2, 108:10, 108:23</p> <p>sewered [1] - 107:17</p> <p>sewering [2] - 107:4, 108:8</p> <p>shape [2] - 15:25, 30:10</p> <p>shared [1] - 89:24</p> <p>Shellabration [2] -</p>	<p>40:12, 90:19</p> <p>shellfish [1] - 90:25</p> <p>shellfishing [1] - 95:22</p> <p>Shelter [3] - 57:2, 116:20, 118:3</p> <p>Ships [4] - 93:24, 94:1, 94:2, 94:3</p> <p>shocked [1] - 126:4</p> <p>shoes [1] - 120:1</p> <p>shops [1] - 109:25</p> <p>short [21] - 23:19, 53:18, 53:21, 54:2, 55:11, 55:12, 59:6, 66:16, 70:3, 82:18, 84:21, 85:1, 85:2, 93:16, 112:23, 114:9, 115:2, 118:7, 120:5, 123:16, 125:13</p> <p>short-term [20] - 53:18, 53:21, 54:2, 55:11, 55:12, 59:6, 66:16, 70:3, 82:18, 84:21, 85:1, 85:2, 93:16, 112:23, 114:9, 115:2, 118:7, 120:5, 123:16, 125:13</p> <p>shorter [1] - 121:23</p> <p>shot [1] - 110:21</p> <p>shout [1] - 70:14</p> <p>shout-out [1] - 70:14</p> <p>show [4] - 21:18, 72:11, 93:1, 114:19</p> <p>showing [1] - 126:6</p> <p>shredding [2] - 42:5, 42:16</p> <p>side [5] - 2:6, 8:12, 52:3, 86:3, 95:7</p> <p>sides [2] - 58:3, 114:12</p> <p>Sidewalk [1] - 90:6</p> <p>sidewalk [6] - 35:13, 35:16, 35:17, 35:18, 35:25, 36:19</p> <p>sight [1] - 52:6</p> <p>sign [3] - 38:2, 38:3, 100:25</p> <p>signed [1] - 42:9</p> <p>significant [1] - 44:11</p> <p>significantly [2] - 14:15, 30:19</p>	<p>signing [1] - 39:3</p> <p>similar [2] - 18:8, 56:21</p> <p>similarities [1] - 19:2</p> <p>Simon [1] - 70:15</p> <p>simple [2] - 100:13, 101:7</p> <p>simpler [1] - 36:24</p> <p>simplest [1] - 72:15</p> <p>single [1] - 53:22</p> <p>single-family [1] - 53:22</p> <p>Sinnreich [2] - 46:3, 46:4</p> <p>sit [1] - 29:3</p> <p>site [10] - 19:3, 19:4, 19:5, 19:10, 20:11, 20:12, 20:13, 20:15, 20:16, 41:12</p> <p>Site [2] - 20:22, 22:6</p> <p>sites [2] - 21:22, 70:17</p> <p>sits [1] - 18:15</p> <p>sitting [4] - 32:22, 116:5, 118:19, 122:23</p> <p>situation [2] - 35:10, 97:25</p> <p>six [4] - 55:25, 70:24, 74:6, 110:2</p> <p>sixth [1] - 74:16</p> <p>Sixth [1] - 10:1</p> <p>size [4] - 30:20, 89:2, 89:4, 110:1</p> <p>slips [1] - 96:3</p> <p>slogan [1] - 92:19</p> <p>slow [1] - 52:6</p> <p>small [9] - 34:19, 36:14, 84:19, 84:22, 84:24, 97:3, 100:25, 109:25</p> <p>SMILE [1] - 91:25</p> <p>SOBO [1] - 90:6</p> <p>social [2] - 91:25, 92:15</p> <p>Society [1] - 40:6</p> <p>Sofia [1] - 123:6</p> <p>software [3] - 111:3, 113:24, 113:25</p> <p>solid [1] - 71:21</p> <p>someone [14] - 18:15, 21:17, 22:11, 45:25, 61:14, 78:11, 85:4, 107:8, 107:9,</p>	<p>107:10, 118:22, 119:8, 124:2, 125:5</p> <p>someplace [1] - 100:2</p> <p>sometimes [4] - 82:2, 83:19, 99:5, 105:6</p> <p>somewhere [2] - 107:5, 120:19</p> <p>sooner [4] - 52:2, 87:21, 97:16, 97:19</p> <p>sorry [11] - 37:2, 50:20, 61:5, 78:3, 78:15, 80:19, 