

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

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3 BOARD OF TRUSTEES

4 WORK SESSION

5 -----x

6
7 Third Street Firehouse
8 Greenport, New York

9 November 19, 2015
10 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 JOSEPH PROKOP - VILLAGE ATTORNEY

20 SYLVIA PIRILLO - VILLAGE CLERK

21 PAUL PALLAS - VILLAGE ADMINISTRATOR

22 ROBERT BRANDT - VILLAGE TREASURER

1 (Whereupon, the meeting was called to order at
2 7:00 p.m.)

3 MAYOR HUBBARD: I'd like to call the meeting to
4 order with the Pledge to the Flag.

5 (Whereupon, all stood for the Pledge of
6 Allegiance.)

7 You may be seated. Thank you.

8 Okay. Come on up. We're going to start with
9 Chief Breese. Come on up.

10 CHIEF BREESE: Good evening. How is everybody
11 doing?

12 TRUSTEE ROBERTS: Good evening.

13 CHIEF BREESE: You guys got all the monthly
14 reports and the resolutions. There's a couple of
15 changes to the resolutions. I've got to apologize.
16 We were supposed to vote on -- in the resolution,
17 there was to accept Kelly Hydell as a member. There
18 was a little confusion. Wayne, our First Assistant
19 Chief, had a wake to go to, so he had the -- her
20 application, so we couldn't vote on it Tuesday.

21 MAYOR HUBBARD: Okay.

22 CHIEF BREESE: He had a --

23 AUDIENCE MEMBER: Chief, your mic's not on.

24 CHIEF BREESE: He had a wake to go to, so.

25 MR. PALLAS: Robert, turn the volume back up.

1 CHIEF BREESE: So I'd like to actually omit
2 that for this month.

3 MAYOR HUBBARD: Omit Kelly Hydell, but Jarid
4 Grilli is still on?

5 CHIEF BREESE: Jarid Grilli is still on. And
6 there was an addition to that. I had -- besides
7 Jarid, we voted on Robert Corwin, Jr. to the Juniors.
8 I'd like to add that also.

9 MAYOR HUBBARD: Okay. Good to have him.

10 CHIEF BREESE: And, also, I'd like to make
11 another change to the resolution. Our new truck was
12 delivered on Friday, the 13th, it was here in
13 Greenport. The committee went over it, they
14 inspected it, they accepted it. And on Tuesday
15 night, the Board of Wardens made a motion to accept
16 the committee's recommendation of paying for the new
17 truck. So I'd like to add that to the resolutions
18 also, if we can get the truck paid for. So it's up
19 at Yaphank right now getting all the equipment
20 mounted on it.

21 MAYOR HUBBARD: Okay.

22 CHIEF BREESE: And it's going to be here
23 probably next week, towards the end of next week.
24 They say next Tuesday they expect everything to be
25 done, but the Wardens voted on accepting the

1 committee's recommendation to pay for the truck.

2 MAYOR HUBBARD: Okay. I know they had a couple
3 of issues. Are the issues being taken care of?

4 CHIEF BREESE: Yeah. They'll be taking care of
5 at the dealership, and they said they'll have
6 delivery of the truck by next week.

7 MAYOR HUBBARD: Okay. So when it comes back,
8 they're going to review it again and make sure? I
9 know it had no radios in it. There was --

10 CHIEF BREESE: Yeah.

11 MAYOR HUBBARD: They talked about the radios
12 and the diamond plate on the side.

13 CHIEF BREESE: Yeah. Everything -- they said
14 right now they're like 90% done.

15 MAYOR HUBBARD: Okay.

16 CHIEF BREESE: They just have a couple of small
17 things to mount. I just talked to -- a couple of
18 guys from the committee were here tonight. Chris
19 Hanold was here and Beattie. They went up to -- they
20 purchased some new equipment to put on the truck, and
21 they said it's like 90% done. They just have some
22 minor things to do, so they're looking at probably
23 next Tuesday.

24 MAYOR HUBBARD: Okay.

25 CHIEF BREESE: It will be almost ready to go.

1 MAYOR HUBBARD: That will be before our
2 meeting, because we will also need paperwork on it to
3 get insurance on it.

4 CHIEF BREESE: Yeah.

5 MAYOR HUBBARD: So before we take ownership, we
6 have to have it insured in case something happens to
7 it in the transition.

8 CHIEF BREESE: I talked to Joe already about
9 it, he knows it's coming, I mean.

10 MAYOR HUBBARD: Right, but we need the VIN
11 number and other stuff like that to get the insurance
12 on it before we --

13 CHIEF BREESE: Right.

14 MAYOR HUBBARD: -- officially accept it and pay
15 for it.

16 CHIEF BREESE: Okay.

17 MAYOR HUBBARD: Just God forbid something
18 happened, a tree falls on it and we don't have it
19 insured right after we accept it. So if you get that
20 paperwork to the Clerk, so that she can --

21 CHIEF BREESE: Yes.

22 TRUSTEE PHILLIPS: Okay. So that's my
23 understanding. This is Robert's budget adjustment,
24 is to pay for the truck, correct?

25 MAYOR HUBBARD: Yes.

1 MR. BRANDT: The funding of it, yes.

2 TRUSTEE PHILLIPS: All right. So that's the
3 amount that we're transferring, okay.

4 CLERK PIRILLO: And, Chief, the Board, the
5 Board of Wardens formally approved this at the
6 meeting last night?

7 CHIEF BREESE: Tuesday night, yes.

8 CLERK PIRILLO: Tuesday night?

9 CHIEF BREESE: Tuesday night, yes.

10 CLERK PIRILLO: And that's in the minutes?

11 CHIEF BREESE: Yes.

12 CLERK PIRILLO: Okay. And on which date did
13 the Truck Committee approve it?

14 CHIEF BREESE: The Truck Committee approved it,
15 I believe, on the 14th. It was delivered here on
16 Friday, the 13th.

17 CLERK PIRILLO: Okay.

18 CHIEF BREESE: They went over it on the 14th,
19 which was a Saturday.

20 CLERK PIRILLO: Thank you.

21 CHIEF BREESE: And the Wardens approved it on
22 Tuesday, whichever that -- whichever date that would be.

23 CLERK PIRILLO: The 17th.

24 CHIEF BREESE: Yes.

25 CLERK PIRILLO: Thank you.

1 CHIEF BREESE: I've got another -- we're all
2 done with the truck, right, everybody's good?

3 MAYOR HUBBARD: Yeah. No, just those are minor
4 details. I just -- I know when we got the paperwork
5 back, the Village Attorney was working on the radio
6 issue and everything else. I want to make sure
7 that's all resolved before we paid for it, that's
8 all.

9 CHIEF BREESE: Okay, yeah.

10 MR. PROKOP: I would just -- you know, if I
11 could make a comment, I mean, we -- I'm not looking
12 to delay accepting it, but, on the other hand, you
13 really shouldn't accept it until it's done, you know.

14 MAYOR HUBBARD: Right. Well, that's the whole
15 thing, yeah. All the minor things are repaired and
16 everything, it's complete.

17 CHIEF BREESE: Yeah. They had some other
18 issues. They had some scratches in the diamond plate
19 they wanted taken care of, and stuff like -- you
20 know, minor stuff.

21 ATTORNEY PROKOP: Yeah. I mean, it's more of
22 a -- it's a technical thing. I mean, I've been
23 through this

24 CHIEF BREESE: Right. No, your 100% right,
25 don't pay for it, because they're going to be like,

1 you know, "We got our money, to hell with you now."

2 MR. PROKOP: Yeah, it's not -- that we're
3 paying for, obviously, is a big step, but the
4 technical point about accepting it, once you accept
5 it, then, you know --

6 CHIEF BREESE: It's over.

7 MR. PROKOP: Yeah. So even if it's at 99%,
8 that 1%, you're going to have -- we're going to have
9 a problem taking care of it, so just be careful.

10 CHIEF BREESE: Yeah.

11 MR. PROKOP: If there's any question, call me.

12 CHIEF BREESE: Okay.

13 TRUSTEE ROBINS: And, Chief, I was told that
14 the truck came in and then went back basically after
15 you designated where you wanted the placement of
16 equipment and things like that, fixtures.

17 CHIEF BREESE: Yeah. They dropped it off on
18 Friday, the 13th. They went over the truck. They
19 told us to take blue tape and put tape on it and --
20 you know, that painter's tape, and mark down where
21 they wanted everything mounted on the truck. The
22 salesman came out last Monday or Tuesday, I believe,
23 and -- yeah, Monday. I think it was Monday. Anyway,
24 he came out and he saw everything, and they told him
25 the complaints they had with scratches in the diamond

1 plate, and there were some other issues they had.
2 And then they -- then they took it back up to
3 Yaphank, to the dealership, and came out with all the
4 tools and they straightened that out.

5 MR. PROKOP: Oh, when you said Yaphank, you
6 meant at the dealership. You didn't mean Yaphank,
7 the fireground?

8 CHIEF BREESE: No, no.

9 ATTORNEY PROKOP: Oh, okay.

10 CHIEF BREESE: I think it's in Shirley, or
11 wherever it is.

12 ATTORNEY PROKOP: Okay.

13 CHIEF BREESE: Wherever Firematic Supply is.
14 It used to be in Yaphank, so I keep saying Yaphank.

15 TRUSTEE PHILLIPS: It's in Shirley. It's in
16 Shirley now, Firematic.

17 MAYOR HUBBARD: It wasn't in service going to
18 fire school.

19 CHIEF BREESE: No.

20 MAYOR HUBBARD: Okay.

21 TRUSTEE PHILLIPS: Harry, I just have a
22 question on the hydrant test report that was done.

23 CHIEF BREESE: Okay.

24 TRUSTEE PHILLIPS: Now what was is the next
25 step? Is that something that the Fire Department

1 gets a hold of the Village Administrator to correct
2 some of these issues that are on here?

3 CHIEF BREESE: Yeah.

4 TRUSTEE PHILLIPS: Okay.

5 CHIEF BREESE: There was a few issues. I mean,
6 every year we always have issues, it seems, with some
7 of them every year, the same issues, and they never
8 used to get corrected, so.

9 TRUSTEE PHILLIPS: That's why I'm mentioning
10 it. Okay.

11 TRUSTEE ROBERTS: Yeah. I wanted to ask, is
12 this -- was this more or less issues on the fire
13 hydrant testing than previous years?

14 CHIEF BREESE: Basically the same ones we have
15 every year. I mean, everybody knows the same
16 hydrants we always have problems with. I mean, you
17 can go back and we can pull the records and look at
18 them. It's the same every year, basically. You know
19 what hydrants you have very bad flow at. You know
20 hydrants that are hard to open, you know, the same
21 hydrants that are hard to drain, they don't drain.
22 It's the same issues every year.

23 TRUSTEE ROBERTS: And have we fixed them and
24 the issues recur, or we have not fixed them?

25 CHIEF BREESE: It seems like -- honestly, I

1 hate to throw anybody under the bus, but it seems
2 like since I've been in the Fire Department, not just
3 in the Chiefs part, since I've been in the Fire
4 Department, lucky any of them get fixed.

5 TRUSTEE ROBERTS: And is there -- is that
6 because it's cost prohibitive?

7 MR. PALLAS: Again, I don't -- the first time I
8 dealt with this was last year. We did get to some of
9 them. Some of them are recurring, I mean, they have
10 the draining problem. I'm not totally familiar. I
11 will be sitting down with Pete to go over it. Some
12 them need replacements, which are expensive. But I
13 will be going and sitting down with Pete and going
14 over this in detail and make a plan to do these.

15 TRUSTEE ROBERTS: And report back to us next
16 month? That would be great.

17 MAYOR HUBBARD: Yeah. There were a couple of
18 them that they said the flow was a slow flow on the
19 hydrant. I know the one on the corner of Fourth
20 Avenue, they said that Pete was out the next day and
21 did test it, and it's a four-inch main that's
22 probably down to three inches now, and that's the
23 amount of water that comes out of it and it's
24 really -- it's also -- some of the ones that do say
25 "low flow" on, there was five -- four crews out

1 around the Village doing it. So when one's open on
2 Sixth Street, there's also one open on Fourth Avenue,
3 the pressure in the whole Village drops down. So
4 some of those things saying "low flow", if there's
5 only one hydrant open, it's not a real issue when you
6 go to firefighting with it.

7 Also, some of the hard opening ones, I could
8 testify that I was the youngest guy in my crew trying
9 to do it, and some of the other guys were over 70.
10 So on some of us, they're hard to open. But if you
11 put Pete and his 20-year-old guys out there, they
12 open pretty easy. I'm just -- I'm not defending it.
13 We're going to look at all of them and everything
14 else, but some of that, you know -- you know, the
15 young 60-year-old cranking on a hydrant with the
16 older guys, it is a little difficult, so I'm just --

17 (Laughter)

18 But we will be looking at them.

19 TRUSTEE ROBERTS: When my house is on fire, I
20 hope you're not the youngest guy there.

21 (Laughter)

22 MAYOR HUBBARD: I hope so, too, but I will be
23 there.

24 TRUSTEE PHILLIPS: I can attest that it doesn't
25 matter. When the adrenaline starts, the gentlemen in

1 our Fire Department come up to troopers.

2 MAYOR HUBBARD: Oh, yes.

3 TRUSTEE PHILLIPS: And they open up things in
4 an awful hurry. I've lived by example on that one.

5 MAYOR HUBBARD: Yeah. Okay. What else you
6 got?

7 CHIEF BREESE: The other thing I have is -- I'm
8 sure you saw it in the Wardens meetings over the last
9 couple months. We've been talking about putting the
10 picket fence around the back here. Do I need to get
11 a permit for that? How does that work? Because we
12 were talking about it again Tuesday night at the
13 Wardens meeting. Mike was supposed to come back with
14 prices. A couple of the companies didn't get back to
15 him in time. So do I need to get a permit? What we
16 basically want to do is do a -- not a picket fence, a
17 split rail fence all the way down the back of the
18 property.

19 MAYOR HUBBARD: Right. I believe it's coming
20 from the corner here where it -- it goes straight
21 across South Street now.

22 CHIEF BREESE: Right.

23 MAYOR HUBBARD: I was told it was going to come
24 down to the edge of the monument and go around the
25 back side of it.

1 CHIEF BREESE: Right. All the way down to the
2 new building back here.

3 MAYOR HUBBARD: Right. I believe, normally --
4 well, see, it's Village property, same as the park
5 next door. We didn't get a permit for that, but we
6 need to be notified that you're going to do it and
7 have permission to do it.

8 TRUSTEE ROBERTS: Don't we need a resolution to
9 approve?

10 CHIEF BREESE: Well, we haven't --

11 MAYOR HUBBARD: Yes.

12 CHIEF BREESE: We haven't made a decision yet.
13 We're just looking -- we were trying to get prices on
14 it, but I'm just asking ahead of time, so I know, you
15 know, whether we can do this or not.

16 MAYOR HUBBARD: Yeah. No. It's just we'd
17 rather you have permission to do it from us, so we
18 would pass a resolution giving you authorization to
19 do the fence.

20 CHIEF BREESE: Yeah, okay.

21 MAYOR HUBBARD: But you don't need a building
22 permit for it, just like what we did around the park
23 over there. It's Village property, you don't need a
24 permit for it to go through that process. But just
25 bring a diagram of what you're going to do and the

1 cost on that. I know you were contacting the same
2 company that did around the park next door.

3 CHIEF BREESE: Yeah. Mike had talked to them,
4 they came and gave a price. And he was trying to get
5 like a couple of other companies.

6 MAYOR HUBBARD: Right, okay.

7 CHIEF BREESE: I'm not sure who, but they
8 didn't show up.

9 MAYOR HUBBARD: Get a picture of it and a price
10 and just bring it back to us next month. I'm sure
11 you're not going to do it until springtime, but we
12 could take care of that.

13 CHIEF BREESE: Yeah. It will probably be
14 frozen by next month.

15 MAYOR HUBBARD: Right.

16 TRUSTEE ROBERTS: And I was curious. Is there
17 a specific reason or --

18 CHIEF BREESE: You know, a lot of times people
19 are parking on the lawn and stuff, and they just
20 thought it would be a good idea just to finally put a
21 fence up and stop people. I mean, the one neighbor
22 back here, I actually put a note on his car asking
23 him to please stop parking on the lawn.

24 TRUSTEE ROBERTS: They're parking, oh.

25 CHIEF BREESE: I said -- in the note, I said,

1 "Look, if you won't park on your own lawn, please
2 don't park on ours. We have a big parking lot,
3 you're more than welcome to use it." And apparently
4 it worked, because he hasn't been parking on our
5 lawn, but --

6 MAYOR HUBBARD: A couple of those houses are
7 pulling straight in, over the curb and straight in
8 onto the lawn on the back side of the --

9 CHIEF BREESE: Right.

10 MAYOR HUBBARD: -- new building out there.

11 CHIEF BREESE: That's it. That's all I got.

12 MAYOR HUBBARD: Okay. One thing I did know,
13 the letter you got from Penflex on the service
14 awards.

15 CHIEF BREESE: Yes.

16 MAYOR HUBBARD: At our December meeting, we
17 have to approve the schedule of points for the year.

18 CHIEF BREESE: Okay.

19 MAYOR HUBBARD: So we're going to need to have
20 something from you guys for that. I know you
21 talked -- I talked to one of the Wardens. You were
22 going to get together with Penflex and discuss it.

23 CHIEF BREESE: Yeah, we're going to have them
24 come to the next Wardens meeting.

25 MAYOR HUBBARD: But the Village Board has to

1 vote on that before the start of the new year. So at
2 our December meeting, we have to do that.

3 CHIEF BREESE: Okay.

4 MAYOR HUBBARD: Just so that you know, so you
5 can get together, have a special meeting, whatever
6 you have to do to straighten out any of the things,
7 because we don't want to adopt something that you
8 guys don't know about, but we have to do something.
9 By law, we have to approve it by December.

10 CHIEF BREESE: Right.

11 MAYOR HUBBARD: For January 1st.

12 CHIEF BREESE: There were just some questions
13 on whether we needed a change in -- I mean,
14 basically, Penflex told us this is a State Law, you
15 have to go by this. And some guys are saying, well,
16 maybe we do, maybe we don't. So that's why we're
17 going to get Penflex to come down for the next
18 Wardens meeting to tell us this is the way it is, or
19 this isn't the way it is. I'm not --

20 MAYOR HUBBARD: Right. Some of the guidelines,
21 I know when they did an audit like 10 years ago, we
22 had to modify some things.

23 CHIEF BREESE: Right.

24 MAYOR HUBBARD: You're probably going to have
25 to do the same thing again. So just to be in

1 compliance, and, you know -- because we can't go
2 status quo --

3 CHIEF BREESE: Right.

4 MAYOR HUBBARD: -- for 2016, so we have to vote
5 on something.

6 CHIEF BREESE: Okay.

7 TRUSTEE PHILLIPS: The other thing -- I'm
8 sorry -- is we received a letter about a second
9 repeater on a Cablevision tower.

10 CHIEF BREESE: Okay, yes. We're trying to put
11 a second repeater up for our radios. We have one up
12 there now. We were trying to put a second one up so
13 we can have two -- right now, when we get dispatched
14 on the new radio system, we're dispatched on the
15 channel that was -- is a working channel. So,
16 basically, what Southold Police does is they'll
17 activate us one time and they'll wait like a minute
18 and reactivate us. And what happens is by having one
19 channel, being dispatched over one channel, it covers
20 anybody talking on the radio.