103:25, 111:8, 113:12, 125:19, 125:23</p> <p>sort [7] - 24:13, 104:18, 106:8, 106:14, 106:23, 107:14, 109:21</p> <p>Sound [2] - 104:11, 104:17</p> <p>sound [1] - 72:4</p> <p>sounded [1] - 18:22</p> <p>source [1] - 96:6</p> <p>Southold [6] - 57:2, 65:20, 95:18, 96:8, 96:9, 102:18</p> <p>space [4] - 28:23, 29:8, 29:11, 68:12</p> <p>spaces [1] - 122:6</p> <p>speaking [3] - 8:20, 67:9, 73:19</p> <p>special [1] - 40:13</p> <p>specific [2] - 5:13, 17:8</p> <p>specifics [1] - 7:20</p> <p>speeders [1] - 51:22</p> <p>spend [3] - 83:20, 86:3, 118:20</p> <p>spending [1] - 90:15</p> <p>spew [1] - 84:7</p> <p>spirit [1] - 87:16</p> <p>spoken [1] - 53:6</p> <p>spot [7] - 98:6, 99:19, 100:14, 100:20, 101:9, 116:7, 120:11</p> <p>Spotlight [1] - 92:12</p> <p>spots [3] - 100:10, 100:22, 102:6</p> <p>spring [1] - 89:7</p> <p>Squad [1] - 2:20</p> <p>SS [1] - 128:4</p> <p>staff [4] - 20:7, 20:19,</p>
---	--	--	--	--

<p>21:9, 29:3 stages [4] - 10:23, 13:3, 97:11, 112:10 stand [3] - 46:23, 69:19, 82:10 Standard [1] - 2:20 standard [2] - 31:22, 111:17 start [6] - 2:11, 38:16, 69:11, 87:13, 88:8, 116:1 started [3] - 15:17, 28:12, 109:14 starting [5] - 7:21, 40:13, 104:8, 116:25, 119:13 startup [1] - 15:18 STATE [2] - 1:1, 128:3 State [12] - 5:23, 5:24, 26:25, 42:23, 42:25, 95:3, 96:15, 97:9, 97:13, 122:25, 123:25, 128:8 statements [1] - 125:12 states [3] - 77:16, 77:19, 77:21 statewide [1] - 96:16 stations [1] - 30:7 stay [6] - 55:4, 62:7, 62:9, 62:19, 113:6, 120:25 staying [1] - 56:12 stays [1] - 54:7 steady [1] - 16:6 step [5] - 18:15, 23:20, 34:3, 38:18, 74:3 Stephen [1] - 11:21 stepped [2] - 27:10, 56:4 stepping [1] - 55:20 steps [2] - 114:15 Sterling [1] - 117:23 stick [1] - 54:21 still [13] - 7:6, 8:13, 15:23, 22:5, 82:5, 84:12, 90:9, 91:5, 93:6, 97:11, 97:12, 110:16, 116:11 Stirling [12] - 11:12, 11:18, 40:6, 95:12, 95:23, 96:3, 96:9, 102:15, 102:23,</p>	<p>107:16, 116:17 stock [2] - 69:7, 73:3 Stohr [1] - 5:22 stood [1] - 2:4 stop [1] - 120:25 stopping [1] - 40:12 stops [1] - 100:5 store [2] - 60:25, 61:15 stores [1] - 60:2 stories [1] - 107:12 storm [2] - 42:16, 93:1 STR [2] - 62:25, 84:19 straightforward [1] - 50:10 strain [1] - 97:3 strategic [1] - 106:2 streamline [1] - 117:16 Street [23] - 1:7, 8:11, 33:19, 33:24, 34:11, 35:21, 36:3, 36:4, 51:21, 51:25, 93:6, 97:10, 98:3, 98:25, 99:2, 100:7, 100:19, 101:13, 116:5, 117:23, 119:22, 121:14, 123:7 street [4] - 36:18, 36:23, 52:3, 68:22 streets [2] - 98:7, 100:12 stretch [1] - 51:21 strictly [1] - 68:1 strike [2] - 76:10, 78:11 strikes [1] - 107:7 strip [1] - 41:8 strong [1] - 61:22 STRs [1] - 84:13 struck [2] - 68:17, 68:23 structure [4] - 74:13, 80:1, 80:4, 80:5 studies [1] - 97:15 study [2] - 106:20, 