21 TRUSTEE PHILLIPS: Right.

22 CHIEF BREESE: So if you have an emergency, you
23 know, on the radio, they cover you. So we're trying
24 to get a second repeater set up so we could have a
25 different dispatch channel from our working channel.

1 So that's what -- we're trying to put a new antenna
2 in, repeater up at the Cablevision tower.

3 TRUSTEE PHILLIPS: Okay, because your letter
4 here, it says that they're asking for approval from
5 the Board to install. So is that a resolution you
6 want on the agenda for today?

7 CHIEF BREESE: I'm not -- I would think so,
8 yeah, because I know Jeff wrote something up, and he
9 didn't tell me what he wrote up actually. Would I
10 have to make that an addition to the resolution?

11 MAYOR HUBBARD: Well, you said you had the
12 frequency and everything else, but are you ready to
13 actually go ahead and do the work at this point?

14 CHIEF BREESE: Yeah. We had everything, and
15 the Chief talked to me. We have the repeater, we
16 have the cable, we have the --

17 MAYOR HUBBARD: You already have the stuff,
18 right. So you want a resolution to approve the
19 installation of the repeater?

20 CHIEF BREESE: Yeah, that and the resolutions
21 also, too.

22 TRUSTEE PHILLIPS: That's why I'm asking him.

23 CHIEF BREESE: Yeah.

24 MAYOR HUBBARD: Okay.

25 TRUSTEE ROBERTS: Did I miss that or did I not

1 have it?

2 TRUSTEE ROBINS: It came through in an email.

3 TRUSTEE PHILLIPS: It came through an email.

4 TRUSTEE ROBERTS: Okay. All right. I missed
5 it. So --

6 CHIEF BREESE: So I guess -- I'm sorry, I
7 didn't mean to interrupt you.

8 TRUSTEE ROBERTS: Go ahead, no.

9 CHIEF BREESE: I guess we would have to add
10 that. I didn't realize Jeff was putting that in this
11 month, but we would have to add that into the
12 resolutions.

13 TRUSTEE PHILLIPS: That's okay.

14 CHIEF BREESE: We'll have to make an amendment
15 to the resolutions.

16 TRUSTEE ROBERTS: I saw some of the report
17 about your sidewalk and I wondered if we should --
18 we're fixing all the sidewalks around here. Somebody
19 mentioned the sidewalk's busted. I don't know if we
20 should try to fix that or --

21 MAYOR HUBBARD: Actually, they were going and
22 getting their own prices. They were contacting --

23 TRUSTEE ROBERTS: Oh, really?

24 MAYOR HUBBARD: Yes.

25 CHIEF BREESE: Wayne had one -- I think I had

1 Rick Berry out here, looked at this one, him and
2 Scott Corwin. And he told me last night he had
3 another mason coming to look at the front and the
4 back. So I'm not sure what the outcome of that one
5 is yet.

6 MAYOR HUBBARD: Right. I know they were also
7 contacting the company that did the other work for
8 us, speaking to them. We've passed along their
9 information, so --

10 TRUSTEE ROBERTS: Well, if we can help.

11 MAYOR HUBBARD: Yeah. No, definitely will. I
12 mean, it's the sidewalk here. It's also by the back
13 door going off to the side, because it always puddles
14 and it's broken back there. It's hindering some of
15 the older gentlemen from getting in.

16 CHIEF BREESE: Yeah. It's hard to get in and
17 out with the old guys.

18 And that's all I have. Anybody else?

19 TRUSTEE ROBINS: Thank you

20 TRUSTEE PHILLIPS: Thank you, Harry.

21 MAYOR HUBBARD: Okay.

22 TRUSTEE ROBERTS: Thank you.

23 MAYOR HUBBARD: Thank you very much.

24 CHIEF BREESE: Have a good night. Everybody,
25 have a happy Thanksgiving, if I don't see you.

1 MAYOR HUBBARD: Okay. You, too.

2 TRUSTEE MARTILOTTA: You, too.

3 TRUSTEE PHILLIPS: You, too, Harry.

4 MAYOR HUBBARD: Okay. Next will be Village
5 Administrator.

6 ADMINISTRATOR PALLAS: Thank you. I apologize
7 for my voice. I'm battling a bit of a cold, but I'll
8 do my best.

9 In addition to some of my regular reports, I
10 have a few resolutions, two of which are add-ons that
11 aren't on the agenda now, but I had sent an email
12 this afternoon. I apologize that it came out so
13 late.

14 The first is for the curbs and sidewalks for a
15 change order. When we did the original map, we
16 omitted one of the driveway aprons that were in
17 there, and the value of that is \$2,100. Since that
18 was a lump sum and Board approved, I need Board
19 approval for that change order. So that's one, one
20 resolution.

21 The second resolution is for the preparation of
22 bid specs for Number 10, the Number 10 building over
23 by the wastewater treatment plant. We had gotten
24 some quotes on what it would take to repair. There's
25 some significant damage, rot, and roofing, and things

1 like that that need to be done on that building, and
2 it would require a formal -- formal bid for that. So
3 I was asking for approval to do -- to advertise for
4 that repair.

5 We estimate the cost somewhere in the
6 neighborhood of \$80,000, something like that. Again,
7 it definitely needs to be done. I'm not sure how --
8 what condition of that building is going to be come
9 spring if we don't get it done before the heavy
10 winter snow. I'm not even sure we can get that done
11 in time. Hopefully, we can. So that's the second --

12 TRUSTEE ROBERTS: Which building is that, Paul?

13 ADMINISTRATOR PALLAS: It's a storage building.
14 If you go down towards the wastewater treatment
15 plant, go to the right and it's kind of buried in the
16 woods.

17 TRUSTEE ROBERTS: Oh, before you go in the
18 fence?

19 ADMINISTRATOR PALLAS: Before you go in the
20 fence, yeah. It's not on --

21 MAYOR HUBBARD: It's to the right, toward where
22 you went to Hawkeye's property.

23 TRUSTEE ROBERTS: Yeah.

24 MAYOR HUBBARD: And farther to the right is --

25 MR. PALLAS: Yeah.

1 TRUSTEE PHILLIPS: Paul, I didn't ask before,
2 where is the funding going to come for this?

3 ADMINISTRATOR PALLAS: Robert and I have just
4 started talking about that on this. We have to
5 figure it out, obviously. This is really just to get
6 the process started, so we can at least get
7 specifications out so we can get this work done.

8 TRUSTEE PHILLIPS: Well, let me ask a question.
9 What is the building -- I know currently, at one
10 point, it was being used for storage of Christmas
11 decorations and it had some machinery in it. We
12 years ago had some heating system disappear from
13 people who were selling it as scrap metal. The
14 Carousel Committee used to have -- they used to
15 repair a lot of the Carousel wood stuff up there.
16 What is it currently being used for now?

17 ADMINISTRATOR PALLAS: Primarily storage, but I
18 do think there is still some woodworking that goes on
19 in there. It's kind of like a multi-use building. I
20 think it's the -- some of the uses are not -- it's
21 not being used because of the condition of the
22 building. I think if we do this work, clean it up a
23 little bit, we can get a lot more use out of the
24 building.

25 TRUSTEE PHILLIPS: Okay. So the use being for

1 what?

2 ADMINISTRATOR PALLAS: Storage of -- various
3 storage primarily at this time, that's what it's
4 mostly used for.

5 TRUSTEE PHILLIPS: For the Road Department or
6 for all --

7 ADMINISTRATOR PALLAS: Road Department, Parks.
8 I believe there's some water material, department
9 material and sewer department material.

10 TRUSTEE PHILLIPS: That used to be the
11 carpenter shop, wasn't it years ago?

12 ADMINISTRATOR PALLAS: Yes.

13 MAYOR HUBBARD: Yeah, the back end of that,
14 that's right.

15 ADMINISTRATOR PALLAS: I think it's still -- to
16 some extent it was.

17 MAYOR HUBBARD: Yeah.

18 ADMINISTRATOR PALLAS: It's still being used to
19 that extent for that purpose.

20 TRUSTEE ROBERTS: Do we know exactly what
21 needs -- I'm having a hard time figuring what the
22 need is, what needs to get stored there.

23 ADMINISTRATOR PALLAS: Well, I mean, as an
24 example, we put the misters in there, as an example.
25 You know, there's a variety of material and equipment

1 for various departments. I mean, it's not -- it's
2 not any one thing, it's a lot of different things for
3 different departments. We certainly need the space,
4 I mean, we definitely need it, and I think -- I think
5 it's worth salvaging.

6 We did have an engineering report on the
7 building, which I could forward to everybody, I only
8 just got it, which says the building is salvageable.
9 And it gave us kind of a list of things that -- a
10 list of things that need to be done to the building.

11 TRUSTEE ROBERTS: And there's no room at the
12 Light Plant?

13 ADMINISTRATOR PALLAS: No. Currently, no.
14 They're pretty much full with their own equipment.

15 TRUSTEE ROBERTS: Is there another option
16 that's less money, less than 80,000, like a rental
17 or a --

18 ADMINISTRATOR PALLAS: I don't believe so. I
19 don't think we could do a -- like a Morton building
20 that would have the same square footage as that for
21 anywhere near that price.

22 TRUSTEE ROBINS: How many square feet,
23 approximately, is it, Paul?

24 ADMINISTRATOR PALLAS: I'm sorry, I didn't get
25 a chance --

1 TRUSTEE ROBINS: Okay. I'm going to get over
2 and --

3 MAYOR HUBBARD: We'll go out to bid. We'll,
4 you know, investigate it to go out to bid and see
5 what the cost is, and then everybody could take a
6 look, meet with Paul and take a tour up there to look
7 at the building, you know, and see what's there.

8 I know some of the stuff that was in the Little
9 League shed when we were cleaning that out, that
10 stuff got moved up there. The other building that
11 was at the polo yard had collapsed, and the old Fire
12 Department ride that was in that building got moved
13 over to the Light Plant. Now it's behind the second
14 transformer, and other stuff kind of all got shoved
15 into the tent annex, what they call it, whatever,
16 into that building. So one collapsed. They took
17 whatever they had to out of there and put it in the
18 other. So it's kind of a catchall for miscellaneous
19 Village stuff.

20 TRUSTEE PHILLIPS: A very catchall building
21 itself, because it kind of --

22 MAYOR HUBBARD: A lot of it was in the other
23 building, and the other building collapsed down on
24 it, so they pulled the stuff out. So we'll take a
25 tour, go look at the building, and, you know, we'll

1 go out to bid and see what it's going to cost and
2 then we'll decide.

3 ADMINISTRATOR PALLAS: And the third or the
4 next one is, again, preparation of bid specifications
5 for backup generators and two of the pumps -- two of
6 the wastewater treatment -- I'm sorry -- sewer pump
7 stations on Sixth Avenue and Ludlam. We got some
8 quotes. I think they were in the 50 to \$60,000 range
9 for those as well. That's installed costs. So
10 that's -- yeah, that's another bid spec we want to do.

11 In addition, I have a number of resolutions for
12 hiring with some folks at the ice rink. We've
13 started with a change in the way we're handling
14 personnel. People that are working in the ice rink
15 are also working in the Carousel, so we're being able
16 to utilize some people more effectively. So we have
17 a larger pool of people to, hopefully, offset any
18 people not showing up for either one. So they're
19 actually to be trained to work in both. It's a work
20 in progress, but we're moving forward on that as
21 well.

22 The next -- the next item I had put on here was
23 continued discussion. A few meetings ago, I had
24 started talking about the installation of a drying
25 bed at the wastewater treatment plant. I know there

1 were a number of questions and some follow-ups, and
2 we just haven't gotten to it. But I've asked Ray
3 Dunbar, the Supervisor of the wastewater treatment
4 plant, to kind of present this. He's kind of the --
5 isn't kind of, he is the expert for this more than I
6 am, and he's gotten some additional information.

7 And, really, what the end result that we're
8 asking for at this time is just to get an engineer in
9 to confirm what, or to determine whether what we
10 found out is actually feasible and makes sense for
11 us. You know, we think it does, but it's a different
12 type of a system, and would really rather have, you
13 know, an engineer come in, just say, "Look, this is
14 what we think we want to do. Does it make sense?
15 What is the real cost and what are the potential
16 savings?"

17 Right you now, our sludge hauling costs are in
18 the neighborhood of over \$90,000 a year. We think
19 this system would cost somewhere between 4 and
20 \$500,000. We could reduce our sludge hauling costs
21 to -- I want to say 16,000. So it would save
22 somewhere in the neighborhood of \$80,000 a year,
23 relatively good payback time. So that's -- we just
24 want to make sure that what we found makes sense
25 before we go to any design type of process at this

1 stage.

2 So, Ray, if you could come up and the Board --

3 MAYOR HUBBARD: Give us the talk.

4 ADMINISTRATOR PALLAS: Yup.

5 MAYOR HUBBARD: Good evening, Ray.

6 MR. DUNBAR: Good evening.

7 TRUSTEE ROBERTS: Hi, Ray.

8 TRUSTEE PHILLIPS: Hey, Ray.

9 MR. DUNBAR: As Paul stated, we're basically
10 spending a lot of money on sludge hauling, about
11 \$92,000 a year.

12 The plant's been online now since -- actually,
13 four years as of yesterday. The old plant was a pond
14 plant and we had very little sludge production, it
15 was a completely different kind of plant. And I
16 think when I got here, the budget was like \$20,000 a
17 year for sludge hauling. They used to pump it right
18 out of the tank.

19 So they built this plant, which is an activated
20 sludge plant, with an emphasis on nitrogen removal.
21 So, as a consequence, the sludge production goes way
22 up. Say if you have 400 pounds -- and everything is
23 calculated in dry pounds. If you have 400 pounds of
24 food coming in, you get 45 to 50% yield in
25 microorganisms. In other words, if you get 470

1 pounds of food in, you're going to have 220 pounds of
2 microorganisms. So that has to be wasted out of the
3 system, so to keep your food and microorganisms ratio
4 exactly where you want so the process works well. So
5 you have to waste excess amount of pounds of
6 microorganisms out of the system. So that's what
7 sludge is.

8 So, as a consequence, I think they were
9 thinking that they weren't going to have to consider
10 sludge handling costs, but I think it was in error,
11 because we didn't get a way to handle sludge to
12 dewater it. So, as a consequence, the only way I can
13 thicken up the sludge is by dewatering it. Just turn
14 off the air in our sludge holding tank, sludge
15 settles out and I decant the water off. I do that
16 three or four times and I transfer it down to the
17 sludge holding tank and I do that there. So the most
18 I could thicken it up on a good month is 2.8% solids,
19 the rest is water. So that increases our hauling
20 costs because the volume is mostly water.

21 So this system I looked at very carefully. It
22 will -- well, let me explain why it's important,
23 besides saving money. I've also been having trouble
24 wasting as I need to, because I'm always backed up
25 with sludge trying to thicken it up, so I could stay

1 within my budget, sludge hauling budget, so that's a
2 problem. And it's also a problem keeping my F/M
3 ratio where I want.

4 So this system I picked out because it's simple
5 to operate. As far as mechanical equipment, it's
6 minor. It's not labor intensive. It doesn't take an
7 operator all day long to process the sludge. I did
8 look at other processes. There's belt filter presses
9 and there is centrifuges. Those are expensive,
10 complicated machines. And I looked into it, and it
11 would take an operator seven to eight hours to
12 process the same amount of sludge that we could pour
13 on this bed in a half hour.

14 So the way this bed works is you have to have
15 polymer facilities. Polymer is added as a coagulant
16 that causes the particles to flock together and the
17 water drops out of the particles. And we would pour
18 it on this bed of steel plates. The plates are
19 aluminum oxide with gravel underneath. So you would
20 mix the polymer with the sludge and pour it on the
21 bed, and most of it would drain by gravity. And
22 there would be a sensor in the underdrain that
23 detached once the water stops draining. A vacuum
24 pump would turn on at that point and pull the vacuum
25 on the sludge, because the bed is entirely sealed,

1 and pool a great deal of the water out of the sludge.
2 So, in 24 hours, you can have a sludge cake of 15%
3 solids, which is comparable to a belt filter press or
4 centrifuge. So it's less labor intensive, uses less
5 chemicals, less electricity. And, basically, the
6 only thing you have is a vacuum pump, and a polymer
7 pump, and a sludge pump to get it onto the bed.

8 So if it sits 24 hours -- this system would
9 come with a little tractor with a plastic blade. You
10 scoop it out, and then when you're done scooping it
11 out, you hose it down with a high pressure hose using
12 plant effluent water.

13 Then -- but that system, we'd need to go one
14 step further, then. We have the old sludge drying
15 beds in place now, so the one bed closest to our
16 round holding tank would be used to pour on. The
17 next bed we could use to store, to dry it. I'm
18 anticipating we could store for six months. If we
19 could get it to 75% solids content, which we could,
20 we could actually get it to 85 when it dried, we
21 would only wind up with 208 cubic yards, and that's
22 in a whole year.

23 So the idea here is once it -- and this
24 additional drying structure would have a translucent
25 roof, and maybe fans on the bottom to pull in cool

1 air, and fans on the opposite end on top, so you get
2 a convection current; dry the sludge and get it
3 termed by the DEC as Class A biosolids. And we have
4 Class -- in the Class A biosolids, there's two things
5 they look at, the amount of heavy metals in it and
6 the amount of pathogen destruction. Now drying will
7 destroy pathogen's disease-causing organisms. So we
8 would have to say -- after six months, we'd have to
9 take samples to an independent lab and get it
10 certified as -- the pathogen destruction would have
11 to be nondetected, so then the DEC could permit it as
12 Class A biosolids. When you do that, then we could
13 spread it in the field over there next to the plant.

14 TRUSTEE ROBERTS: Fertilizer.

15 MR. DUNBAR: You could -- yeah. It's basically
16 dirt, that's what it is, yes. It's dirt without the
17 mineral -- without the sand, and the silt, and the
18 clay.

19 So, now, if for some reason -- I don't think
20 the DEC would do this, and I did talk with them, they
21 said they have no problem. We would have to get a
22 permit amended to build the sludge drying beds, but
23 they didn't think there would be a problem with that.

24 If for some reason the DEC would not classify
25 it as Class A biosolids, we still would come out way

1 ahead if we built the additional drying facility,
2 because we would wind up with 5.2, 40-yard dumpsters
3 full per year. And I got some estimates on that.
4 I spoke with some sludge haulers. They would charge
5 \$2,000 a load, and also 5500 a year for dumpster
6 rental. And there might be some additional dump
7 fees, but there may not be, because a lot of
8 facilities in Upstate New York, they want it, they
9 use it.

10 So, at worst, if the DEC says it's not Class A
11 biosolids, because you never know what they're going
12 to do, but, approximately, we'd have to spend between
13 16 and \$17,000 for hauling the dried sludge out,
14 versus the 92,000 we're spending now.

15 TRUSTEE ROBERTS: If we can't spread it.

16 MR. DUNBAR: If we can't spread it, yeah.

17 TRUSTEE MARTILOTTA: If we can't spread it,
18 we'll have zero, right?

19 MR. DUNBAR: If we can't spread it, we will
20 have to pay to get it hauled.

21 ADMINISTRATOR PALLAS: You'll still end up
22 with -- whether we can get it classified by the DEC
23 or not, you still end up with a tremendous savings.
24 So the -- if all of this is correct that we've done,
25 that Ray's done, all the work that was put into this,

1 if all of this is correct, even without the DEC
2 classification as Class A biosolids, we're still
3 saving 80, roughly \$80,000 a year. So it's -- again,
4 it's a good -- I think a cost effective solution to
5 this.