108:3 stuff [20] - 24:18, 26:23, 31:23, 50:12, 70:23, 83:20, 86:4, 103:1, 114:9, 115:1, 115:11, 115:14, 115:22, 115:23,</p>	<p>116:1, 116:4, 116:6, 117:2, 117:15 stump [1] - 115:11 stumps [2] - 115:16, 116:5 substantive [3] - 64:12, 64:13, 76:7 subtract [1] - 69:5 success [1] - 15:2 successful [1] - 114:12 sudden [1] - 110:20 sue [3] - 65:18, 81:8, 82:5 sued [1] - 57:5 Suffolk [3] - 2:7, 37:2, 37:5 SUFFOLK [2] - 1:1, 128:5 suggestions [2] - 87:10, 97:4 suing [1] - 56:24 summer [9] - 7:22, 12:7, 24:21, 25:5, 39:23, 71:10, 90:8, 120:24, 121:3 Sun [1] - 40:4 Sunday [9] - 3:21, 3:22, 3:25, 4:2, 54:11, 55:4, 90:22, 100:2, 100:18 supersede [1] - 78:6 Supervisor [1] - 41:14 supply [1] - 69:14 support [7] - 51:17, 52:9, 72:8, 73:6, 85:8, 93:21, 94:6 supporting [1] - 52:12 supposed [2] - 121:1, 124:9 supposedly [1] - 70:3 surplus [1] - 31:1 survey [4] - 111:21, 112:5, 124:2, 124:4 Susan [1] - 5:22 suspect [2] - 76:19, 76:22 swears [1] - 71:11 sweating [1] - 121:3 sweeten [1] - 27:17 swimmingly [1] - 39:24 switch [1] - 88:4</p>	<p>switching [2] - 90:12, 121:23 Sylvia [4] - 30:12, 43:24, 66:9, 88:14 SYLVIA [1] - 1:21 system [7] - 9:23, 111:6, 112:11, 112:16, 112:21, 113:11 systems [2] - 7:5, 112:17</p>	<p>they've [9] - 6:5, 13:5, 32:5, 65:20, 81:7, 90:20, 91:11, 92:24, 122:24 thinking [5] - 19:23, 27:24, 78:8, 95:5, 104:2 Third [7] - 1:7, 8:11, 34:11, 99:2, 100:19, 101:13, 119:22 thorough [1] - 22:8 thoroughfare [1] - 101:1 thousand [2] - 55:16, 60:14 thousands [1] - 41:24 threat [1] - 56:25 three [19] - 18:15, 21:3, 29:18, 54:6, 54:10, 54:25, 55:3, 69:16, 80:7, 82:4, 87:18, 88:15, 107:12, 118:13, 118:25, 119:6, 122:3, 122:19, 126:8 three-day [2] - 54:6, 55:3 three-step [1] - 18:15 Thursday [1] - 104:1 tickets [1] - 90:23 tighten [4] - 58:23, 61:19, 63:17, 79:5 timed [1] - 101:12 tiny [3] - 102:14, 102:17, 103:19 tired [1] - 79:21 title [2] - 18:12, 19:7 titles [1] - 18:25 TMDL [1] - 95:14 TMDLs [1] - 95:11 today [7] - 2:9, 8:20, 39:18, 47:1, 53:15, 66:7, 73:25 together [6] - 39:6, 44:13, 58:3, 85:21, 96:20, 117:7 tomorrow [9] - 2:22, 31:24, 32:14, 34:24, 39:19, 39:20, 41:10, 46:22, 47:14 tonight [3] - 2:13, 5:3, 7:25 took [5] - 29:5, 31:2,</p>
T				
			<p>table [2] - 96:5, 97:25 take-downs [1] - 115:16 talks [1] - 19:4 Tall [4] - 93:24, 94:1, 94:2, 94:3 tax [8] - 68:25, 69:4, 69:16, 81:11, 81:21, 90:1, 108:24, 109:1 TCOs [1] - 101:11 teach [1] - 4:9 teaching [1] - 2:6 technology [1] - 112:7 temperature [1] - 14:14 tend [1] - 51:22 tendency [1] - 51:21 term [24] - 23:19, 29:8, 29:12, 53:18, 53:21, 54:2, 55:11, 55:12, 59:6, 66:16, 70:3, 82:18, 84:21, 85:1, 85:2, 93:16, 112:23, 112:24, 114:9, 115:2, 118:7, 120:5, 123:16, 125:13 terminate [1] - 23:3 terms [1] - 5:4 test [2] - 3:8, 12:7 tested [2] - 12:9, 80:1 testing [3] - 3:9, 94:25, 95:8 Thanksgiving [3] - 8:6, 74:15, 104:7 THAT [1] - 128:10 theirs [1] - 39:7 theoretically [1] - 39:22 therefore [1] - 124:15</p>	