6 But it's important to know, there's two -- as
7 Ray described, there's two components. There's the
8 system itself, which is the one drying bed, if you
9 will, that takes out the beginning stages, and after
10 24 hours, you move it over to the other bed and it
11 sits there for months at a time. You can do just the
12 one system and then we could haul that away, but
13 that's only getting us to a 15% solid. So we're
14 still going to be spending 45,000, and the bulk of
15 the cost is in that first stage. So it's not cost
16 effective if you don't do both. We'd have to do both
17 or it just isn't cost effective at all, in our
18 opinion.

19 So that's, again -- and the idea here for what
20 I'm asking, we're asking for is essentially to
21 confirm what or refute what we've -- what we found
22 out. That's where we are with this.

23 TRUSTEE ROBERTS: Can I ask a favor? I am a
24 complete dummy when it comes to everything you just
25 talked about with the sewer plant. Can you -- and I

1 won't speak for anybody else, but I'm really glad we
2 have you, because you understand it, it seems. Can
3 you give us a one-pager that has some cost benefit
4 analysis that compares, because I have no way of
5 researching the other options.

6 ADMINISTRATOR PALLAS: Sure.

7 TRUSTEE ROBERTS: You know, the cheap option
8 that's going to not save us as much each year, the
9 Cadillac. Maybe this is the Cadillac, I don't know,
10 that is a huge capital expense and saves us a ton
11 each year. If you can give us, you know, these are
12 three ways to do. And I would suggest, maybe before
13 we invest in engineering to tell us that this is a
14 good thing to do, can we talk to some other plants
15 who use it, who have similar conditions to us and --

16 MR. DUNBAR: According to this company, they
17 have 200 other facilities, I guess all over the
18 United States and in the Caribbean. A lot of them
19 they use to dewater petroleum refinery products, a
20 lot of wastewater plants.

21 The plates are guaranteed for 20 years, so
22 they've been -- there are systems that have been in
23 service for 15 years so far, so they don't really
24 know how long they last, but they think they last a
25 good 20 years.

1 TRUSTEE ROBERTS: If you could get us some --
2 you know, get people to email us references.

3 ADMINISTRATOR PALLAS: Yeah, we can do that.

4 TRUSTEE ROBERTS: You know, "We used this to
5 save this much."

6 ADMINISTRATOR PALLAS: We have a list of --
7 we'll get a list from the manufacturer of other
8 facilities, contact information, and we'll put
9 together a page that talks about this.

10 TRUSTEE MARTILOTTA: If I could ask, on that
11 second drying bed, it sounds like you're almost
12 making -- is it essentially a greenhouse, that second
13 drying bed?

14 MR. DUNBAR: It is kind of. It has to be
15 translucent to get some UV rays in there so it can
16 dry.

17 TRUSTEE MARTILOTTA: This first one comes with
18 a small tractor and then essentially you can scrape
19 it off? And I imagine driving the tractor into the
20 second -- like I'm just trying to envision what this
21 looks like.

22 MR. DUNBAR: Yes. We remove the sludge.
23 Here's a picture of what it looks like 24 hours after
24 a pour. This is what it looks like when it gets
25 poured in. This would be 2% solids. You can see

1 it's liquid. This is what it looks like 24 hours
2 later, 15%, simple. You'd scoop it out with a
3 tractor and move to the next step.

4 TRUSTEE MARTILOTTA: Okay.

5 MAYOR HUBBARD: Any fumes from this, it
6 sitting? Is it going to be --

7 MR. DUNBAR: Oh, it would have an earthy smell,
8 but it wouldn't be bad.

9 MAYOR HUBBARD: Okay.

10 MR. DUNBAR: Based on my experience.

11 MAYOR HUBBARD: Some of the old -- the old
12 process we had up there, sometimes you'd get fumes
13 going down.

14 MR. DUNBAR: Oh, no. That was --

15 MAYOR HUBBARD: And I don't want to create that
16 again by putting something out there.

17 MR. DUNBAR: No, that was horrible.

18 MAYOR HUBBARD: Okay. I'm sure we're going to
19 be asked that, so I just want to make sure you're
20 driving down Moore's Lane and it's like, "Oh, the new
21 system is in," then I -- you know, we don't want to
22 hear that.

23 MR. DUNBAR: No. It will be an earthy smell in
24 the immediate area, but it wouldn't be offensive.

25 MAYOR HUBBARD: Okay, that's fine.

1 MR. DUNBAR: It probably wouldn't leave the
2 site, really.

3 So the main thing is it saves a lot of money,
4 and that money that we could save, say we save 70,000
5 a year, which comes out of the Operating Budget, that
6 could be used to enhance our Operating Budget a
7 little bit, which is we're on -- pretty much on a
8 shoestring budget. And then maybe the extra monies
9 can be rolled over into capital fund for future
10 expenditures, because --

11 MR. BRANDT: Debt service, the cost of --

12 MR. DUNBAR: Because all our equipment, those
13 big air rotors, and those motors, and those gear
14 boxes, and the clarifiers, and the VFDs, all those
15 things are going to need to be either rebuilt or
16 replaced within probably four years.

17 MAYOR HUBBARD: Okay.

18 MR. DUNBAR: So we're going to need the money
19 for that, and the chains, too. The chains weigh a
20 ton, they're expensive.

21 TRUSTEE PHILLIPS: Well, that's something that
22 I think that you've brought up, the subject of in the
23 future. You're talking about the new stuff that was
24 installed, or you're talking about --

25 MR. DUNBAR: The new equipment.

1 TRUSTEE PHILLIPS: The new equipment, okay.

2 ADMINISTRATOR PALLAS: Yes.

3 TRUSTEE PHILLIPS: I think it would behoove us
4 to kind of think or to put together a plan of what
5 needs to start being done when now, since we've -- I
6 mean, I remember seeing that all go in, and, you
7 know, I think it's new forever.

8 MR. DUNBAR: Right.

9 TRUSTEE PHILLIPS: But it's machinery and it
10 does have to have maintenance and replacement.

11 MR. DUNBAR: Well, as far as the DNR basis,
12 WesTech says their equipment should be replaced in
13 five years or rebuilt. But during the winter, I shut
14 down half the plant, so we're extending the life of
15 the equipment probably by two-and-a-half years. So
16 you're looking -- I would say in four years, you're
17 going to have to start replacing equipment. It would
18 probably be a good idea to buy one unit and just wait
19 for one to fail, replace it, and just always have the
20 spare one, and just rebuild as needed, rather than do
21 it all at once. But, yeah, that's something to keep
22 in mind.

23 TRUSTEE ROBERTS: Your question was sort of
24 what do we have to spend each year, right, and how do
25 you plan to spend the savings, and how quickly?

1 TRUSTEE PHILLIPS: We could put a plan of
2 action together or a capital plan, you know, as to --

3 ADMINISTRATOR PALLAS: Yeah. A lot of the
4 equipment that gets maintained is already accounted
5 for. What Ray is talking about is major components
6 that are on longer term replacements, like the annual
7 stuff is pretty much covered at this point. You
8 know, we've seen some of that.

9 TRUSTEE PHILLIPS: I'm talking about the big
10 stuff. It's the big stuff I'm talking about.

11 ADMINISTRATOR PALLAS: It's the big ticket
12 items.

13 TRUSTEE ROBERTS: Yeah, we need that.

14 ADMINISTRATOR PALLAS: That works. You know,
15 we can detail some of that.

16 TRUSTEE PHILLIPS: I mean, for me and for
17 George, we were around when that whole project
18 started, we were, you know, at the bottom of it. But
19 for anybody coming along, we need to have something
20 so that people in the future have an idea. I mean,
21 Ray could retire tomorrow and we have to have
22 something to go by in the future. That's what I'm
23 looking for.

24 ADMINISTRATOR PALLAS: Yeah.

25 TRUSTEE MARTILOTTA: One more question on that

1 table, or the drying bed, I guess. What -- if we
2 were to increase the capacity, if we started getting
3 more sewer customers, I mean, is this something that
4 scales up? Is this -- do you see what I'm getting
5 at? Like is this something that is built for our
6 usage right now, or is this something that if we have
7 more usage going forward, it would still work?

8 MR. DUNBAR: Well, there's a little -- it's
9 conservatively sized. In other words, this bed is
10 sized for two pours a week.

11 TRUSTEE MARTILOTTA: Yes, sir.

12 MR. DUNBAR: So if the -- if the plant grows,
13 then you might have to do four pours a week.

14 TRUSTEE MARTILOTTA: Okay.

15 MR. DUNBAR: Something like that. You know, I
16 don't know what the future portends. Right now, we
17 can take quite a bit more.

18 TRUSTEE MARTILOTTA: So you would be looking
19 at -- like for this thing, you say it takes two pours
20 a week, and you would be using two pours a week?

21 MR. DUNBAR: Yes.

22 TRUSTEE MARTILOTTA: Right? I mean --

23 MR. DUNBAR: At our current sludge production
24 rate, we would pour twice a week.

25 TRUSTEE MARTILOTTA: Okay.

1 ADMINISTRATOR PALLAS: But remember, we can
2 pull that off within 24 hours.

3 TRUSTEE MARTILOTTA: Oh, no, no, sure.

4 ADMINISTRATOR PALLAS: So, you know, we can
5 go -- easily go to four, if not --

6 MAYOR HUBBARD: I think the idea is we're
7 looking at the East/West expansions, to make sure if
8 we're doing this, and if we need to make it a third
9 bigger or something, to plan on that. If we do the
10 other expansions and more customers, that we're not
11 maxing out on what we have now.

12 ADMINISTRATOR PALLAS: Right, yeah.

13 MAYOR HUBBARD: I think that's the general
14 idea.

15 MR. DUNBAR: Yes, yes.

16 MAYOR HUBBARD: Take the East/West sewer study,
17 what we have potential of, 500 more customers. If
18 we're going to spend the money on this, spend a
19 little bit more, make sure we have enough to take the
20 new customers on.

21 MR. DUNBAR: And there's calculations for that
22 if you know the number of houses. They usually
23 figure 250 gallons a day per person.

24 MAYOR HUBBARD: Okay.

25 MR. DUNBAR: And domestic sewage is strength,

1 concentrations, using about 200 milligrams per liter.
2 So you can figure out how many pounds of "X" BOD, "X"
3 food you're getting in a day, and then you could
4 calculate the yield. You can calculate.

5 MAYOR HUBBARD: Okay.

6 MR. DUNBAR: You know, it's all boiler plate
7 formulas.

8 MAYOR HUBBARD: All right. So I think you just
9 take --

10 MR. DUNBAR: If you can't calculate --

11 MAYOR HUBBARD: Right. Just a rough idea of
12 what we're looking at at the expansion, East and
13 West, to figure that in there, when you go and design
14 this or thinking about it, how that part of the
15 proposal --

16 TRUSTEE PHILLIPS: Well, I think the capacity.
17 I mean, we have the ability to grow. That was --

18 MAYOR HUBBARD: Yes.

19 MR. DUNBAR: Yes, we do.

20 TRUSTEE PHILLIPS: So, in my mind, I -- my
21 mind's simple; would be we have the capacity, "X"
22 number that we can go to. We want to give that for
23 that additional capacity. That's --

24 MR. DUNBAR: The plant is designed to handle
25 650,000 gallons a day. That's also the permit limit.

1 TRUSTEE PHILLIPS: Okay.

2 MR. DUNBAR: But I don't actually think it
3 would do that. I think it would be more like 500,000
4 gallons a day, because I don't think we would be able
5 to treat the waste thoroughly to get the nitrogen
6 reduction down, and we might have problems with what
7 they call carbonaceous oxygen demand. I think if it
8 was on paper, it probably looks good, but I think
9 it's more like 500,000 would be our limit.

10 MAYOR HUBBARD: And what's the number we're at
11 now?

12 MR. DUNBAR: It's designed for 600,000 gallons.

13 MAYOR HUBBARD: Right. What are we putting
14 through there now?

15 MR. DUNBAR: Oh. Well, if you --

16 MAYOR HUBBARD: Approximately.

17 MR. DUNBAR: During the summer, about 340,000.
18 Right now, we're at like 220,000.

19 MAYOR HUBBARD: Right.

20 MR. DUNBAR: So we're well below.

21 MAYOR HUBBARD: About half. I'm just making
22 sure that the numbers now are still about the same as
23 we were.

24 MR. DUNBAR: It would take another town the
25 size of Greenport.

1 MAYOR HUBBARD: Okay, that's fine. We're
2 talking about half of what the capacity is. That was
3 the intention when it was done. Okay.

4 MR. DUNBAR: Right. So, anyway, it's a good
5 deal, I like it. And I've been around this stuff a
6 long time. And I like the system, I like the
7 company. I think it's a great deal for the Village.
8 You do have to spend the money, but you get it back.
9 We'll pay for it in five years.

10 MAYOR HUBBARD: Right.

11 MR. DUNBAR: And after that, you have \$70,000
12 or \$80,000 to keep back in the operation's budget or
13 do what you want. It's just pointless paying good
14 money just for hauling sludge.

15 MAYOR HUBBARD: Okay. Well, put together the
16 proposal with the numbers and stuff for us and that
17 would be great.

18 TRUSTEE ROBERTS: Thanks for coming, Ray.

19 MAYOR HUBBARD: Okay. Thank you. All right.
20 Go ahead, Paul.

21 MR. PALLAS: Okay. The rest of the report is
22 pretty standard stuff. I just want to point out a
23 few -- a few highlights.

24 We've done a tremendous amount of tree work,
25 both for the Tree Committee, tree removals. Both the

1 Road Crew and the Electric Department worked jointly
2 on this, and we are continuing -- we are continuing
3 to do that now for line clearance, electric line
4 clearance, working in conjunction with -- the two
5 departments working together, rather. So I think
6 it's a good thing. We're, you know, going -- we've
7 created a map, essentially, of all the problems that
8 we need to trim and we're moving forward on that.

9 Taking a little bit of a hiatus right now
10 because of the Light Department doing -- getting
11 Christmas decorations ready, and the Road Department
12 has been working on the road project. So that -- but
13 we're going right back to that as soon as that is
14 done.

15 We've also gotten for a while -- part of the
16 reason we hadn't done a lot of it is the chipper, our
17 chipper wasn't working, and I was told that it
18 couldn't work. Apparently, when I told them to get
19 it to work, they then got it to work, so now it's
20 working, so it's a good thing. We're doing all of
21 that on our own. We don't have to stockpile things
22 or find somebody else to do the chipping, we're doing
23 it inhouse. So that's, again, some positive -- some
24 positive things we're doing.

25 With regard to the road -- roadwork itself, I

1 do want to commend a couple of staff people in
2 addition to the entire crew. But Mike Flora and
3 Derryl Baumer both were instrumental in keeping that
4 project moving. And I just want to put that on the
5 record, that they were exceptional in keeping that
6 project on track. I just want to make sure the --
7 the Board, I'm sure, is aware of that, but just
8 publicly state that.

9 TRUSTEE PHILLIPS: I have a question. You have
10 on here A & F Testing was on site for five days. We
11 are now waiting for the report?

12 ADMINISTRATOR PALLAS: I think I've got -- yes,
13 I have the report. When this was written, I didn't
14 have it, but I have it now.

15 TRUSTEE PHILLIPS: You do?

16 ADMINISTRATOR PALLAS: All the report was an
17 oil -- excuse me, was an oil sample. Everything is
18 fine. I do have that as of now.

19 TRUSTEE PHILLIPS: And the tanks are in?

20 ADMINISTRATOR PALLAS: The fuel -- yeah, I'm
21 sorry, I was getting to that. The fuel tank --
22 Island Pump & Tank delivered the -- the tanks are all
23 set up, fuel tanks are set up; been approved by
24 Suffolk County. We'll get the -- the fire
25 suppression system on it has been approved,

1 everything's approved on it. We're actually now just
2 trying to get the control system, if you will, set
3 up. We've had some trouble. Island Pump & Tank had
4 some trouble getting the right computer card, or
5 something, that actually controls the dispensers. So
6 that should be done within the next few days.

7 TRUSTEE PHILLIPS: You mean the cards that are
8 going to be given to --

9 ADMINISTRATOR PALLAS: No, the actual --

10 TRUSTEE PHILLIPS: Or the actual mechanism
11 inside the --

12 ADMINISTRATOR PALLAS: The physical card, like
13 a hard drive kind of thing.

14 TRUSTEE PHILLIPS: Okay.

15 ADMINISTRATOR PALLAS: Or something. I don't
16 remember what it was, there were cards. We actually
17 have key fobs that we're using, and it's a two-step
18 process. The key fob identifies the vehicle, and you
19 put in a code to identify the person. I've spoken
20 with the Fire Chief a few times about this. We've
21 gotten a good system that he's happy with and
22 comfortable with. And it's basically identical to
23 ours, so we don't have to have two different systems.
24 So he's going to get me a list of folks that are
25 authorized.

1 And the way it works is only certain people are
2 authorized for certain vehicles. So he indicated
3 that he can -- that's fine by him, because that's how
4 that works in the Fire Department anyway.

5 MAYOR HUBBARD: Yes.

6 ADMINISTRATOR PALLAS: So certain people use
7 certain trucks. So that all worked out fine, so
8 we're in good shape on that.

9 TRUSTEE ROBERTS: Are you moving on from Light,
10 because --

11 ADMINISTRATOR PALLAS: I was, yes.

12 TRUSTEE ROBERTS: Okay. Well, I just thought
13 it would be great to get an update on the meeting
14 with NYPA.

15 ADMINISTRATOR PALLAS: NYPA came down. They
16 had asked for a meeting with me. They had a few
17 items on the agenda, one of which was tree trimming,
18 which I just spoke about. One was the -- I'm
19 sorry -- the in-rush current problem on one of our
20 circuits. You know, I spoke to them about that.
21 They gave us some tips on what we might look at to
22 remediate that problem. I'm not sure if we can or we
23 can't, but we're going to take a look at it. They
24 want an update on the engineering study to fix the
25 relay problem and the paralleling issue. I told them

1 that was ongoing.

2 And then, finally, they wanted to talk about
3 metering, not our customer meters, but their incoming
4 meter. I wasn't sure what precipitated that, quite
5 frankly, but my understanding is it has to do with
6 the configuration of the incoming line. There is --
7 by throwing some switches, which we would have to do
8 in conjunction with PSEG, there's a way to bypass the
9 metering station if it needed to be maintained. I
10 think there was concern that we couldn't doing that
11 on our own without letting anybody know, but we
12 really we can't, so that -- I'm not sure why that
13 came up. But, anyway, that was -- the whole meeting
14 lasted -- that part of the meeting lasted maybe 40
15 minutes tops.

16 I did speak to them briefly about solar net
17 metering for our customers. I talked to them about
18 that. They are working on that as a global issue for
19 all of their municipal and cooperative regulated
20 customers. They didn't have any kind of time frame.
21 I was somewhat surprised that they didn't have more
22 information on that. I did -- we -- I had done some
23 work on that in my prior -- where I used to work. We
24 set up a whole net metering tariff, if you will. So
25 I'm going to get them copies of that, which they,

1 hopefully, can use as a model to move that a little
2 bit faster. So that was the meeting.