39:18, 40:2, 45:20 tools [2] - 109:18, 109:22 top [2] - 10:6, 28:23 topic [1] - 118:9 total [1] - 90:15 totally [3] - 12:18, 111:9, 120:17 totals [1] - 13:16 tour [3] - 98:2, 98:23, 121:20 tourism [1] - 98:16 town [3] - 66:22, 104:3, 106:16 Town [9] - 18:9, 41:14, 57:2, 95:18, 96:7, 96:9, 96:18, 102:18, 103:13 toys [1] - 94:8 track [4] - 14:14, 98:13, 98:14 tracking [1] - 65:23 trade [1] - 48:25 trade-off [1] - 48:25 traditional [3] - 89:1, 89:3, 89:4 traffic [3] - 24:17, 24:18, 25:3 trail [1] - 98:9 training [5] - 21:12, 21:22, 26:8, 27:3, 42:22 transaction [3] - 110:6, 110:7, 110:22 transactions [1] - 69:24 transcription [1] - 128:11 transcriptionist [1] - 125:22 transfer [2] - 69:15, 69:17 transition [1] - 112:20 Transportation [1] - 97:5 Travis [1] - 2:18 TREASURER [1] - 1:23 treasurer [1] - 89:25 Treasurer [2] - 2:8, 88:3 Treasurers [1] - 33:7 treatment [2] - 9:22,	10:18 Tree [3] - 115:3, 115:7, 115:25 tree [2] - 115:4, 115:21 trees [4] - 91:15, 91:20, 115:23, 116:10 tremendous [1] - 40:8 tried [5] - 25:21, 66:23, 106:12, 114:8, 114:10 Trinity [2] - 51:24, 52:4 trips [1] - 15:19 trivia [2] - 68:24, 72:3 Trot [2] - 104:2, 104:5 truck [1] - 37:13 Truck [1] - 37:16 trucks [3] - 29:18, 29:19, 39:11 true [1] - 128:11 trustee [1] - 94:15 Trustee [6] - 35:1, 88:9, 102:11, 102:14, 114:5, 120:3 TRUSTEE [464] - 1:15, 1:16, 1:17, 2:14, 2:15, 2:25, 3:6, 3:11, 3:14, 3:16, 3:21, 3:24, 4:1, 4:14, 4:17, 4:21, 5:15, 5:19, 6:3, 6:9, 6:15, 6:18, 6:21, 6:24, 7:2, 7:6, 7:9, 7:12, 8:2, 8:8, 8:10, 8:15, 8:24, 9:5, 9:6, 9:15, 10:3, 10:7, 10:9, 11:10, 11:20, 12:4, 12:16, 13:4, 13:11, 13:13, 13:15, 13:23, 13:25, 14:7, 14:9, 14:16, 14:18, 14:22, 14:23, 16:4, 16:11, 16:16, 17:17, 18:7, 18:8, 18:21, 19:8, 19:9, 19:13, 19:16, 19:20, 19:23, 20:2, 20:3, 20:4, 20:5, 20:9, 20:12, 20:20, 20:21, 20:25, 21:2, 21:7, 21:24, 21:25, 22:12, 22:17, 22:21, 22:22, 23:1, 23:3, 23:7, 23:10,	23:22, 24:6, 24:23, 25:1, 25:12, 25:17, 26:11, 26:14, 26:16, 26:20, 27:14, 27:18, 27:20, 27:22, 28:2, 28:6, 28:8, 28:14, 28:17, 28:20, 28:25, 29:7, 29:11, 29:14, 29:16, 29:20, 29:23, 30:15, 30:17, 30:18, 30:22, 30:24, 31:5, 31:10, 31:14, 31:16, 31:20, 32:4, 32:6, 32:9, 32:11, 32:15, 32:20, 33:2, 34:9, 34:13, 34:21, 34:25, 35:5, 35:7, 35:9, 35:12, 35:17, 35:19, 35:21, 36:9, 36:13, 36:17, 36:21, 36:25, 37:20, 37:23, 38:4, 38:7, 38:10, 38:16, 38:20, 38:25, 39:8, 40:16, 40:18, 40:19, 40:20, 40:22, 41:1, 41:16, 41:22, 42:15, 42:20, 43:5, 43:8, 43:10, 43:14, 43:18, 43:24, 