3 TRUSTEE ROBERTS: Thanks.

4 TRUSTEE ROBINS: And I attended the meeting
5 with Paul. I do have a little summary that I wrote
6 up and I'll forward it to all of you with an email.

7 TRUSTEE ROBERTS: Thank you.

8 TRUSTEE MARTILOTTA: Thank you.

9 ADMINISTRATOR PALLAS: Moving on to Recreation
10 Department, starting with the Marina. The first item
11 on the list there is the Greenport Ocean Race was --
12 you know, it went really well, big turnout. Split
13 into two groups. I guess they normally have one, so
14 that went really well.

15 Our Marina revenue was up by 15,000, primarily
16 due to a single boat, a fairly large single boat that
17 was there for a week in October. Nothing exciting.
18 I mean, a lot of the work that's going on -- that had
19 been going on during October was winterizing, you
20 know, all the various facilities, the docks, and
21 whatnot, so that's -- and the campground, the same,
22 same thing. Revenue was up, and mostly due to
23 deposits. Again, a lot of maintenance and
24 winterizing.

25 I will be sending the Board the new -- not new.

1 It was new this year. The campground manager there
2 has come up with some ideas and changes that he'd
3 like to make, relatively small, relatively small
4 cost. Also like to add three camp sites towards
5 the -- at the back end. He thinks he can fit three.
6 We can do a lot of the work, physical work, inhouse.
7 You know, he's got -- and I'll send an email which
8 details all of this. You know, the revenue,
9 potential revenue, even at, you know, modest rate of
10 people staying there will more than pay for itself in
11 a single season, so I think it's worthwhile. We just
12 have to check to make sure that we can do the
13 physical work, whether the systems that are feeding
14 into that are adequate to handle both the electric
15 and sewer and water for that. But I'll send that all
16 out in detail.

17 MAYOR HUBBARD: Okay. There was some -- a lot
18 of investigating was done on that about six years
19 ago. So if you could get that old file out, if
20 that's still around at Village Hall.

21 TRUSTEE ROBERTS: Yeah.

22 MAYOR HUBBARD: That was talked about -- I
23 believe at that time they were talking five
24 pedestals, which would be 10 spaces off the back end.

25 TRUSTEE PHILLIPS: Yeah, it was five pedestals.

1 ADMINISTRATOR PALLAS: This is only three sites
2 total. I think he was complaining with the single
3 pedestal.

4 MAYOR HUBBARD: Okay. Well, just look at the
5 old information, what we had. A lot of that was
6 talked about with the size of the lines, the sewer
7 pipe, and the power line going in. But just look at
8 the old file before you -- you know, and see if you
9 can do even farther, you know, that might be possible
10 with the old information, review it.

11 ADMINISTRATOR PALLAS: Okay.

12 TRUSTEE ROBERTS: It's just woods back there, I
13 mean, or is it sensitive wetland?

14 ADMINISTRATOR PALLAS: No. This is already
15 cleared, there's just no facilities.

16 TRUSTEE PHILLIPS: The problem was putting the
17 electric pedestals out. And plus the fact is that,
18 if I remember correctly going off the top of my head,
19 the amount of voltage for the electricity out there
20 had issues, and there was -- the water pressure had
21 issues.

22 ADMINISTRATOR PALLAS: Yeah.

23 TRUSTEE PHILLIPS: It was a whole -- at one
24 point, I think there was even paperwork done for a
25 grant process, I think that we started at one point.

1 So there is a lot of information available already.

2 ADMINISTRATOR PALLAS: That may be why he only
3 wanted three to begin with.

4 TRUSTEE PHILLIPS: Okay, but there was a lot of
5 information available.

6 ADMINISTRATOR PALLAS: I will definitely check
7 that.

8 TRUSTEE ROBERTS: Campground is one of our most
9 profitable ventures.

10 MAYOR HUBBARD: Yes.

11 TRUSTEE MARTILOTTA: Yeah.

12 ADMINISTRATOR PALLAS: Yeah. And he's also --
13 he's also suggesting a modest rate increase as well
14 on that, relatively modest, still well below any
15 local competitor.

16 On the Rec. Center itself, we've done -- you
17 can see all the items there, but expanded the library
18 program, one of the highlights in my mind, four times
19 a week, homework help. And the students, Honor Roll
20 students from school are helping out there. So I
21 think that's also a positive development there as
22 well.

23 And we're starting a process for lifeguards.
24 And, you know, as already mentioned, about hiring
25 folks for the ice rink, and also having them melded

1 in together with the Carousel to improve availability
2 of workers for that.

3 TRUSTEE ROBERTS: So a combined question.
4 What's our plan for parks management? Who's going to
5 take that over? And where are we with our Adventure
6 Treks contract negotiation?

7 ADMINISTRATOR PALLAS: Well, I assume we're
8 going to talk about that in Executive Session, the
9 Adventure Treks contract, I'd assume.

10 TRUSTEE MARTILOTTA: Yes.

11 MAYOR HUBBARD: Yes.

12 TRUSTEE PHILLIPS: Yes. We have paperwork that
13 came in via email.

14 TRUSTEE ROBERTS: I saw that, but Adventure --
15 what's the topic of the Executive Session?

16 ADMINISTRATOR PALLAS: I guess to get your
17 input on his suggestions.

18 TRUSTEE ROBERTS: We have Executive Sessions
19 for personnel, legal. So what would this -- because
20 this is a contract.

21 ADMINISTRATOR PALLAS: It's contract
22 negotiations.

23 TRUSTEE ROBERTS: So it would be legal?

24 ADMINISTRATOR PALLAS: I guess.

25 MR. PROKOP: No. Contract negotiation is a

1 specific topic.

2 TRUSTEE ROBERTS: Okay.

3 MAYOR HUBBARD: Yes.

4 TRUSTEE ROBERTS: So we'll talk about that?

5 MAYOR HUBBARD: Yeah.

6 TRUSTEE ROBERTS: Okay. The other part of the
7 question, do we have somebody who is now going to
8 take over? We've talked about Margo taking over
9 Carousel, but --

10 ADMINISTRATOR PALLAS: Yeah. I think, again, I
11 think, and correct me if I'm wrong, but we had kind
12 of settled in on the physical work that needs to be
13 done at the parks as kind of a joint effort anyway
14 between multiple departments. And the staffing issue
15 is going to be under Margo, so it's kind of a split
16 function.

17 TRUSTEE ROBERTS: For all parks?

18 ADMINISTRATOR PALLAS: Yeah. I would say yes.

19 TRUSTEE ROBERTS: And the physical plants of
20 parks is --

21 ADMINISTRATOR PALLAS: It depends on which park
22 and what needs to be done. Jeff has a limited --
23 Marina staff is relatively limited. Pete's crew does
24 a lot of parks maintenance as well, depending on what
25 the issue is.

1 TRUSTEE ROBERTS: I'd like to us to, not now,
2 but try to come up with a better plan, somebody who's
3 living, breathing. I think our parks suffer from
4 somebody not thinking about them all the time, so --
5 but we don't have to solve that now.

6 TRUSTEE MARTILOTTA: One question on the ice
7 rink, sir.

8 ADMINISTRATOR PALLAS: Yes.

9 TRUSTEE MARTILOTTA: I understand we run on
10 three out of four compressors. We met with the guys
11 from the Hockey League, they were concerned. Has
12 there been any movement on getting that fourth?

13 ADMINISTRATOR PALLAS: Yeah, we've gotten -- I
14 think the purchase order was issued?

15 TREASURER BRANDT: I believe so.

16 ADMINISTRATOR PALLAS: I believe we issued the
17 purchase order. Also, the plan is right now, at
18 least in the short term, is to get -- to get the
19 equipment physically here, you know. And the
20 installer said he's extremely busy and he'll fit it
21 in when he can. But he did make the commitment that
22 if we do lose one, he'll make -- he'll make it as an
23 emergency stop to swap it out. So I think we're in
24 pretty good shape there as well.

25 TRUSTEE PHILLIPS: One of my questions was

1 dealing with -- now is everything clear and signed
2 with the Greenport Hockey Club?

3 ADMINISTRATOR PALLAS: We don't have a -- a
4 contract is still being prepared, but having lots of
5 discussions with the Hockey Club regarding the
6 schedule, and I think we've finally come to some
7 resolution on the schedule.

8 TRUSTEE PHILLIPS: Okay, because there was
9 some -- okay. So you've come to some resolution?

10 ADMINISTRATOR PALLAS: Yes, yes. One of the --
11 I'm glad you pointed that out; I should
12 have mentioned this. One of the -- one of the issues
13 that they had was being able to run the skate school
14 on Saturdays. They just didn't -- I don't think they
15 really wanted to, quite frankly. So they kind of
16 made that an issue when they didn't want to do it
17 anyway. So we actually have taken that over on our
18 own. In fact --

19 TRUSTEE PHILLIPS: I saw the advertisement for
20 this.

21 ADMINISTRATOR PALLAS: That's actually -- we
22 used to sort of split the revenue. We got very
23 little of the revenue. And the Recreation Director,
24 Margaret DeVito, has suggested that she could -- she
25 would be more than happy to handle that, set that up

1 and get the staffing, and we've pretty much done
2 that. I think we've gotten people to staff that.
3 And, as I said, we're going to keep 100% of the
4 revenue.

5 TRUSTEE PHILLIPS: Okay.

6 ADMINISTRATOR PALLAS: So that's a positive
7 step.

8 TRUSTEE PHILLIPS: So that's a change.

9 ADMINISTRATOR PALLAS: That's a change. I
10 mean, we still have the skate school.

11 TRUSTEE PHILLIPS: Right.

12 ADMINISTRATOR PALLAS: But, you know, from the
13 public, there's no change, but from internally, it's
14 a significant change.

15 TRUSTEE PHILLIPS: Okay.

16 ADMINISTRATOR PALLAS: You know, we'll see how
17 it works.

18 TRUSTEE PHILLIPS: Okay. But we -- when is
19 their Greenport hockey time? When do they start
20 hockey, what is their starting date?

21 ADMINISTRATOR PALLAS: That I don't know.

22 TRUSTEE PHILLIPS: Can you now check?

23 ADMINISTRATOR PALLAS: I don't know off the top
24 of my head. It's very dependant on when the ice is
25 available.

1 TRUSTEE MARTILOTTA: Yeah, once it gets colder.

2 ADMINISTRATOR PALLAS: Yeah, yeah.

3 TRUSTEE PHILLIPS: No, but I would prefer we
4 have all the paperwork in place before.

5 ADMINISTRATOR PALLAS: Yeah, we're --

6 TRUSTEE PHILLIPS: I've seen the last minute,
7 there's -- I just would like to see the paperwork and
8 everything finished before they start, that's all.

9 ADMINISTRATOR PALLAS: Sure, yup, yup.
10 Anything else? That's it for me.

11 TRUSTEE PHILLIPS: The Long Island Divers
12 Association at Clark's Beach?

13 ADMINISTRATOR PALLAS: I haven't spoken to them
14 since our last meeting. I was -- I'm not sure how we
15 left off. I thought that you all were going to talk
16 about it?

17 MAYOR HUBBARD: Well, we were talking about in
18 general setting up dates for it and having access for
19 Village residents to use it also, was a discussion we
20 had last month.

21 ADMINISTRATOR PALLAS: Right. So I don't
22 think --

23 MAYOR HUBBARD: So that's a discussion we need
24 to have and what we want to try to do with it.

25 TRUSTEE PHILLIPS: Okay.

1 MAYOR HUBBARD: And --

2 TRUSTEE PHILLIPS: All right. I was just --
3 it's on my checklist, that's all.

4 MAYOR HUBBARD: Yeah. Well, when we get into
5 our reports and everything else, we can discuss that.

6 TRUSTEE ROBINS: We didn't discuss the Building
7 Department. Was I --

8 ADMINISTRATOR PALLAS: The reports are in
9 there. I don't know -- I mean, there's no --

10 TRUSTEE ROBERTS: What's the -- I mean, it's
11 the most discussed department in this Village right
12 now, so I guess we should probably talk about what
13 the status is of the now two-month-long
14 investigation.

15 MAYOR HUBBARD: Okay. That -- I believe that's
16 going to come under personnel at the end of the
17 meeting in Executive Session.

18 TRUSTEE ROBINS: Okay. Is there anything
19 that's nonpersonnel that we can share with the public
20 about just what we've been doing, you know, the
21 process, changes in process, changes in interaction,
22 Planning or Zoning?

23 ADMINISTRATOR PALLAS: Well, I have -- I have
24 started to become, not on Zoning, but Planning,
25 become more directly involved in Planning items. You

1 know, whether that continues or not, I'm not real
2 sure. Part of the reason I started getting involved
3 was because people weren't available for meetings.
4 So I just kind of put myself into the loop on the
5 Planning function, reviewing Planning applications
6 and the like.

7 TRUSTEE ROBERTS: Okay.

8 ADMINISTRATOR PALLAS: That's a fairly
9 significant change.

10 TRUSTEE ROBERTS: Okay, yeah.

11 MAYOR HUBBARD: Okay. So we need to go over
12 some of the other things. With the Zoning Board,
13 when they vote on something, they have a
14 Determination Letter that's supposed to be out within
15 five days from it. The stuff they had from last
16 month, they voted on it, but this meeting yesterday,
17 Joe wrote up the Determination Letters so that it's
18 in writing. The Board Members all agree with what it
19 is, that goes out, and that starts the five days of
20 people -- being able to be mailed out. Because when
21 they were voting on it at the meeting, it was like,
22 well, this is what they voted on, but it wasn't all
23 -- they weren't approving it after the fact, they
24 were looking at it. It would take weeks to get it
25 actually written up. So it adds one month to the

1 process, but when they come back at the second
2 meeting, it's all written up, it's ironclad, this is
3 exactly what they are. And so instead of -- it
4 clarifies and shortens it, shortens the time frame
5 and makes a direct answer to the applicant so they
6 get it back right away.

7 TRUSTEE PHILLIPS: And it actually puts it into
8 their property file, or to the tax map number
9 property file, so that that Findings and
10 Determination is there for the future to see. They
11 used to do them. They did them when I was on ZBA. I
12 don't know when it stopped, but it caused a lot of
13 heartache for a lot of applicants who were trying to
14 get answers as to what had finally been decided. It
15 also gives each of the Zoning and the Planning Board
16 a clear direction on their decisions. In other
17 words, they know what they're voting on with the
18 Findings and Determinations.

19 So they vote on it the month before, and then
20 the next month -- but my one concern is, and that
21 Findings and Determinations, because it's an open
22 meeting for the ZBA and Planning Board, that is stuff
23 that should be available for the public to read as
24 well, right? Am I right, Joe?

25 MR. PROKOP: Yes. It's FOILable.

1 TRUSTEE PHILLIPS: It's FOILable. So that's --
2 those are some of the things that you and I had a
3 discussion about, is that that's some of the stuff we
4 need to catch up on.

5 MAYOR HUBBARD: Right. I mean, it's there,
6 it's part of the agenda, but then once they vote on
7 it, then it's actually out there. If you look at the
8 agenda ahead of time, it has what they're actually
9 voting on and what the determination is, so that's
10 all part of it. So that started last month, and
11 they -- actually, the meeting they had the other day,
12 Items 2 and 3, I believe, on the agenda were the
13 rulings from the two properties from the month
14 before. So that process has started and that seems
15 to be working out well.

16 MR. PROKOP: So working with Paul and Sylvia
17 now, and the Chairs, we have a process now set up
18 where the -- as you said, the decisions are
19 formalized and they're mailed out within the
20 appropriate time period, and also recorded in two
21 places in the Village Hall, one in the property file
22 and one in the Clerk's Office.

23 TRUSTEE PHILLIPS: Village Clerk's Office.

24 ATTORNEY PROKOP: So this is all now
25 formalized. You know, we did pieces of it before.

1 We comply with the law, but now we have a formalized
2 process that takes care of it.

3 There's one other piece of this that I'd like
4 to mention in my report, but I'd like to keep it to
5 my report that's -- okay? It would just be a minute.

6 MAYOR HUBBARD: Okay. And just another
7 process, I believe Paul and I discussed and he talked
8 to the Building Inspector. The files that are there
9 now, there's a property file. But then when stuff is
10 out, going to Planning or Zoning, whatever, it could
11 be here or there, and some files were not all in one
12 place. So what she did with the property files now,
13 when she pulls it out, if something is going out of
14 it to go to Planning Board, there's a red tag put on
15 the file that says, "Look at Planning," and then
16 there's a different folder with all the current stuff
17 for Planning or Zoning. So that when something is
18 not right there, you could find where it is. If it's
19 not in the whole overall tax map file, it says in
20 there, "Look at Planning file." And those are the
21 active ones that are out in a different spot to be
22 worked on daily. So that way there should be no
23 confusion. If something's not there, it will have a
24 red tag saying, "Look over here," and then it's in a
25 different spot.

1 TRUSTEE PHILLIPS: Because all the property --
2 there shouldn't be five different files for one tax
3 map number.

4 MR. TASKER: Right.

5 TRUSTEE PHILLIPS: There should be just one
6 file with all the history in it, and that has not
7 been going on. So I discovered that it was -- it was
8 convenient for how she was organizing her day, but it
9 wasn't convenient for the FOIL Officer to go and try
10 to find any information, or anybody else that was
11 asking for anything. It was -- you know, you have to
12 be able to have a department that functions when part
13 -- some of the people aren't there to do the work.

14 But I do -- Paul, I do have one question, and
15 I'll ask Joe the same question. I recently did the
16 webinar with NYCOM dealing with the subject of ethics
17 on Zoning Boards and Planning Boards, and I would
18 really like to get an opinion, either from NYCOM or
19 the Village Attorney in reference to the ZBA, whether
20 the Building Inspector should be interacting with the
21 members of the Boards at the meetings, since she is
22 -- that's their judicial arm of our municipality, and
23 their function is to be reviewing what she's doing.
24 So I would really like to get an opinion this time.

25 The way I was reading it and the questions I

1 asked NYCOM, they were pretty much directing that the
2 Planning -- the Building Inspector should not be
3 guiding the ZBA as to their decisions.

4 TRUSTEE ROBERTS: How about the Village
5 Attorney?

6 TRUSTEE PHILLIPS: Well, that's why I'm asking,
7 is the Village Attorney should be the one there
8 guiding the ZBA to --

9 TRUSTEE ROBERTS: Why don't we ask NYCOM if
10 anybody but the people appointed to the Board should
11 be guiding the Board on their decisions? That's what
12 I'd like to know.

13 TRUSTEE PHILLIPS: Why would you not want the
14 Village Attorney there helping the ZBA?

15 TRUSTEE ROBINS: I'm not saying not helping.
16 I'm just saying let's get a -- let's not hone in on one
17 specific function within this group. Let's find
18 out -- we also have a Planner who supports our
19 Planning Department. Let's find out what
20 everyone's -- what NYCOM's guidance is on what all
21 these people should do at these meetings.

22 TRUSTEE PHILLIPS: Okay. NYCOM already has
23 decisions on what the Village Attorney is supposed to
24 be doing with the ZBA. It's already well written and
25 well documented. I'll be more than happy to send

1 you the webinar information explaining and showing
2 exactly where my questions came up.

3 I strongly believe that we need to get an
4 opinion on this. It has caused some issues in the
5 past, it has caused some questions on decisions, it
6 has caused a lot of confusion. And you, yourself,
7 brought up the subject of what's going on. You know,
8 the public is buzzing, okay? Let's get a straight
9 answer for a change.

10 TRUSTEE ROBERTS: Yeah, good to hear.

11 MR. PROKOP: Well, the Building Inspector,
12 the -- this is process, not individual, but the
13 reason why something gets to the ZBA is through an
14 appeal of a decision. I don't make any decisions
15 that are appealed to the ZBA. ZBA asks some
16 questions about law.

17 If you have a problem with anything that I
18 said, that you think that I'm slipping from letting
19 them know what the law is to just going over a line a
20 little bit, you should let me know as soon as
21 possible, and I'll either explain it to you or
22 register your comment very respectfully. You know, I
23 would appreciate that. But, I mean, you know,
24 probably some of what I do is guidance. I mean, you
25 know, I don't -- I definitely don't steer decisions.

1 I'm very careful about that, and everywhere I work,
2 you know, and here most of all. But that's -- you
3 know, on the other hand, I have to let the -- you
4 know, I have to let them know what the law is,
5 basically. And sometimes -- you know, sometimes the
6 application put together with the law sometimes ends
7 up with the result, but, you know, that's just the
8 way it is. I mean, I have to be able to tell them
9 what the law is. But I'm not there -- my presence at
10 a ZBA meeting is not because my decision was
11 appealed. I'm there -- you know we're already past
12 that. And that's how this discussion started, I
13 think, is that the -- there's a -- but, anyway, so
14 thank you.

15 TRUSTEE PHILLIPS: So can we -- can the Village
16 Attorney request that determination from --

17 MAYOR HUBBARD: Yes, we'll get a ruling.

18 TRUSTEE PHILLIPS: Okay.

19 MAYOR HUBBARD: Find out what the
20 appropriate -- I don't know how you want to word it.
21 Who should be there representing the Village at a
22 meeting.

23 TRUSTEE ROBINS: And how.

24 MAYOR HUBBARD: Right. We'll get an
25 interpretation on that. Okay.

1 TRUSTEE ROBERTS: My last question -- I'm
2 sorry.

3 MAYOR HUBBARD: No. That was basically --
4 that's just an update.

5 TRUSTEE ROBERTS: Okay.

6 MAYOR HUBBARD: I mean, we're working on how
7 plans are submitted, other stuff that we're trying to
8 do, come up with a guideline. I think I talked to
9 you the other night about that.

10 TRUSTEE ROBERTS: Yeah, the stamp.

11 MAYOR HUBBARD: Who needs stamped plans, and
12 for what project, that we're not going to accept
13 anything without the stamped plans. Joe and Paul are
14 working on coming up with a guideline on that.

15 I mean, Doug brought up something the other
16 night, we talked about, a fence, and we don't need
17 stamped plans for a fence. But we said anything
18 coming to the Building Department was going to need
19 stamped plans. So we need to fine tune what we're
20 going to have, but when that is completed, we're
21 going to post it on the website, it's going to be
22 available to the Board Members and the public. So
23 before you even go in, you know don't waste our time
24 or your time going in without stamped plans for
25 something. And you'll know the first attempt, if it

1 has to be stamped, you know, don't bring in the other
2 stuff. To try to rectify issues with half plans, not
3 stamped, not certified, home drawings, everything
4 else, we're going to set the guideline and post it to
5 everybody, and it's going to be the same rules for
6 everybody that comes in for a building permit.

7 TRUSTEE ROBERTS: Thanks. That's great. My
8 last question was just can we estimate how many hours
9 we've spent on this entire investigation issue based
10 on Village resident complaints?

11 ADMINISTRATOR PALLAS: I'd have to go back and
12 look. To be honest with you, I just -- off the top
13 of my head, I couldn't come up with a number.

14 TRUSTEE ROBERTS: Ten hours, 20 hours, 100
15 hours?

16 ADMINISTRATOR PALLAS: More than 10, probably
17 closer to 100. I wouldn't say 100.

18 TRUSTEE ROBERTS: Driven by resident
19 complaints?

20 ADMINISTRATOR PALLAS: I would say 50. Well,
21 again, I was asked -- I was tasked with it, tasked
22 with this.

23 TRUSTEE ROBERTS: Okay. We also had some
24 resident complaints last month about the Road
25 Department. How many hours did we spend

1 investigating those complaints?

2 ADMINISTRATOR PALLAS: I haven't been asked to
3 do that.

4 TRUSTEE ROBERTS: So --

5 TRUSTEE PHILLIPS: Wait a minute.

6 MAYOR HUBBARD: I mean, that was -- in general,
7 that was a complaint that I've heard from the same
8 gentleman six or seven times over the past eight
9 years. And I've asked him to give me examples of
10 what it was and I've never gotten examples from that
11 gentleman.

12 Other complaints we've had about people going
13 home and doing stuff, we have investigated. We've
14 taken action on them. We've caught the people, we've
15 discussed it with them, and they've been held
16 accountable for their time. So that's --

17 TRUSTEE PHILLIPS: And if you're talking in
18 reference to the bidding process, which I probably
19 believe that's what you're talking about, the
20 investigation was done on my part, researching
21 exactly what, when and where.

22 I had a meeting with Paul. I had a meeting
23 with Pete. We went over a lot. Robert was brought
24 into it when we discovered that we needed to be a
25 little more cautious with our aggregated --

1 accumulating amounts, which also brings up the
2 subject, and I have it on my list here.

3 We voted on the annual bids last month. I have
4 yet to see them out in the legal notices yet. Can I
5 have an update as to where they are? I -- you know,
6 we know we need to do these annual bids. I can't
7 imagine them taking that long to get done and out of
8 here.

9 MAYOR HUBBARD: Okay. A sample of the annual
10 bid came to me, I believe it was two weeks ago. I
11 reviewed it. There's -- the boiler plate, the other
12 stuff on it, actually the bid is about 30 pages.
13 There's a lot of stuff there. The cover pages that
14 will go with that are being finalized now. We hope
15 to go out to bid for that in December, so the stuff
16 will be back in to start the new year off with the
17 new bids.

18 TRUSTEE PHILLIPS: And the legal?

19 MAYOR HUBBARD: But the legal stuff, you know,
20 noncompetitive stuff, all the other things that go
21 along with it, it was more -- we're making sure that
22 it's thorough and it's accurate. And it's a little
23 more complicated than it used to be just asking for a
24 price of gasoline, which is how it had been done in
25 past.

1 TRUSTEE PHILLIPS: But that's only on the
2 gasoline. We had quite a few other things that were
3 on that list, and I don't think that they were that
4 complicated to get out. I understand the fuel and I
5 understand the oil, but I --

6 MAYOR HUBBARD: Those are the easy ones.

7 TRUSTEE PHILLIPS: I just -- I just -- you
8 know, we've been talking about it. You know, we've
9 been behind for a couple of years and getting it
10 done, and I had just thought perhaps it was going to
11 be a main focus of getting it out.

12 MR. PROKOP: Well, we set it up -- I'm sorry.

13 ADMINISTRATOR PALLAS: I think, as -- I'm
14 sorry. I think as George was indicating, the boiler
15 plate, getting that squared away is probably the
16 biggest part of that task. The technical pieces of
17 that will -- once we've gotten this boiler plate
18 settled, I think we're going to go very quick. I
19 thought you were --

20 MAYOR HUBBARD: Yes.

21 TRUSTEE PHILLIPS: Okay.

22 MR. PROKOP: We have it set up -- when it came
23 to me to review a few weeks ago, I gave the Village
24 what I thought was the -- was our standard package.
25 A lot of time went into this in the Clerk's Office

1 putting comments together to get this together. I
2 looked at it again. When I looked at it again, I
3 changed the dates. It's the -- I think it should be
4 the 2016 contract, starting January 2016, and then
5 get us on a schedule where we do this every year
6 towards the end of year, so we have this
7 calendar year -- we just know that we have to do
8 these calendar year contracts. And so we're setting
9 it up so that it will be approved, hopefully approved
10 at the December meeting to start that first week of
11 January.

12 TRUSTEE ROBINS: So, Joe, I'm just curious, we
13 never had one before? I mean, I know it's been
14 several years, but we never had a document like that
15 before, basically?

16 MR. PROKOP: No. We had -- we did have a
17 boiler plate package, yes. But the thing is we learn
18 things. You know, we have so many contracts going on
19 here that we -- you know, every contract -- I don't
20 want to say learning experience in a negative way,
21 but we pick up something -- every time we do a
22 contract, we pick up a new idea that will improve
23 what we're doing and we insert it. So the boiler
24 plate is constantly changing, and that's what we did.
25 We have a nice bidding package, it's short. I

1 mean, it's -- the 30 pages is really the minimum,
2 because in there you have the specifications, and all
3 the disclosures, and the contracts, and everything
4 else, but it's set to go.

5 TRUSTEE PHILLIPS: Okay. So then my next
6 question is, given -- since I did a fair amount of
7 research on one segment of service that's provided,
8 we now have to go out and get quotes each time we
9 have them come in? We're not following -- we're not
10 following the previous bids that we've been using?
11 The previous bids that we've had for two men and a
12 backhoe, or one man, or whatever, we're still
13 following that or we're not following that?

14 TRUSTEE ROBERTS: Categories?

15 TRUSTEE PHILLIPS: Yeah, the different
16 categories, because we have an aggregate amount that
17 has gone beyond the Public Works amounts, so that are
18 allowed by law. So how are we handling that without
19 the annual bids being out?

20 MR. PROKOP: We reviewed the amount, and for
21 the rest of the year, until this new contract comes
22 in, I believed, we agree that there -- anything new
23 would be a quote.

24 TRUSTEE PHILLIPS: Okay. That's what I want to
25 know, because that has caused some -- you know, I

1 just want to make sure that --

2 ATTORNEY PROKOP: But that's just one that
3 you're mentioning. This is like we -- we're
4 reviewing a lot of these. That happens to be one
5 area.

6 TRUSTEE PHILLIPS: Okay. I just would like to
7 see them out, that's all.

8 TRUSTEE ROBERTS: Yeah.

9 MAYOR HUBBARD: I could tell you one other
10 thing that I brought up just this past week on it.
11 We had in the bid package, which is done elsewhere,
12 that you have to be bonded, you know, and for a
13 dollar amount. So somebody that's doing weekly
14 deliveries with fuel oil that's worth \$10,000,
15 they're not going to do a bond for half the value of
16 it, to put \$5,000 away to be delivering fuel oil. I
17 think that's not competitive to them and it's binding
18 their money up, and so -- but that's part of the
19 overall boiler plate, and I don't think that's
20 appropriate for that. If somebody's doing
21 construction or something for us, that's one thing.
22 But just to supply something like that, or, you know,
23 20 grand worth of hauling sludge, to put 10 grand in
24 a bond to be able to do work for us, I don't think
25 that was appropriate, and that's what's being

1 reviewed now. That's something that just came up.
2 We're looking over it again.

3 I think that's unfair to a local vendor that's
4 not going to be able to afford to put that money away
5 to cover a bond to be able to deliver fuel oil, or
6 gas, or whatever.

7 TRUSTEE PHILLIPS: I'm not disagreeing with
8 that.

9 MAYOR HUBBARD: So that's just another thing
10 that came up, trying to make sure when we put it out
11 once that it's correct and it covers everybody, and
12 we get the best value for what we're trying to do.

13 TRUSTEE PHILLIPS: As I said, it's -- you know,
14 it's part of the procurement policy, it's part of our
15 trying to do the best with taxpayers.

16 MAYOR HUBBARD: Yes.

17 TRUSTEE PHILLIPS: And there were some
18 complaints. Some of it had some validity to it.
19 Some of it was emotional overcharge, which I did kind
20 of squash that a little bit. But, in the meantime,
21 it is -- it's something that, yeah, you're right,
22 we've heard about it for years and it's about time it
23 stopped.

24 TRUSTEE ROBERTS: If I could circle back to
25 where we started just with the Building Department

1 issues, I just want to make sure that the Mayor and
2 other three Trustees up here just hear this. I'm
3 guessing we've spent about \$10,000 of taxpayer money
4 on this entire endeavor, based on Paul's estimate of
5 his time, maybe more, plus Joe's time. Let's just --
6 so two resident complaints, \$10,000 in taxpayer
7 dollars. Let's just keep that in mind as we try to
8 go forward.

9 ATTORNEY PROKOP: I don't mean to be
10 correcting -- I'm saying this very respectfully. I
11 don't mean to correct you, but I -- from the two
12 complaints, Mr. Corwin and Ms. Pollack, I haven't
13 spent any time on those. I wasn't asked to and I
14 haven't, that I'm aware of.

15 MAYOR HUBBARD: Okay.

16 MR. PROKOP: I just don't want -- I don't want
17 anybody thinking that I was part of it, because I
18 wasn't.

19 TRUSTEE ROBERTS: If I'm a member of the
20 public, which I am, but I'm thinking, well, when I
21 complain, I want my five grand worth. I just think
22 we need to think about this going forward, because
23 it's expensive. And we've got a power plant that
24 needs attention, and that's where Paul's expertise
25 is, and I really wish he had more time to spend

1 there.

2 TRUSTEE PHILLIPS: And I think that's Paul's
3 decision to make as to how much time he's spending
4 with the Building Department. And if he is spending
5 more time in the Building Department than he is on
6 other projects that we feel is important, then it
7 behooves him to come back to us and say, "This is how
8 I need to solve this, because I need to be in certain
9 way."

10 And as far as the complaints, in all honesty, I
11 have to say that regardless of the two people that
12 came up here, that if -- they are not the only ones
13 that have complained. We have had other people in
14 the past complain about the Building Department. I
15 would just have to say regardless of how the outcome
16 was with Ms. Pollack and Mr. Corwin's complaints, it
17 was about time some of it came up to the surface to
18 get straightened out.

19 So, in all honesty, yes, maybe we've spent a
20 lot of time, but we've come up with a fast
21 improvement to a lot of issues that have been
22 languishing for the last four or five years, okay?

23 TRUSTEE ROBERTS: Yeah. I look forward to
24 seeing the improved efficiency. What about a liaison
25 in the Building Department from this Board? We have

1 liaisons to every other department, and Jack has a
2 pretty strong construction background. I know we
3 talked about this, but --

4 MAYOR HUBBARD: It's definitely something we
5 could do. I mean, you know, I've been handling a lot
6 of phone calls, a lot of stuff with calling Paul and
7 Joe and discussing things. Pretty much on a daily
8 basis, there's at least one phone call about issues
9 with that and everything else. We're trying to
10 rectify this and, you know, straighten things out.
11 We could definitely discuss that with Joe, yeah. No,
12 that's fine.

13 TRUSTEE PHILLIPS: And my phone calls have been
14 coming for the Village Clerk's Office, trying to deal
15 with the situation of other things that are connected
16 to the Building Department, as far as to the public
17 and communicating out to them what's going on, so,
18 yeah. No, it's --

19 TRUSTEE ROBINS: I might offer that if you're
20 thinking of creating a position like that, you might
21 also want to consider my experience, 35 years in the
22 trade as a building contractor.

23 TRUSTEE MARTILOTTA: Sure.

24 TRUSTEE ROBINS: I might be able to serve in
25 that capacity.

1 MAYOR HUBBARD: We will definitely work on
2 something to, you know, get somebody else working on
3 that and all to try to alleviate the load and
4 continue what we've got. I think we've made a lot of
5 headway with what we got going on and we need to
6 finish it up, and then it will be all -- it should be
7 all good.

8 Okay. Anything else for Paul?

9 MR. PALLAS: That's it for me.

10 MAYOR HUBBARD: All right. Thank you. Robert.

11 MR. BRANDT: Yay.

12 MAYOR HUBBARD: Yay. Good evening.

13 MR. BRANDT: Good evening, everyone.

14 TRUSTEE ROBINS: Good evening, Robert

15 MR. BRANDT: Two things regarding the Fire
16 Department. One, in their work session, Harry had
17 requested a \$5,000 budget mod. I had discussed it
18 with him. After the reports were out, there's no
19 need for it, so that didn't come up. I wanted --
20 however, there is a need for one for the new pumper.
21 So I think you guys all have copies of this. All
22 right. So that would be the first budget mod I'll be
23 asking be approved next week.

24 We have a budget mod for budget amendments --
25 we have a part-time worker in the Village Hall who

1 has become very valuable and useful to three
2 departments. We'd like to keep him going. He's been
3 helping out in the Building Department, Clerk's
4 Office and Treasurer's Office. So I have a budget
5 mod to keep funding him. The first one.

6 MAYOR HUBBARD: First one, okay.

7 MR. BRANDT: Okay.

8 TRUSTEE ROBERTS: What -- go ahead.

9 TRUSTEE MARTILOTTA: I was just curious.
10 What -- I understand this employee is very useful and
11 I think that's great. What specifically will he be
12 doing?

13 TREASURER BRANDT: He's been working on the --
14 I don't know what specifically in the Building
15 Department. I think you're more versed in what he's
16 been doing.

17 ADMINISTRATOR PALLAS: The rentals.

18 MR. BRANDT: The rentals, specifically.

19 TRUSTEE MARTILOTTA: Great.

20 TREASURER BRANDT: He's been helping -- you
21 want to answer what he's been helping you with?
22 Everything in your department, I think, pretty much.
23 I've had him doing research on information I need to
24 move forward with some possible grants and such. So
25 he's been working -- he's been very helpful in that.

1 He's also been helping us with the utility billing,
2 which is where we're kind of segueing him into
3 eventually. So between the three, we keep him quite
4 busy, and he's been -- he's been a major help to all
5 three departments.

6 TRUSTEE ROBERTS: Is there anybody whose job it
7 is to go find money, grants?

8 MR. BRANDT: Well, as far as grants go, that
9 seems to have been -- Trustee Phillips and I have
10 been investigating that on and off for the past two
11 years. There's been some other stuff we've been
12 working on closing out before we go looking for
13 others. So other than us two, no, there is nobody
14 else.

15 TRUSTEE ROBERTS: Okay. And we're talking
16 about the amendment to re-up the temporary employee?

17 MR. PROKOP: Yes.

18 TRUSTEE ROBERTS: Is there any HR law or
19 something? I seem to remember this from my other
20 job, that if you have somebody who is a contractor
21 for a certain amount of time, you potentially --
22 you're withholding benefits or something. Can we get
23 in any trouble for continually renewing --

24 MR. BRANDT: Well, he's not a contractor, he's
25 a part-time employee.

1 TRUSTEE PHILLIPS: He's not a contractor he's a
2 part-time employee.

3 TRUSTEE ROBERTS: Oh, okay. He has part-time
4 employee status?

5 MR. BRANDT: Yes, yes.

6 TRUSTEE PHILLIPS: He is a part-time employee.

7 TRUSTEE ROBERTS: Why do we have to keep
8 refunding him, then?

9 MR. BRANDT: Well, it was a temporary position,
10 we thought; and that the first time I did the funding
11 was in May, and then we did a budget mod to carry it
12 forward into the new fiscal year. Those funds have
13 run out. I need to refund him to keep him going. I
14 don't know how much longer we're going to keep --
15 does the Building Department need him. I don't know
16 how much longer the Clerk's Office is going to need
17 him and my department. As I said, we've been
18 grooming him for utility billing, hopefully, segueing
19 him into that position, I mean, if that's the way it
20 works out.