44:5, 44:16, 44:18, 44:19, 44:21, 45:1, 45:4, 45:5, 45:6, 45:9, 45:11, 45:12, 45:17, 46:6, 46:10, 46:11, 46:12, 46:15, 46:18, 47:3, 47:5, 47:8, 47:18, 49:2, 49:7, 49:9, 49:13, 50:10, 50:18, 50:22, 51:6, 51:19, 53:25, 54:9, 54:12, 54:19, 54:23, 58:14, 58:22, 59:10, 59:15, 59:16, 59:17, 59:18, 59:19, 59:21, 59:23, 59:25, 60:4, 60:6, 60:9, 60:10, 60:12, 60:14, 60:15, 60:17, 60:20, 60:21, 61:2, 61:5, 61:7, 61:8, 61:12, 61:17, 61:21, 61:22, 61:25, 62:1, 62:6, 62:9, 62:11, 62:12, 62:13, 62:17, 62:21, 62:24, 63:1,	63:3, 63:6, 63:9, 63:10, 63:16, 63:17, 63:19, 63:24, 64:9, 64:10, 64:13, 64:15, 64:21, 65:9, 65:16, 65:22, 65:23, 65:24, 66:2, 66:8, 66:13, 66:19, 67:2, 67:6, 67:13, 67:19, 67:23, 68:5, 68:8, 68:10, 68:11, 68:13, 68:15, 68:16, 68:19, 68:20, 68:21, 68:23, 69:2, 69:3, 69:9, 69:10, 69:11, 69:19, 69:20, 69:23, 70:1, 70:5, 70:7, 70:8, 70:12, 70:13, 71:25, 72:2, 72:4, 72:5, 73:9, 73:11, 73:13, 73:14, 73:15, 73:19, 73:22, 74:5, 74:6, 74:8, 74:14, 74:17, 74:22, 74:23, 74:24, 75:3, 75:5, 75:13, 75:20, 76:2, 76:5, 76:9, 76:11, 76:12, 76:13, 76:21, 76:23, 77:2, 77:5, 77:10, 77:12, 77:13, 77:15, 77:22, 77:24, 78:1, 78:3, 78:4, 78:8, 78:18, 78:21, 78:23, 78:24, 79:2, 79:4, 79:7, 79:8, 79:11, 79:13, 79:14, 79:15, 79:16, 79:18, 79:20, 79:23, 80:11, 80:13, 80:15, 80:19, 81:4, 81:15, 81:18, 81:22, 81:24, 82:9, 82:14, 82:15, 85:12, 85:18, 85:19, 85:23, 86:5, 86:11, 86:15, 86:16, 86:24, 87:2, 87:3, 87:4, 87:8, 87:15, 87:19, 87:20, 87:24, 88:10, 88:19, 89:4, 89:9, 89:18, 89:20, 93:11, 93:13, 94:12, 94:17, 97:18, 98:14, 99:12, 99:16, 99:24, 100:24, 100:25, 101:6, 101:15,	101:18, 101:23, 102:2, 102:4, 102:9, 102:13, 102:17, 102:19, 102:20, 102:21, 102:22, 102:25, 103:3, 103:6, 103:8, 103:14, 103:17, 103:19, 103:21, 104:7, 104:23, 104:25, 105:4, 105:8, 105:12, 105:15, 105:18, 108:14, 108:18, 109:3, 109:5, 109:9, 111:7, 111:10, 111:24, 111:25, 112:12, 112:15, 113:1, 113:4, 113:6, 113:13, 113:20, 114:3, 114:7, 114:25, 119:17, 119:18, 120:6, 126:19, 126:21, 126:22, 126:23, 126:24 Trustees [6] - 14:20, 88:8, 118:11, 120:14, 123:6, 125:5 TRUSTEES [1] - 1:3 try [10] - 25:25, 34:24, 44:13, 55:18, 86:1, 86:2, 91:2, 96:9, 96:21, 119:7 trying [11] - 8:21, 27:6, 44:12, 52:9, 52:11, 79:17, 86:13, 93:17, 99:19, 114:21, 117:16 Tuesday [4] - 32:8, 116:21, 117:8, 118:1 Turkey [2] - 104:2, 104:5 turn [2] - 67:16, 109:9 turned [1] - 2:17 twenty [2] - 3:10, 74:16 Twenty [2] - 3:11, 3:12 Twenty-eighth [2] - 3:11, 3:12 twenty-sixth [1] - 74:16 twice [2] - 30:20
--	--	--	---	---