21 So, you know, for me to come here and say I
22 need, you know, a full year's worth doesn't make
23 sense if we're not going to use it. So I'd rather
24 just do it in these three four-month blocks that
25 we've been doing it.

1 TRUSTEE ROBERTS: So, in other words, the three
2 departments have a 90-day plan for his deliverables,
3 but nothing beyond that?

4 MR. BRANDT: I can't speak for the other
5 departments. Again, I'm not familiar with what the
6 rental law is that he's -- the work he's doing in the
7 Building Department. So that wouldn't be a question
8 that --

9 TRUSTEE ROBERTS: But your department, you've
10 got a 90-day plan for what he's going to do?

11 MR. BRANDT: Easily.

12 TRUSTEE ROBERTS: But not a 180-day plan?

13 MR. BRANDT: As I said, I'm hoping to
14 possibly -- you know, he might fill the utility
15 billing position, if it works out that way.

16 TRUSTEE ROBERTS: And that's in the budget, the
17 utility --

18 MR. BRANDT: Correct.

19 TRUSTEE ROBERTS: Because we had somebody.

20 TREASURER BRANDT: Correct. I mean, I have to
21 fill that position.

22 TRUSTEE ROBERTS: Okay.

23 TREASURER BRANDT: I have to go through the
24 Civil Service process.

25 TRUSTEE ROBERTS: I see.

1 MR. BRANDT: But he shows interest and definite
2 talent for it. So I've been utilizing him as
3 helping. He may as well help us get that sector --
4 you know, that billing done in our department. And
5 if this grows into something that we can work through
6 Civil Service with that, then that would be the
7 plan --

8 TRUSTEE ROBERTS: Okay.

9 TREASURER BRANDT: -- for my department.

10 TRUSTEE ROBERTS: My concern is that we might
11 be jerking the guy's chain. I don't want to do that.

12 MR. BRANDT: I think we have all spoken to him
13 directly about that possibility. I mean, that's --

14 TRUSTEE ROBERTS: Everyone's comfortable?

15 MR. BRANDT: Yeah, yeah, exactly.

16 Next resolution is every year for the auditors,
17 we have a representation letter which states
18 simply -- and it's not simple if you look at the
19 48-odd items on it. The purpose is to state that we
20 are not -- we are very forthcoming in what we're
21 presenting the auditors to look at. This year -- I
22 mean, every year we get it, it's not a big issue.
23 This year, however, it was so lengthy that it kind
24 of -- a few things red-flagged for me. Certainly,
25 when I presented it to the Village Clerk to pass on

1 to the Mayor, she red-flagged some things. I'm glad
2 she did, because we have now spoken to the auditors
3 and said we have issue with a couple of these items.
4 Two items specifically, 30 and 31, are GASBs that we
5 don't -- that don't apply to our financial
6 statements. And I'm not going to sign off saying we
7 adhere to this, because we don't. The Board has not
8 voted on these.

9 Those two particular things were issues.
10 Because it was so lengthy, we felt it was necessary
11 for the Board to review it and make sure that you
12 understand what we're saying to the auditors, because
13 the Mayor is being represented by -- basically by my
14 word, saying that, yes, I've -- I'm honest, I'm not
15 lying about what I've given the auditors, the
16 information. That's it in a nutshell, but it is
17 pretty lengthy. We'll shoot through. We expect to
18 have a finalized version. As I said, there are two
19 items that are coming off before the meeting next
20 week, but I would like the Board to authorize the
21 Mayor to sign this.

22 TRUSTEE PHILLIPS: Robert, are you looking to
23 have that resolution tonight, or is there still some
24 time?

25 MR. BRANDT: Actually, no, I don't need that.

1 The original thought was that the auditor was going
2 to do a presentation this month, but that's not going
3 to happen. It looks like it's probably going to be
4 January.

5 MR. PROKOP: So I read the letter. I went over
6 the letter when it came in. Can I speak?

7 TREASURER BRANDT: Sure, sure.

8 MR. PROKOP: As counsel was referred to me,
9 because of the nature that these letters have grown
10 into. And by the time you get done reading it, you
11 have to think to yourself, you know, why are we --
12 why are we even having an audit? Because you're
13 basically waiving everything that could possibly come
14 up and --

15 MR. BRANDT: It's an insurance to -- the
16 auditors are presenting financial statements, annual
17 statements based on the information you are
18 presenting to them. And so this letter was -- the
19 intent of this letter is to say that the Treasurer's
20 Office, and because you have fiscal oversight over
21 me, that might fault you, too, that everything we're
22 presenting is, to the best of our knowledge, the
23 honest truth, okay?

24 This letter this year, as you've pointed out,
25 has gotten incredibly lengthy. It used to be a

1 two-page letter, now it's like, I think, five. So
2 that's why we kind of put the brakes on it. I'm glad
3 you read it. We wanted everybody's feedback from the
4 Board on this one.

5 MAYOR HUBBARD: Yes, because it says in there
6 that I personally reviewed all the audit and
7 everything else, and I'm not involved in the audit.

8 (Laughter)

9 So I can't sign something that says I
10 personally did it, because I didn't. That's not --
11 that's his job, not my job.

12 TREASURER BRANDT: Right.

13 MAYOR HUBBARD: That's -- the Village staff
14 takes care of that. So that's some of the wording
15 that just needed to be corrected.

16 TRUSTEE PHILLIPS: Okay.

17 MR. BRANDT: What do I have left? Oh, speaking
18 of the wastewater treatment plant, they need a backup
19 auxiliary pump at central pump station, so I have a
20 budget amendment in place to fund that, okay? That's
21 the end of my resolutions this month.

22 Did anyone need a copy of the Fire Department?
23 You guys all got the one I was walking on?

24 TRUSTEE PHILLIPS: Yeah.

25 MR. BRANDT: Okay. Utility billing, the

1 survey, I want to publicly state that I'm a little
2 disappointed in the returns. We've gotten roughly
3 16% of what we sent out returned, so we encouraged
4 the public to fill these out and get them back to us
5 as soon as possible. Right now, it's neck and neck.
6 I know you're championing for it. I would be, too,
7 if I had more to work with, but we had 389 pieces out
8 of 2300 and change that went out.

9 TRUSTEE ROBERTS: They call elections based on,
10 you know, 5%. I don't know.

11 MR. BRANDT: I understand that. I understand
12 that. But, in this case, I have to be fiscally
13 responsible to the Village, and, you know, based on,
14 you know, 389 opinions, I'm going to be asked to make
15 a major capital investment.

16 TRUSTEE ROBERTS: Right. Well, it's really
17 200, right, because you've got to take half of them?

18 TREASURER BRANDT: Right, okay.

19 TRUSTEE ROBERTS: So 200 people.

20 TREASURER BRANDT: Yes. So that said, I
21 would -- you know, I couldn't in good conscience say
22 to the Board, "Let's spend this money to get this."
23 I personally would love it. You know, I pay most of
24 my bills online, all right? There are a few that I
25 still write a check for. You know, I know the

1 convenience of it. I see how wonderful it is, but it
2 is an expense, and I can't tell, you know --

3 TRUSTEE ROBERTS: Well, you now --

4 TREASURER BRANDT: Especially based on these
5 results.

6 TRUSTEE ROBERTS: Look, if we're serious about
7 investigating this, we would do analysis to figure
8 out how much -- how much less delinquency we'd have
9 in paying bills. We'd figure out the fiscal benefit
10 to the Village at the same time as we look at the
11 costs.

12 MR. BRANDT: Right. The cost is an ongoing
13 cost. Not only is it a capital investment --

14 TRUSTEE ROBERTS: Right.

15 TREASURER BRANDT: -- in the software, there's
16 also the monthly fees that are tied to it. Now who
17 pays the fees? Does the Village absorb that? Do we
18 pass it on to the customers? I mean, all those
19 things would have to be worked out. I would love to
20 do -- sit and work that out. However, with 389
21 returns, I'm -- you know, I don't want to put the
22 effort in. I would like to see more people make --

23 MAYOR HUBBARD: We'll go through another cycle
24 and, you know, we'll send more billing and see if you
25 get more responses back next month.

1 MR. BRANDT: Yeah. I would keep this open,
2 though.

3 TRUSTEE ROBERTS: Yeah.

4 TREASURER BRANDT: And I just wanted to
5 publicly say please send them in, please send them
6 in. And I'm even getting them scanned and emailed to
7 me, which I think is great, because guess what those
8 people want? They definitely want to do the online
9 stuff.

10 TRUSTEE ROBERTS: I'll try to find some data
11 from other municipalities on the positive side of the
12 fiscal picture, so that we're not just looking at the
13 cost.

14 MR. BRANDT: Yeah, fair enough, fair enough.
15 But I just wanted to let you know that, you know, I
16 didn't give up hope on your requested survey, but
17 that's where we're at.

18 TRUSTEE ROBERTS: Appreciate it.

19 MR. BRANDT: All right. Just some significant
20 payments. We have the annual sewer upgrade. That's
21 the noninterest loan from EFC, the 59,200 payment.
22 It's actually due December 1st, but I put it in here
23 just so you'd be aware it's coming through.

24 The big one here is the annual retirement
25 contribution that the Village makes. If we prepay it

1 by December 15th, we do get a discount. In this
2 case, we're saving almost \$2,500. If not, you know,
3 the full amount is due February 1st. We have
4 historically taken the discount. I do have the
5 payment set up. It's in the abstract. You probably
6 saw it, something we were going over.

7 TRUSTEE ROBERTS: Oh, yeah.

8 MR. BRANDT: So I just wanted to alert you to
9 that.

10 And, finally, last month I asked you about
11 taking the residual money that we had budgeted for
12 the Length of Service Award Program, which was
13 \$43,375. The Board said, yes, move forward with
14 that. I contacted Penflex and they provided us with
15 an invoice for the additional payment. So everything
16 is ready to rock and roll. I just wanted you to be
17 aware that we did indeed take advantage of that.

18 I guess that's it. Anyone have any questions?

19 MR. PROKOP: You prepaid the retirement. Does
20 that screw up the fiscal year that it's getting
21 charged to?

22 MR. BRANDT: No, no. They give us the option.
23 They could say you could pay it December 15th, take a
24 discount, or pay the full price February 1st. It's
25 for the upcoming fiscal year.

1 MR. PROKOP: But what do you do, adjust it in
2 your general ledger so it's -- because it's next
3 year's fiscal year, right?

4 MR. BRANDT: But it's budgeted for this year.

5 ATTORNEY PROKOP: It's budgeted for this year?

6 TREASURER BRANDT: It's budgeted for this year,
7 but it is -- we're prepaid for the upcoming year.

8 MR. PROKOP: Got it.

9 MR. BRANDT: Yes. Good question, though.

10 MAYOR HUBBARD: Okay. Anything else for
11 Robert?

12 (No Response)

13 Okay. Thank you very much.

14 MR. BRANDT: Thank you, everyone.

15 TRUSTEE ROBERTS: Thank you.

16 CLERK PIRILLO: Good evening.

17 MAYOR HUBBARD: Good evening.

18 TRUSTEE ROBERTS: Good evening.

19 CLERK PIRILLO: Good evening, Ladies and
20 Gentlemen. I must begin, of course, with my
21 additions.

22 Under announcements, we have the second annual
23 Turkey Trot that will benefit CAST. That will be
24 held on Thanksgiving morning, beginning at 8 a.m. at
25 Sterlington Deli.

1 The annual Menorah Lighting will be held on
2 Sunday, December 6th, at 5 p.m.

3 Under my category of Contracts and Agreements,
4 I referred to AT&T and our lease that expires in
5 2017. And AT&T being very proactive, we have, in
6 fact, received in the mail a proposed lease from
7 AT&T, which will be reviewed.

8 Under -- excuse me. Under Letters, in the
9 reference to coordinated review for the shipyard, I
10 just wanted to state that the New York State Office
11 of Parks has confirmed receipt, so they also had an
12 inquiry, which we answered.

13 In addition, for Letters, two letters were sent
14 regarding the Eastern and Western Sewer Feasibility
15 Expansion. One was to Mark Tedesco of the Long
16 Island Sound Study, the other was to Matt Cohen of
17 the Long Island Regional Economic Development
18 Council, and those were regarding potential funding
19 for the expansion, should it come to fruition.

20 Under Tall Ships, if anyone would like to see,
21 this is a copy of the packet that was created, for
22 which I give a lot of credit to my Deputy, Jeanmarie
23 Oddon, for creating this packet. This is for the
24 Port of the Year nomination award, okay? It was also
25 sent electronically.

1 TRUSTEE ROBERTS: What comes with that award?

2 CLERK PIRILLO: Prestige. It is very important
3 to Tall Ships America. Tall Ships America then
4 considers us one of the elite host ports. I believe
5 there are benefits that come with that, should we
6 host the event in the future.

7 Additional resolutions, we discussed the second
8 repeater.

9 The Tree Committee has asked for tree and stump
10 removals as they are want to do at certain times of
11 year. John Quinlan provided us today with a list of
12 approximately 30 trees and stumps, in addition to one
13 of his very well thought out maps, for which I thank
14 him. Those are very helpful to all the contractors
15 and to all of us, actually. So I will be asking for
16 that resolution.

17 There are also additional resolutions for
18 Skate, Ice Rink and Carousel employees. Just to
19 touch on that, if I could, what's different this year
20 is that we are cross-training. Margaret DeVito is --
21 has instituted a program where we are not bound to
22 have just a Carousel employee or just a Skate Rink
23 employee -- excuse me, catching Paul's -- because
24 those people will be cross-trained, so that we intend
25 to not be short-staffed during the season. That

1 should help us. Okay?

2 I also wanted to thank Flynn Stenography. With
3 the help of Diane Flynn, we have instituted a program
4 whereby, with our transcriptions, we now receive a
5 cover page, and that cover page delineates for us how
6 many pages of each transcription is assigned to each
7 applicant. This helps the Treasurer's Office
8 tremendously in our billing to applicants, as we have
9 discussed numerous times.

10 TRUSTEE PHILLIPS: Sylvia, can I ask you a
11 question?

12 CLERK PIRILLO: Yes.

13 TRUSTEE PHILLIPS: I know that on the printed
14 version of the minutes when we receive them, it has
15 the documents in the back, the index in the back. Is
16 that something that we -- or can we possibly look
17 into, with the minutes, having that index added to
18 the PDF? I think it would help a lot of people try
19 to find things a little bit easier.

20 CLERK PIRILLO: We can. The electronic
21 versions now are sent to us in such a way so that
22 they cannot be edited --

23 TRUSTEE PHILLIPS: Okay.

24 CLERK PIRILLO: -- in any possible way. My
25 assumption is that we can -- yes?

1 MS. BRAATEN: (Nodded yes).

2 CLERK PIRILLO: That we can add the index,
3 which is extremely helpful, in addition to our search
4 function for searching through the minutes.

5 TRUSTEE PHILLIPS: Okay. The other question
6 that I have while you're here, and I know that other
7 municipalities do this, and I know Suffolk County
8 Legislature does it, is the day after the municipal
9 meeting or the meeting, they have what's called a
10 marked-up agenda, which means that it -- what they do
11 is they show the resolution and how it was voted on,
12 which is one of those items that we edit out to the
13 public. It gives them information as to what happens
14 at the meeting, and perhaps gives us a little extra
15 time with the verbatim minutes.

16 I believe I had sent to you some opinions from
17 Mr. Friedman a week or two ago, where he mentioned to
18 me -- of course, he gave me the riot act, because
19 we're having verbatim minutes and he doesn't agree
20 with that, and that's a decision of this Board. But
21 the opinion that I generated from his conversation is
22 that if we post the marked-up agenda, that gives the
23 public an idea of what transpired at the meeting, and
24 I believe the time clock gives you a couple of days
25 extra to get the minutes up onto the -- to the

1 website. I would like to investigate that a little
2 bit further.

3 Our minutes get to be extremely long. Five
4 hour -- five hours of dictation can be expensive and
5 can be extremely time-consuming. So I would kind of
6 like to investigate that maybe a little bit further.

7 CLERK PIRILLO: Is that for the regular meeting
8 or the work session meeting?

9 TRUSTEE PHILLIPS: It could be for both.

10 CLERK PIRILLO: Okay. For the regular meeting,
11 we already have -- as you know, I circulate to
12 management a marked-up agenda. And what that means
13 is that I just have a synopsis of motion made by,
14 motion seconded, and all in favor, opposed. So that
15 this way, management does not have to wait to act on
16 anything, and they are very well apprised of what
17 needs to be done. In the margins, I've taken the
18 extra step of noting which management personnel is
19 involved in the decision, so that this way there's no
20 mistake.

21 TRUSTEE PHILLIPS: That would be great to post
22 to the website the next day. That's -- you know,
23 that's an option.

24 MAYOR HUBBARD: Yeah. I mean, we could do
25 that, I mean, as she's doing that at the regular

1 meeting. Work session is going to be hard to put
2 anything up, because there's just so much stuff and
3 discussion.

4 TRUSTEE PHILLIPS: I think the regular meeting
5 is what a lot of people are waiting to see what the
6 resolutions have been passed, okay?

7 CLERK PIRILLO: If the public doesn't mind
8 seeing -- I have, I think nice handwriting. If the
9 public doesn't mind seeing my draft, I have --

10 MAYOR HUBBARD: So you're looking at motion,
11 second, and 3 to 2, 4-0 or --

12 TRUSTEE ROBERTS: Yeah.

13 TRUSTEE PHILLIPS: If you take a look at -- you
14 know, if you take a look at Suffolk County
15 Legislature's, Tim Laube's Clerk reports, you'll see
16 what I'm talking about. It is handwritten.

17 CLERK PIRILLO: Okay, that's fine. I know
18 which --

19 MAYOR HUBBARD: They could take mine. I mark,
20 I check it off, I put how the vote was.

21 TRUSTEE PHILLIPS: As I said, it's just another
22 way of informing the public exactly what happened
23 with the resolution, instead of waiting to read the
24 minutes about it. I mean, they can wait for the
25 minutes to read the dialogue, but at least it will be

1 out there so everyone can see it.

2 CLERK PIRILLO: That's find.

3 TRUSTEE ROBERTS: Send it to us and I'll put it
4 on my Facebook. I'm sure you might, too.

5 CLERK PIRILLO: Okay. I appreciate that.
6 Thank you.

7 TRUSTEE PHILLIPS: But I think -- you know,
8 think it an option we can do.

9 CLERK PIRILLO: Okay.

10 TRUSTEE ROBERTS: Great idea.

11 CLERK PIRILLO: Can do. Thank you.

12 Lisa Finn of Southold Local is not able to join
13 us this evening. She has asked me to, please,
14 audiotape the -- well, it was supposed to be my
15 portion as well, but the Trustees' portion and the
16 Public Portion of the meeting, so that she can report
17 on it, and I just want to make sure there are no
18 objections to it.

19 MAYOR HUBBARD: Okay.

20 CLERK PIRILLO: Thank you. I understand.
21 Thank you, appreciate that. Any questions?

22 TRUSTEE ROBERTS: Are you coming to the Turkey
23 Trot.

24 CLERK PIRILLO: Of course

25 TRUSTEE ROBERTS: See you then.

1 CLERK PIRILLO: What else would I do at
2 8 o'clock.

3 (Laughter)

4 I don't have to run, do I? If I can walk, I'll
5 do it.

6 TRUSTEE ROBERTS: I'm doing a little of both.

7 CLERK PIRILLO: Okay.

8 TRUSTEE PHILLIPS: Okay. It's my understanding
9 here that we're rejecting the proposals for the
10 rounding boards again, or is this a continued --

11 TRUSTEE ROBERTS: I haven't had a chance to
12 talk to Gail.

13 TRUSTEE PHILLIPS: Okay. I was just curious as
14 to what -- I thought we --

15 TRUSTEE ROBERTS: Have you?

16 CLERK PIRILLO: I have, I have.

17 TRUSTEE ROBERTS: What is the deal?

18 CLERK PIRILLO: It was recommended by a past
19 participant in the rounding board -- I'm going to
20 call it a program by now, that we, please -- that we,
21 please, formalize -- that we, please, more formalize
22 what we are doing and how we are doing it. We think
23 it's an excellent suggestion in order to finish this
24 process fairly, so we've taken the suggestion. Gail
25 is on board. I've arranged it in such a way, with

1 this Board's approval, that it does not hinder any of
2 the timing that's involved in the program, and we
3 fully expect that this will be the last go-around for
4 this project.

5 TRUSTEE PHILLIPS: We hope. You owe me a
6 dollar.

7 (Laughter)

8 TRUSTEE ROBERTS: Thanks.

9 CLERK PIRILLO: You're welcome.

10 TRUSTEE PHILLIPS: Okay.

11 MAYOR HUBBARD: Anything else for the Clerk?

12 TRUSTEE ROBERTS: I think I'm going to enter
13 the next round.

14 CLERK PIRILLO: Thank you very much.

15 MAYOR HUBBARD: Thank you very much.

16 TRUSTEE PHILLIPS: Me, too.

17 MAYOR HUBBARD: Okay. Village Attorney.

18 MR. PROKOP: My report tonight is in two parts,
19 and you'll see why in a second. But the first is
20 reporting on the annual bids. We already covered
21 that.

22 The FOIL policy I did. We have had a FOIL
23 policy and a FOIL procedure for many years now. We
24 went back through it and I redrafted the policy part
25 of it to update it based on, you know, current

1 opinions and things like that. So that's around -- I
2 think other people are looking at it now before it
3 gets presented to the Board.

4 There was -- we have a contract for Silver --
5 boy, I wish Paul was here. We have a contract
6 with -- oh, here he is -- Silver Sands that's many
7 years old now, and it had to do with the extension of
8 the sewer line into their -- into that area. And one
9 of the things that's in the contract is a \$5,000
10 deposit that they paid to the Village for --
11 basically, for -- to support part of the work that we
12 did, ongoing maintenance work that -- and that's it.

13 So I read through the -- there was a question
14 about whether -- there's a problem now with their
15 account, and I don't want to say what the problem is,
16 but there's a problem with the account, and they -- I
17 think they were hoping to get a setoff of the 5 -- of
18 this \$5,000.

19 It's my -- in my report, I wasn't in this stage
20 yet that I had a final opinion on it, but I put in my
21 report that if you choose to return it for some
22 reason, that it should be done as a credit to the
23 account, rather than as a check to them. But I could
24 say now, after going through this agreement again,
25 and speaking to Stephen, who's the lead person on

1 this, and Robert, and Paul, my -- right now, my
2 recommendation is that you don't return the money.
3 And something else might be brought to our attention,
4 but as of right now, we should not -- there's no
5 reason that I could see right now to return the
6 money. They may bring some other -- that may change
7 if they bring new information to us, but we have
8 to -- as of right now, I wouldn't entertain it.

9 The other thing -- two other things I want to
10 mention to you is Meson Ole, and I saw there's a lot
11 of work going on with Meson Ole on the exterior of
12 the building. We did finish up with part of the
13 court case with them, and there was a significant
14 fine -- a fine that was agreed to by the people that
15 were operators that are now several years out of the
16 place. But the focus now has to be on the inside.

17 And I have a conference with the Judge on
18 November 24th, because this is an ongoing civil
19 litigation that we've been in with them for several
20 months now, and there has to be discussion in the
21 Village about how to handle that, that I could talk
22 to the Judge about.

23 The next thing is -- the next thing is, I
24 wanted to report to you that we got -- where we're
25 fully refunded the money that we spent on 415 Kaplan

1 Avenue. We got the proceeds, and there was -- at the
2 end, there was a lot of work by Robert and --
3 presenting the information to the title company and
4 the attorneys that were involved. And then I
5 followed up with the title company and sort of a
6 fallback plan if we didn't get the money right away.
7 But we ended up getting the \$34,000 that was due to
8 us, so everything ended up okay with that. So I did
9 some paperwork that I wanted to give to you.

10 TREASURER BRANDT: (Laughter).

11 MR. PROKOP: This is reading for next week.
12 All right. So a couple of things that are in here.
13 The first item is attorney-client privilege, and I
14 want to say it includes litigation strategy and some
15 confidential information. But I wanted -- it's
16 information that I wanted you to have now. It's
17 basically a year's -- one-year's update on Justice --
18 prosecutions in Justice Court, a review of the last
19 year. And it's dispositions of cases I've been
20 involved in, and also the status of cases that are
21 pending. So there are several cases, significant
22 cases to the Village that are pending. And to some
23 extent, I discussed the strategies, so this cannot
24 be -- this document cannot be released, but I wanted
25 you to have it.

1 So every ticket that's been written by Code
2 Enforcement is in here in the last year, and then how
3 that -- how that followed through to what happened,
4 whether it's a disposition or pending. And, as I
5 said, there are several -- several cases that are
6 sort of like clogging along, clogging -- excuse me,
7 clunking along towards a trial, clunking because
8 we're doing discovery and, you know, attempts at
9 resolution, and things like that. But there's three
10 or four significant cases to the Village that are --
11 look like they'll be -- the direction is a trial with
12 attorney representation on the other side.

13 The second document in here is what I -- going
14 through the code, I intended on looking at two parts
15 of the code to make changes to. One was the
16 consulting fee provisions, to sort of formalize them
17 a little bit more, so we could -- you formalize the
18 process of getting -- requesting a deposit with an
19 application, and then using that money to expend
20 towards consulting and professional fees. In doing
21 that, I came across other sections that we had --
22 that I felt I had to change, recommend to you for
23 that, one of which is the Environmental Quality
24 Review chapter of our code.

25 So the Environmental Quality Review chapter of

1 our Village Code was first written in 1977. And most
2 of what we now recognize as SEQRA, State
3 Environmental Quality Review, came to be in the
4 1980s. So parts of our chapter were amended, but
5 really not fully amended. And a lot of it just has
6 to just go away, because it's superseded by
7 conflicting State Law and regulations now.

8 So what I did was I came up with a simpler
9 version of Chapter 61 that's a little more relevant
10 to what -- the way that we handle SEQRA now, and also
11 doesn't conflict with the State Codes, and that's in
12 here.

13 The third thing is this -- there's a section in
14 the Zoning Code, 150-40, which handle -- which
15 addresses consulting fees. And if you wanted to
16 change that section, it's in the middle of the Zoning
17 Code and I don't -- I was hoping that if we started a
18 long discussion about making changes to the Zoning
19 Code, I didn't want that to hold back the possibility
20 of tightening up our consulting fee provision. So I
21 did a separate Local Law for you to look at, or
22 suggestions with regard to just the consulting fee
23 provisions.

24 And then, finally, what I did was this -- the
25 last many pages of this is our Chapter 150, beginning

1 with the sections that have to do with uses, all
2 right? So I skipped over definitions and purposes,
3 and those parts of the Zoning Code, and I started
4 with the uses per district, and then I -- and then
5 what I did was I made -- I highlighted changes that I
6 recommend we consider. You know, so this would,
7 hopefully, be the beginning discussion on, you know,
8 redrafting the entire Zoning Code. It doesn't --
9 it's not the whole code that's going to be changed,
10 but, I mean, it's a review of the whole code. It's,
11 you know, maybe 10 or 20% of it.

12 Now the Word -- I have this document in Word
13 and I can email it to you, if you want to play with
14 it, you know, and then do Track Change. It was
15 provided to the members of the Code Committee in
16 February, and some of the -- some of the changes that
17 are in here are changes that I got back from two of
18 the members of the Code Committee, so that's -- you
19 know, so I've already got some input from the Code
20 Committee and that's in here, but these are changes.
21 And then so it's their changes and my
22 recommendations. But these are the things that I
23 think we need to -- probably, like the minimum we
24 need to address in the Zoning Code is what's changed
25 here.

1 You know, this is stuff that we notice on the
2 Boards, whenever we -- you know, whenever we have a
3 serious application on one of these Boards, we always
4 notice something that would probably be better being
5 changed, and that's sort of filtered its way,
6 hopefully, into this, these changes. So that's the
7 paperwork.

8 And then there's two other things that I wanted
9 to mention to you, and then I'll answer questions.
10 So the first is that most Boards in -- most municipal
11 Boards have a, quote, unquote, Clerk of the Board,
12 and, you know -- or a person serving that function,
13 and it's usually somebody out of the -- either the
14 person -- it's a full-time person that is the Clerk
15 to all the Boards, if there's a number of them, or
16 it's a person who's been designated as that role who
17 normally has a clerical function in the municipality,
18 all right. So you're not taking somebody out of a
19 planning function, building function, legal function,
20 it normally would be somebody that would be a
21 clerical function in a municipality. But my
22 recommendation is to provide support to the -- to
23 provide the highest level of support and
24 professionalism to these Boards and the members,
25 their volunteer members. And just -- you know, just

1 the organization of all this stuff we have going on
2 now, is that we have somebody that's designated as
3 the -- you know, as I said, quote, unquote, Clerk of
4 the Board, Board or Boards. That person would be
5 responsible for, you know, the organization of all
6 the paperwork, you know, showing up at the meeting
7 with the building file, and also -- or, if it's
8 necessary, or -- and/or the ZBA file, or whatever it
9 is, or ZBA application and related documents, and
10 having them available, you know, making sure copies
11 get out to the members and all that stuff. So that's
12 a recommendation that I have. I think that would
13 help us out.

14 TRUSTEE ROBERTS: How much time is required on
15 a weekly basis?

16 MR. PROKOP: I'd have to figure that out. I'm
17 sorry. Probably be several hours a week.

18 TRUSTEE ROBERTS: Okay. So we have to find
19 somebody who either has that time available, or we
20 have to take tasks off someone's plate and offload
21 them somewhere else?

22 MR. PROKOP: Right. So it could be,
23 depending --

24 TRUSTEE PHILLIPS: Either that, or you're
25 looking for a part-time person to -- a part-time

1 person to act -- that would be just their function as
2 a part-time person to deal with it.

3 Now, I have to ask you a question, Joe. This
4 year, when we budgeted a lot of your line items, and,
5 Robert, correct me if I'm wrong, did we not budget
6 for you to have an assistant to be here in Village
7 Hall to help out with some of the day-to-day issues
8 that kept cropping up all the time, so that, you
9 know, they could help you handle them or help the
10 staff here handle it?

11 MR. PROKOP: Right. Part -- there was a
12 20-hour week paralegal. We did have somebody who for
13 a long time who left -- not for a long time, but we
14 had somebody who was very successful in that
15 position, but she ended up leaving, so we're looking
16 now for that person to be replaced. So the position
17 is technically open right now.

18 TRUSTEE PHILLIPS: Okay. And that's something
19 that would fit into this role or no?

20 MR. PROKOP: Yes.

21 TRUSTEE ROBERTS: So, if it's several hours,
22 let's call it 10 hours a week, and it's 20 bucks an
23 hour, that's 40 grand a year, if my math is correct.

24 MR. PROKOP: I'm sorry. Whatever that works,
25 yeah; is that what it is?

1 (Negative Response from the Audience)

2 ATTORNEY PROKOP: No, I don't think that that's
3 right, because it seems too high. It's 200 a week,
4 it's 10 grand a year.

5 TRUSTEE ROBERTS: If it annualized it, yeah.
6 Right, okay, yup, 10 grand a year. Okay.

7 MR. PROKOP: Well, yeah, and that's fine. The
8 person that was here was doing like basic contract
9 administration and, you know, some typical paralegal
10 type work we could include, or you could devote, you
11 know, do --

12 TRUSTEE PHILLIPS: And I'm just throwing it
13 out, because we already have that money budgeted.

14 MR. PROKOP: Devote the line item, sure. But,
15 anyway, we could work -- we could work through the
16 background of this. But I just wanted to suggest to
17 you, I think that that's important.

18 And then the other thing is, so there's a lot
19 -- the easy -- the other night, I don't know if it
20 was last night or the night before, I got -- I was
21 driving back from somewhere and I got -- 8 o'clock I
22 looked at my emails, and there was an email from
23 somebody here that we're constantly trading e-mails
24 about, you know, "I need this by a certain time," and
25 "I need this by a certain time." And, you know, we

1 developed this really great way to work now, but the
2 thing is that I think it might help -- I might be
3 better able to serve you and some of the scheduling
4 that we need to do. Like we have things that I do
5 that are repetitive and scheduling, like reviewing
6 agendas, you know, some of the contract review and
7 administration, you know, agenda review, you know,
8 Trustees' agenda review, public notices. So what I
9 was thinking was it would be easier, actually easier
10 for me, and, hopefully, easier for you, if I
11 designated time that I could commit myself to being
12 here. And what I was hoping to do was make that --
13 you know, just as an idea, we could see how it
14 worked, but maybe make it like Tuesday and Friday
15 morning, because Friday morning I'm in court anyway.

16 And, you know, I'm an early person. The
17 Village Hall is basically open at 7:30 with people
18 working here, so I don't have a problem, if this is
19 acceptable to you, you know, trying to get here as
20 early as I can. And then, hopefully, what would
21 happen out of this is we would start to organize
22 these repetitive functions that we have, and then
23 people would know that I'm going to be here at a
24 certain time and then -- or this is the day that we
25 have to get the agendas done by, because the Attorney

1 is going to be here and he could spend an hour or two
2 going -- you know, whatever it is, going through them
3 and whatever else there is, rather than, you know --
4 you know, this like circle, constant circle of work
5 that we do now. So it's just an idea that I had.

6 And then, you know -- and, also, if you -- if
7 the Board had questions for me, they would know that
8 I would be here year-round, or if you wanted to ask,
9 or the Mayor, to meet with me.

10 So that I'm going to -- I talked to Sylvia and
11 a couple of people about this and this is something I
12 would try to do. I don't know if -- you know, it
13 would be great if tomorrow is the first day, but if
14 it's not tomorrow, it will definitely be next week,
15 and then we'll talk about Tuesdays. I have court
16 tomorrow, so I'll be here at some point. But that's
17 an idea that I had, and, hopefully, that will, you
18 know, organize some of these things that we're doing.

19 TRUSTEE ROBERTS: So, to be clear, this is just
20 continuing to work as you have, just sometimes you do
21 it sitting in the office?

22 MR. PROKOP: Right.

23 TRUSTEE ROBERTS: It's not an additional thing?

24 ATTORNEY PROKOP: Yes.

25 MAYOR HUBBARD: Correct. I got together with

1 Joe one morning last week and it was easier. We got
2 more accomplished in 45 minutes face to face than
3 between texts, and losing phones calls, and talking
4 and everything else.

5 TRUSTEE MARTILOTTA: Sure.

6 MAYOR HUBBARD: We went through, you know, 20
7 items in 45 minutes that would have taken us hours
8 during the day, and getting back to each other and
9 everything else. So it worked out very well when we
10 did that. So that's --

11 TRUSTEE ROBERTS: Great.

12 MAYOR HUBBARD: You know, I think that's the
13 gist of this. So Tuesday morning, I know, you know,
14 quarter-of-eight, I've got 20 minutes with Joe, and
15 you'd go meet with him and, you know, answer a lot of
16 your questions face to face and hammer it out. I
17 think that would work out well.

18 Okay. Any questions?

19 MR. PROKOP: No. I had -- no. I'm sorry,
20 because I know it's going to be 2 o'clock in the
21 morning, but I have like -- I have about -- just two
22 or three things that I have to update you on in
23 Executive Session, and it's just -- it's just going
24 to be me giving you information, basically.

25 TRUSTEE PHILLIPS: The ambulance, is that one?

1 MR. PROKOP: That's one of them.

2 TRUSTEE PHILLIPS: Okay. All right.

3 TRUSTEE ROBERTS: Silver Sands, the --

4 TRUSTEE PHILLIPS: Oh.

5 TRUSTEE ROBERTS: Sorry. You just cut away
6 quick and I want to go back to a couple of things.
7 Silver Sands, they thought they were paying for
8 this -- what were they calling it, a booster station?

9 MR. PROKOP: Right, booster station.

10 TRUSTEE ROBERTS: And now they're saying, "You
11 never built me a booster station and I want my money
12 back," is that essentially it?

13 MR. PROKOP: No. They basically said they want
14 their money back. I don't know. I don't know, is
15 there a booster station involved?

16 ADMINISTRATOR PALLAS: Yeah. I have to go back
17 and look at the details. I think there is a station
18 there. The question that was raised was whose is it.
19 I think that's what the issue was there, claiming
20 that they -- that we have not maintained it, or
21 something along those lines. I'd have to go back. I
22 didn't know we were going to talk about this tonight,
23 but I have to go back and take a look at it.

24 ATTORNEY PROKOP: Yeah. I mean --

25 ADMINISTRATOR PALLAS: I think that's what it

1 was about.

2 ATTORNEY PROKOP: There's a number of problems
3 involved with this. The first s that we have a
4 photocopy of a check that's 20 or 30 years old and we
5 have nothing else. We have -- and on the basis of a
6 photo -- a non-cashed photo -- you know, non-cashed
7 photocopy of a check, we're being able -- we're being
8 asked to give them become a check for \$5,000. And we
9 can't -- we can't track it to our bank accounts, it's
10 too old now, and it's long gone. I mean, this is
11 history already. So it's just that there's this
12 other problem now, and I think that they're, you
13 know, trying to make it part of this other situation.

14 MAYOR HUBBARD: Right. Okay.

15 MR. BRANDT: I think they're trying to combine
16 the two.

17 TRUSTEE ROBERTS: And the next step on the
18 Chapter 150 revisions, which are -- there are many.
19 Is this going back to Code Committee? Is this for us
20 to discuss? This is great to see these
21 recommendations. I can't digest them right now,
22 but --

23 MAYOR HUBBARD: Right.

24 ATTORNEY PROKOP: It's in the -- sorry.

25 MAYOR HUBBARD: No. I think, you know, we

1 all -- you know, we just got this. We'll all review
2 it and look at it and we could discuss next month
3 what we want to do with it, you know, if we want to
4 send it to Code Committee, if we want to deal with it
5 ourselves. You know, let's review it, look at it,
6 and then we could, you know, talk about that in
7 December.

8 TRUSTEE PHILLIPS: The Code Committee -- you
9 know, the Code Committee did start looking at some of
10 it, and then the short term rental took precedence
11 over what we were doing. So I think that it's great
12 that we've got it here at the Board level, because I
13 think it gives a different perspective than what the
14 Code Committee --

15 TRUSTEE ROBERTS: Thank you. And you will send
16 electronic?

17 MR. PROKOP: I'll send the Word file.

18 TRUSTEE ROBERTS: You might need to just
19 Dropbox it or something.

20 MR. PROKOP: Yeah.

21 TRUSTEE ROBERTS: It's big.

22 ATTORNEY PROKOP: Now I sort of gave up on
23 Track Change. I don't know if anybody uses Track
24 Change anymore. My family uses Google, you know
25 Google Docs, but it's not in Google Docs, it's in

1 Word, but I'll send it around in Word. So if you
2 could just -- if you do mark it up, do it in red or
3 something, so we can, you know, figure it out,
4 italic.