<p>two [55] - 2:5, 7:15, 7:16, 8:20, 8:22, 9:6, 12:17, 18:14, 30:5, 30:7, 30:15, 30:16, 37:5, 39:16, 39:19, 39:22, 41:20, 47:9, 53:1, 55:10, 56:9, 56:12, 57:4, 59:25, 60:14, 61:18, 65:13, 65:17, 66:20, 71:17, 71:24, 72:14, 72:17, 82:4, 82:22, 82:25, 83:2, 83:6, 84:15, 89:1, 97:6, 100:5, 100:9, 100:22, 102:6, 103:15, 103:23, 111:4, 114:19, 118:19, 119:25, 121:24, 122:3, 124:16, 126:7</p> <p>two-families [1] - 71:24</p> <p>two-family [7] - 56:9, 82:22, 82:25, 83:2, 83:6, 84:15, 124:16</p> <p>two-hour [1] - 53:1</p> <p>two-week [3] - 66:20, 72:14, 72:17</p> <p>type [5] - 6:6, 7:13, 96:20, 123:11, 123:15</p> <p>typos [2] - 57:20, 66:10</p>	<p>122:14</p> <p>unit [1] - 84:22</p> <p>units [11] - 71:22, 76:25, 84:25, 124:21, 124:23, 124:25, 125:1, 125:2, 125:3</p> <p>unless [1] - 39:20</p> <p>unlimited [2] - 67:14, 84:15</p> <p>unoccupied [1] - 72:22</p> <p>unsewered [1] - 107:6</p> <p>up [71] - 3:18, 5:25, 8:3, 8:6, 11:14, 12:17, 17:14, 21:14, 21:21, 22:1, 25:18, 26:7, 26:8, 27:10, 29:3, 37:20, 38:23, 38:24, 39:1, 40:13, 42:16, 52:5, 55:20, 56:4, 56:13, 56:24, 57:5, 57:19, 58:8, 58:23, 61:9, 61:19, 63:18, 64:21, 65:6, 70:25, 71:11, 71:17, 71:20, 75:22, 75:25, 76:17, 79:5, 79:21, 82:10, 91:21, 98:8, 98:10, 100:9, 100:14, 100:20, 100:23, 101:13, 102:13, 102:19, 104:8, 106:7, 106:21, 109:10, 110:20, 110:21, 115:2, 115:6, 115:19, 117:13, 118:8, 119:11, 121:11, 122:6, 123:20</p> <p>upcoming [2] - 93:14, 119:9</p> <p>update [5] - 7:8, 11:11, 44:6, 46:25, 92:7</p> <p>updated [1] - 92:5</p> <p>upgrade [2] - 33:25, 84:8</p> <p>upper [3] - 102:20, 102:21, 103:8</p> <p>upstairs [4] - 60:3, 60:4, 61:16, 126:11</p>	<p>usage [2] - 106:23, 108:22</p> <p>uses [2] - 4:9, 109:23</p> <p>usual [1] - 33:5</p> <p>utility [4] - 108:25, 109:13, 112:17, 113:25</p>	<p>V</p>	<p>vacation [1] - 65:7</p> <p>Vandenburgh [1] - 92:2</p> <p>variety [2] - 86:24, 94:25</p> <p>various [1] - 92:13</p> <p>versed [1] - 95:20</p> <p>version [1] - 53:14</p> <p>versus [2] - 13:25, 14:14</p> <p>Veterans [1] - 90:9</p> <p>via [1] - 108:1</p> <p>viable [2] - 25:16, 64:19</p> <p>View [1] - 107:10</p> <p>village [23] - 16:22, 17:2, 71:7, 71:14, 72:18, 82:11, 82:22, 82:23, 84:3, 89:24, 90:11, 97:7, 99:7, 100:17, 102:16, 104:14, 104:19, 107:10, 107:15, 108:5, 108:12, 121:19, 123:12</p> <p>VILLAGE [5] - 1:1, 1:20, 1:21, 1:22, 1:23</p> <p>Village [34] - 2:6, 5:1, 7:1, 24:3, 30:12, 32:25, 33:7, 37:17, 43:25, 52:19, 53:12, 55:15, 66:7, 67:9, 69:1, 69:7, 69:15, 91:21, 92:14, 93:22, 94:1, 94:3, 96:8, 99:9, 101:3, 102:24, 109:23, 113:10, 114:20, 116:22, 118:14, 124:1, 126:9</p> <p>Vineyard [1] - 107:9</p> <p>Violation [1] - 12:11</p> <p>visit [2] - 5:13, 12:17</p>	<p>visited [1] - 10:17</p> <p>volume [1] - 109:21</p> <p>volunteer [1] - 4:8</p> <p>vote [19] - 38:7, 38:15, 48:20, 50:11, 52:17, 54:22, 57:23, 73:8, 74:2, 74:4, 74:18, 75:25, 78:12, 84:17, 85:10, 86:9, 123:19, 125:10</p> <p>voted [4] - 38:8, 38:9, 38:10, 38:13</p> <p>voting [2] - 48:15, 49:15</p> <p>VRBO [1] - 70:17</p> <p>VRBOs [1] - 123:24</p>	<p>W</p>	<p>wait [5] - 18:3, 27:15, 52:11, 52:12</p> <p>waiting [7] - 11:24, 12:13, 25:19, 38:2, 38:19, 56:3, 117:2</p> <p>walk [4] - 51:23, 52:4, 103:23, 111:12</p> <p>walk-on [1] - 103:23</p> <p>walking [1] - 22:13</p> <p>wall [3] - 83:9, 83:12, 83:14</p> <p>wants [4] - 54:17, 87:12, 94:2, 104:14</p> <p>Wardens [1] - 37:16</p> <p>warmer [1] - 122:5</p> <p>wastewater [1] - 10:18</p> <p>Watchman [1] - 41:11</p> <p>Water [1] - 7:20</p> <p>water [12] - 10:25, 33:24, 35:24, 36:3, 36:11, 40:1, 43:3, 94:25, 95:1, 95:21, 119:3, 119:24</p> <p>waterfront [2] - 102:24, 106:2</p> <p>Waterfront [9] - 58:18, 59:4, 59:11, 59:12, 59:22, 61:23, 62:2, 76:15, 77:17</p> <p>waters [1] - 95:4</p> <p>ways [3] - 10:13, 53:9, 114:21</p> <p>WC [1] - 62:25</p> <p>weather [3] - 7:24,</p>	<p>14:4, 16:8</p> <p>website [5] - 92:4, 92:5, 92:10, 111:16, 126:9</p> <p>Wedding [1] - 88:2</p> <p>Wednesday [1] - 117:10</p> <p>week [23] - 8:23, 10:10, 12:18, 17:25, 38:7, 39:3, 53:13, 55:24, 55:25, 56:1, 56:5, 57:23, 65:8, 65:13, 66:20, 72:14, 72:17, 81:13, 85:14, 92:18, 93:14, 116:16, 123:19</p> <p>weekend [6] - 40:7, 40:9, 70:19, 71:15, 88:5, 118:21</p> <p>weeks [10] - 12:18, 47:9, 55:6, 67:20, 67:21, 69:16, 71:17, 114:10, 121:24</p> <p>Weinberg [2] - 5:18, 6:8</p> <p>Weingart [1] - 2:12</p> <p>WEINGART [13] - 2:13, 2:16, 3:3, 3:9, 3:12, 3:17, 3:23, 3:25, 4:13, 4:18, 4:20, 4:22, 4:24</p> <p>welcome [1] - 39:10</p> <p>West [1] - 107:11</p> <p>wetland [3] - 47:22, 103:5, 103:6</p> <p>wheels [1] - 109:9</p> <p>WHEREOF [1] - 128:17</p> <p>whole [7] - 47:9, 79:9, 82:23, 95:2, 95:21, 107:2, 115:15</p> <p>willing [2] - 18:5, 118:23</p> <p>wine [1] - 91:3</p> <p>winter [12] - 7:23, 9:7, 16:2, 17:20, 68:7, 68:9, 72:23, 90:8, 90:12, 98:6, 107:20, 117:20</p> <p>wish [3] - 123:4, 125:18, 126:15</p> <p>WITNESS [1] - 128:17</p> <p>won [2] - 66:1, 80:5</p>
<p>U</p>	<p>ultimate [1] - 22:12</p> <p>unattended [1] - 99:5</p> <p>uncomfortable [1] - 56:15</p> <p>under [5] - 9:19, 47:20, 56:23, 94:22, 126:5</p> <p>understood [2] - 35:8, 109:3</p> <p>undertaken [1] - 41:20</p> <p>undertaking [1] - 42:4</p> <p>underutilized [1] - 106:3</p> <p>unfortunately [2] - 23:12, 58:15</p> <p>unify [1] - 123:12</p> <p>unilaterally [1] -</p>	<p>usage [2] - 106:23, 108:22</p> <p>uses [2] - 4:9, 109:23</p> <p>usual [1] - 33:5</p> <p>utility [4] - 108:25, 109:13, 112:17, 113:25</p>	<p>visited [1] - 10:17</p> <p>volume [1] - 109:21</p> <p>volunteer [1] - 4:8</p> <p>vote [19] - 38:7, 38:15, 48:20, 50:11, 52:17, 54:22, 57:23, 73:8, 74:2, 74:4, 74:18, 75:25, 78:12, 84:17, 85:10, 86:9, 123:19, 125:10</p> <p>voted [4] - 38:8, 38:9, 38:10, 38:13</p> <p>voting [2] - 48:15, 49:15</p> <p>VRBO [1] - 70:17</p> <p>VRBOs [1] - 123:24</p>	<p>14:4, 16:8</p> <p>website [5] - 92:4, 92:5, 92:10, 111:16, 126:9</p> <p>Wedding [1] - 88:2</p> <p>Wednesday [1] - 117:10</p> <p>week [23] - 8:23, 10:10, 12:18, 17:25, 38:7, 39:3, 53:13, 55:24, 55:25, 56:1, 56:5, 57:23, 65:8, 65:13, 66:20, 72:14, 72:17, 81:13, 85:14, 92:18, 93:14, 116:16, 123:19</p> <p>weekend [6] - 40:7, 40:9, 70:19, 71:15, 88:5, 118:21</p> <p>weeks [10] - 12:18, 47:9, 55:6, 67:20, 67:21, 69:16, 71:17, 114:10, 121:24</p> <p>Weinberg [2] - 5:18, 6:8</p> <p>Weingart [1] - 2:12</p> <p>WEINGART [13] - 2:13, 2:16, 3:3, 3:9, 3:12, 3:17, 3:23, 3:25, 4:13, 4:18, 4:20, 4:22, 4:24</p> <p>welcome [1] - 39:10</p> <p>West [1] - 107:11</p> <p>wetland [3] - 47:22, 103:5, 103:6</p> <p>wheels [1] - 109:9</p> <p>WHEREOF [1] - 128:17</p> <p>whole [7] - 47:9, 79:9, 82:23, 95:2, 95:21, 107:2, 115:15</p> <p>willing [2] - 18:5, 118:23</p> <p>wine [1] - 91:3</p> <p>winter [12] - 7:23, 9:7, 16:2, 17:20, 68:7, 68:9, 72:23, 90:8, 90:12, 98:6, 107:20, 117:20</p> <p>wish [3] - 123:4, 125:18, 126:15</p> <p>WITNESS [1] - 128:17</p> <p>won [2] - 66:1, 80:5</p>				

<p>Woolley [2] - 116:18, 117:6 word [3] - 38:22, 56:2, 63:7 wording [3] - 47:4, 49:20, 53:23 words [3] - 24:19, 78:11, 113:1 WORK [1] - 1:4 workload [2] - 17:15, 22:14 works [5] - 25:4, 78:14, 78:15, 113:11, 113:14 world [1] - 98:4 worried [2] - 24:7, 109:19 worry [1] - 43:1 worse [1] - 98:19 worth [1] - 4:11 wrap [1] - 91:19 wrapping [1] - 94:8 wristband [1] - 91:2 wristbands [1] - 90:21 written [13] - 37:3, 49:3, 49:4, 49:5, 53:19, 54:3, 54:21, 56:23, 73:25, 75:6, 85:11, 124:9, 124:11</p>	<p>90:18, 119:9 year-end [1] - 32:21 year-round [12] - 59:9, 61:10, 62:5, 62:20, 63:21, 72:25, 77:18, 84:20, 85:4, 120:14, 124:10, 124:14 years [12] - 12:11, 26:4, 26:8, 27:3, 41:11, 55:10, 87:18, 109:15, 117:3, 118:13, 118:25, 119:6 yesterday [2] - 9:11, 11:23 YORK [2] - 1:1, 128:3 York [11] - 1:8, 42:23, 80:2, 94:24, 95:3, 96:15, 97:9, 97:13, 122:25, 123:25, 128:9 yup [17] - 6:20, 7:11, 28:1, 32:24, 35:8, 37:1, 46:24, 49:1, 49:21, 50:1, 50:14, 52:22, 63:9, 63:16, 68:15, 93:12, 109:8</p>
<p>Y</p>	<p>Z</p>
<p>yacht [1] - 11:13 Yacht [1] - 107:8 yard [1] - 11:13 Yard [1] - 107:8 year [44] - 5:6, 6:5, 16:7, 32:21, 54:3, 55:1, 55:6, 55:14, 59:9, 61:10, 62:5, 62:20, 63:21, 64:17, 65:3, 67:18, 68:7, 70:11, 72:25, 77:18, 81:13, 83:22, 84:20, 85:4, 90:5, 90:10, 91:23, 91:24, 92:9, 104:5, 115:5, 115:6, 115:8, 115:16, 115:18, 116:10, 116:11, 120:14, 122:12, 124:10, 124:14 year's [3] - 15:4,</p>	<p>Zeldin's [1] - 116:18 zoned [2] - 63:12, 82:25 zoning [2] - 83:3, 124:16</p>