5 TRUSTEE PHILLIPS: I have one question,
6 Genesys.

7 ATTORNEY PROKOP: That's one of the
8 executive --

9 TRUSTEE PHILLIPS: Oh, okay.

10 MR. PROKOP: Very brief. I just have to update
11 you very brief.

12 MAYOR HUBBARD: Okay.

13 TRUSTEE ROBERTS: Small one. I see it in the
14 voucher reports. Who is Sinnreich and so and so, and
15 so and so?

16 ATTORNEY PROKOP: Okay.

17 TRUSTEE ROBERTS: That we pay every month.

18 ATTORNEY PROKOP: Right. Sinnreich, Kosakoff &
19 Messina is a law firm that helps us with a lot --
20 they're the law firm -- I share space with that firm.

21 TRUSTEE ROBERTS: Right.

22 ATTORNEY PROKOP: They're a -- you know, I'll
23 let you know that, but they're municipal -- they're
24 specialists in a number of areas that are important
25 to the Village. So some of the things that they help

1 us out with are -- there's an election specialist
2 there, Vincent Messina. He's one of the state --
3 statewide-recognized election officials -- election
4 specialists, law specialists, excuse me. He, you
5 know, is available to us for elections.

6 Jonathan Sinnreich is an attorney that did a
7 lot of the Public Works contracting for the Suffolk
8 County DPW and Suffolk County in general, and he
9 assists us from time to time in contracts. He did
10 work with us to support us in the Global Common's
11 contract at the end. You know, he looked it over
12 before we signed off on it, things like that. So
13 that's the kind of stuff we're getting from them.

14 TRUSTEE ROBERTS: And is it all running
15 through -- I'm assuming if it made it this far,
16 you've --

17 MAYOR HUBBARD: Yeah.

18 TRUSTEE ROBERTS: The Mayor is aware of it.
19 Could you just ask them as a favor to give some
20 detail about what they're -- when they say, "Article
21 78 motion to dismiss," like which one.

22 MR. PROKOP: Yeah, it was probably Matassa. I
23 think I had them look over Matassa.

24 TRUSTEE ROBERTS: Okay. Could you just ask
25 them to put a little detail about what specific issue

1 they're working on?

2 MR. PROKOP: Yes, I will.

3 TRUSTEE ROBERTS: Because your invoices are
4 great and detailed and I can tell what's going on.
5 Thanks.

6 MR. PROKOP: I will. Thank you. I do look --
7 before you get them, I do look over them.

8 TRUSTEE ROBERTS: I'm sure.

9 ATTORNEY PROKOP: But, however, I will do what
10 you're saying, yes.

11 TRUSTEE ROBERTS: Yeah, appreciate it.

12 MAYOR HUBBARD: You know what it is.

13 TRUSTEE ROBERTS: Right.

14 MAYOR HUBBARD: Other people don't know what
15 it's --

16 ATTORNEY PROKOP: It makes sense.

17 TRUSTEE ROBERTS: I got to sign a document that
18 says I signed off on it, so thanks.

19 MAYOR HUBBARD: Okay. Anything else for the
20 Village Attorney?

21 TRUSTEE MARTILOTTA: No, sir.

22 MAYOR HUBBARD: Okay. Thank you, Joe.

23 ATTORNEY PROKOP: Thank you.

24 MAYOR HUBBARD: Report from Committees: Code
25 Committee met, kind of reviewed the paperwork and

1 stuff they had started before we had several new
2 members on there. They're sending that back out to
3 us to review R-2 Zoning and sign regulations.

4 TRUSTEE PHILLIPS: Right.

5 MAYOR HUBBARD: That's stuff that was started
6 at the end of last year, so they sent that out to the
7 new members who are going to review that, and we'll
8 talk about that next month. There was no other
9 action taken at the Code Committee.

10 Next on the agenda, we've got discussion. We
11 had the public hearing on Chapter 150 - Bed &
12 Breakfast regulations. I believe you all have a copy
13 of the proposed law. We had the comments from the
14 public at the public hearing. So this is -- any
15 Board comments on it, or do you want to discuss it?
16 You want to talk about it? You want to put it up for
17 a vote for our meeting? Any Board discussion on it?

18 TRUSTEE PHILLIPS: I do know that, in reviewing
19 it and looking through the code, and I'm not sure how
20 many establishments really are going to be increasing
21 by this number.

22 And going back to the original public hearing,
23 which Mr. Corwin was part of it, and I do know that
24 you got his comments in a letter for this. Also,
25 part of their concern was the size of our lots. That

1 was a big discussion in the public hearings. And
2 part of it was to create as little disturbance in the
3 communities, I think, because they were in
4 residential communities.

5 I'm just going to ask the Village Attorney, is
6 there some other way through zoning and planning to
7 accommodate for the one, two, or three, or four that
8 want to increase the number of rooms, or do we have
9 to change the whole code?

10 MR. PROKOP: You need to change the whole code,
11 because it's restricted in the code. So they
12 wouldn't be -- you can't help a couple of them
13 because the code prevents that.

14 TRUSTEE PHILLIPS: They get inspected every
15 year. There isn't something, a special use permit,
16 or a -- you know, through the ZBA to create that?

17 MR. PROKOP: They could apply to the ZBA for
18 relief from the code.

19 TRUSTEE PHILLIPS: That's what I'm asking, is
20 that something that could be done, instead of
21 changing --

22 MR. PROKOP: They could do that without
23 anything, anything else. That's -- they could apply
24 to the ZBA for relief from the code, yes.

25 TRUSTEE ROBERTS: I was going to sort of -- I

1 was going to ask if we could put this off, at least,
2 because I think that there's -- it's come to my
3 attention that there are what you were just saying.
4 There may not be many who can actually take advantage
5 of this, and then there also may be several
6 violations of the current B&B code. You know, I
7 don't -- I don't drive around the Village staring
8 into people's yards to figure out if they're
9 violating codes. Maybe I'm a weirdo, but I don't do
10 that. But people have said that there are things
11 going on that I might want to know about. So I was
12 going to ask, at least for me, if we could have more
13 time to kind of talk to some folks about it. Because
14 if we're going to -- if we're going to change the
15 code, and then we go and inspect these folks when
16 they come for their use evaluation and they've all
17 got other problems that we don't even yet know about,
18 you know, I guess that would save more time.

19 MAYOR HUBBARD: Right. Paul, right now, do the
20 B&Bs get inspected yearly?

21 ADMINISTRATOR PALLAS: I'd have to check.

22 TRUSTEE PHILLIPS: They're supposed to be. I
23 don't know if they've been done yet. I mean, the
24 last time I knew they were done was when I was on
25 ZBA, so that's the only reason I know.

1 ADMINISTRATOR PALLAS: I could double-check.
2 I'll find out.

3 MAYOR HUBBARD: Okay. Well, some of these
4 other things, people have said they've already added
5 rooms, but not legally, or whatever. That would come
6 up on the yearly inspection if they're doing that.

7 TRUSTEE PHILLIPS: Right. Well, that's --
8 yeah, that's part of this.

9 MAYOR HUBBARD: Okay.

10 TRUSTEE ROBERTS: Do we currently inspect them
11 annually?

12 MAYOR HUBBARD: That's what I just asked. He
13 doesn't know.

14 TRUSTEE PHILLIPS: Doug, the last time I'm
15 aware of it was when I was ZBA Chair that they were
16 being done.

17 MAYOR HUBBARD: The Village Administrator will
18 check on that and let us know if they are done yearly
19 or no. I'm not sure.

20 TRUSTEE MARTILOTTA: I have one question. When
21 I read this up, it seems like they can apply for
22 special -- like a special use or an exception. Has
23 that ever happened where someone has -- would you
24 know, sir, or has anybody ever applied for relief
25 from the code, or for a special use permit? Like, is

1 that -- is that --

2 MR. PROKOP: Well, that's what they apply for,
3 they apply for a special permit.

4 TRUSTEE MARTILOTTA: To --

5 ATTORNEY PROKOP: If you want to have --

6 TRUSTEE MARTILOTTA: Go ahead, please.

7 MR. PROKOP: No. Yeah, go ahead, because I
8 want to make sure --

9 TRUSTEE MARTILOTTA: To go from -- to add on
10 more rooms, if they wanted to go from three to four,
11 or whatever, has anybody ever -- has there ever been
12 any attempts to apply for a special use permit and
13 has it worked?

14 TRUSTEE PHILLIPS: You mean, under the B&B?

15 TRUSTEE MARTILOTTA: Yes.

16 MAYOR HUBBARD: In the Village, I don't believe
17 it's ever been done, but everybody just knew they
18 were allowed three rooms and that was it.

19 TRUSTEE PHILLIPS: Well, that's what --

20 MAYOR HUBBARD: I don't think everybody --
21 anybody ever attempted it that know of.

22 TRUSTEE PHILLIPS: Well, that was what started
23 the B&B law to begin with, was because there was a
24 couple who wanted to have a B&B in the R-1 District.

25 TRUSTEE MARTILOTTA: Okay.

1 TRUSTEE PHILLIPS: And the ZBA did have that
2 application in front of them, because that's part of
3 the public hearing documents. So that's why the code
4 was created.

5 TRUSTEE MARTILOTTA: No, no, I understand that.
6 I'm saying that --

7 TRUSTEE PHILLIPS: Since then?

8 TRUSTEE MARTILOTTA: Since then, has anybody
9 ever applied for relief? I don't know if that would
10 even be -- because it seemed to me to be a viable
11 option, as opposed to changing the whole code, but I
12 don't know if it's ever been tested.

13 TRUSTEE PHILLIPS: I don't think it was ever
14 suggested to them.

15 MAYOR HUBBARD: Yeah. I don't believe so, I
16 mean, because to actually go from three to five,
17 you'd have to have a six-bedroom house, and there's
18 not many of them around, because it has to be
19 owner-occupied, so you have to have your own bedroom.
20 So a four-bedroom house, some of them do. From what
21 I've heard and talked about, there's -- I believe it
22 only would apply to two of them that we have right
23 now that have enough bedrooms and enough lot size to
24 discover that.

25 TRUSTEE MARTILOTTA: Okay.

1 MAYOR HUBBARD: So two out of the nine that we
2 have, or whatever it is, would apply. The other ones
3 are smaller and they would not be allowed. They
4 don't have enough room to do that.

5 TRUSTEE MARTILOTTA: Sure.

6 MAYOR HUBBARD: So, I mean, in that case, if
7 they could go and just -- the two that it would apply
8 to, we had -- one lady was here at the last public
9 hearing asked us for that. If she could apply for
10 the hardship under the code and just expand her one
11 to take on the two more, she could do it just for
12 her, so we could leave the code the same.

13 TRUSTEE MARTILOTTA: You know, I think that
14 would supported.

15 MAYOR HUBBARD: You know.

16 MR. PROKOP: I don't think so. I think you'd
17 have to change the code or go to the ZBA.

18 MAYOR HUBBARD: Well, right, she would go --
19 she would apply to the ZBA and ask for relief from
20 the code.

21 TRUSTEE ROBERTS: They would at least get
22 notified.

23 MAYOR HUBBARD: Right. And then she has enough
24 reason. There would be a public hearing on that,
25 doing it, and then they would do that on an

1 individual basis, instead of changing the whole code.

2 When we had the public hearing, when we talked
3 about this whole thing three years ago, that never
4 came up as an option that could be done, you know,
5 and at that point, there was really no interest in
6 changing it; then it came back up again. But if they
7 could do that on an individual basis, these one or
8 two places that it would apply to, it would be much
9 easier than rewriting the whole code and changing
10 everything.

11 TRUSTEE MARTILOTTA: I would think so.

12 TRUSTEE ROBERTS: This year's public hearing,
13 they were sort of two for, two against, and then a
14 lot of Airbnb.

15 MAYOR HUBBARD: Yeah.

16 TRUSTEE PHILLIPS: I think that --

17 MAYOR HUBBARD: Well, that was the current one
18 that we had. But going back a couple of years ago,
19 this had come up.

20 TRUSTEE ROBERTS: Right.

21 MAYOR HUBBARD: And a couple of years ago, it
22 kind of just dropped

23 TRUSTEE PHILLIPS: I think there was a lot of
24 emotion attached to it and it wasn't clear --

25 MAYOR HUBBARD: Right.

1 TRUSTEE PHILLIPS: -- clear thinking, it was a
2 lot of neighborhood emotions that got beyond. And
3 probably, in all honesty, those coming into Village
4 Hall and asking, you know, about this probably didn't
5 even think to tell them to apply to the ZBA, you
6 know.

7 MAYOR HUBBARD: Okay. So we can just -- we'll
8 leave that one as discussion, so we don't have to
9 take any action on it. It will just be that we can
10 bring it back up next month and see if there's any
11 further discussion.

12 All right. The section discussion was Chapter
13 132 - Vehicle and Traffic. That was basically the
14 taxi stand downtown. Discussion on that?

15 TRUSTEE ROBERTS: I love this idea. We've
16 had -- we've had people killed by drunk drivers here
17 on the North Fork recently. I don't see that -- if
18 one less person drives home who shouldn't, I don't
19 see why we shouldn't do this.

20 I think the location is bad. It's one parking
21 spot. We don't enforce parking anyway. It's one
22 parking spot. I think we should move it to where the
23 gentleman from the taxi company -- you know, he said
24 something like, "I wouldn't let my kids get a cab
25 from there." So I wouldn't say we should do if we're

1 going to put it up where it says in here. I would
2 say we should amend it and put it somewhere better,
3 First and Front -- I'm sorry, Main and Front, or
4 maybe east Front. No, we don't have parking spaces
5 there, but, you know, somewhere. That's my only
6 comment. And, I don't know, what do you all think?

7 MAYOR HUBBARD: Okay. I mean, walking out the
8 front of the bar or the back of the bar, to me, I
9 didn't see where that made a difference, and that's
10 what the -- everybody gets that's where the bus is,
11 that's where the transportation is, is the back
12 parking lot. That's why I suggested that site.

13 I know originally you talked taking the parking
14 spot in front of Anton's Salon, you know, the corner,
15 right on the corner of Front and Main. That's a
16 prime parking spot down there. And to have that
17 empty, or whatever, all night, that's why I suggested
18 a spot that wouldn't be as obvious, you know. So, I
19 mean, if you have -- discuss it, if you have a
20 different spot.

21 TRUSTEE PHILLIPS: What about one of the spots
22 in Adams parking lot, going -- as you go out the
23 exit, not the handicapped side, but the other side
24 near the bench and the gazebo, one of the those. At
25 night, change that one, the last one before you go

1 out Adams Street, the last parking spot.

2 TRUSTEE ROBERTS: Yeah.

3 TRUSTEE PHILLIPS: It would be -- it would be
4 visible to people that it's there. It's in an area
5 where the bank is well lit up. I know that portion
6 of it is really well lit up, and it's behind Adams
7 Street, so they would still be walking -- because
8 they're going to come out the back anyway, I mean,
9 they do. They're going to come out the back of Rhumb
10 Line, they're going to come out the back of Whiskey
11 Wind, and it's on Main Street. So I don't know, it's
12 just a thought.

13 TRUSTEE ROBERTS: I like it. We have a spot
14 behind where the police usually park marked "No
15 Parking" that always has a car in it. We could maybe
16 take that spot, and then we're not taking a parking
17 spot away, unless it's in a fire lane, but I don't
18 think it is.

19 MAYOR HUBBARD: Where you're -- you're talking
20 next to the gazebo where Tom parks his truck every
21 day.

22 TRUSTEE ROBERTS: That's good, too.

23 TRUSTEE PHILLIPS: As you're going -- you
24 mean -- you mean --

25 MAYOR HUBBARD: As you're coming out of --

1 TRUSTEE PHILLIPS: You're talking about Toppy?

2 MAYOR HUBBARD: Yeah. That's where he parks
3 his truck every day when he goes to work. Are you
4 talking that parking spot?

5 TRUSTEE PHILLIPS: Yeah, at night. Just limit
6 that to the taxi at night, not during the day, but at
7 night. You're talking about at night, correct?

8 TRUSTEE ROBERTS: It's 6 p.m. to whatever it
9 says here, 4 a.m.

10 TRUSTEE MARTILOTTA: Something like that.

11 TRUSTEE ROBERTS: It's fine with me.

12 TRUSTEE PHILLIPS: Or any one spot in Adams
13 parking lot, I mean.

14 TRUSTEE ROBERTS: It's a great spot.

15 TRUSTEE PHILLIPS: You know, or over on the
16 other side that come in and go out towards IGA, I
17 mean, one of the spots there. You know, it's just a
18 thought.

19 TRUSTEE ROBERTS: I like it, a couple of signs.

20 TRUSTEE ROBINS: The only question I have about
21 it is that except for the, you know, back of the
22 Whiskey Wind and the Rhumb Line, I really think that
23 most of the action and the drinking is going over --
24 down at Claudio's Clam Bar, in that area, not up
25 on -- you know, behind Adams Street, so I agree. You

1 know, the cabdriver said, you know, how many people
2 are going to be walking over there?

3 TRUSTEE PHILLIPS: They're walking from
4 Claudio's down old Main Street anyway.

5 TRUSTEE ROBINS: I mean, I'm not against cabs,
6 I just -- you know, I think most of the kids right
7 now are -- you know, they're calling a cab and
8 they're being picked up down --

9 TRUSTEE PHILLIPS: At Claudio's?

10 TRUSTEE ROBINS: At Claudio's, because that's
11 where the action is.

12 MAYOR HUBBARD: Right there's very little
13 parking down there now. To stake one spot, it
14 would --

15 TRUSTEE ROBINS: Yeah, yeah.

16 MAYOR HUBBARD: You know.

17 TRUSTEE MARTILOTTA: I think it's also
18 something, though, that even if it's -- like I don't
19 want, you know, the perfect to be the enemy of the
20 good. If we have a spot here, like when you were
21 talking about over by the gazebo, if it's something
22 that's there for a year or two, and, like you were
23 saying, you know, if saves anybody from driving home
24 and getting in an accident, I think it's -- I think
25 it's worthwhile. If it's the original spot, if it's

1 the other spot -- if it's the original spot over by
2 the IGA, if it's in the parking lot, either one to me
3 sounds workable. Again, I don't want the perfect to
4 be the enemy of the good here. If we could get some
5 people to not be driving home, and, you know, God
6 forbid, something happens, if we could do that once,
7 I think this is a real win for us, and it doesn't
8 cost the Village really anything.

9 TRUSTEE ROBINS: I have not problem with
10 designating a space.

11 TRUSTEE MARTILOTTA: Sure.

12 TRUSTEE ROBINS: I'm just saying, you know, in
13 terms of actually being there to, you know -- you
14 know, to create a solution to a problem, I don't know
15 if it really will, but I have no objection to the
16 space.

17 TRUSTEE MARTILOTTA: Oh, no, no, no. I'm fine
18 with that. Whatever you guys think is -- whatever
19 spot you think is best is great. I mean, I just
20 think it's a win all around, almost, no matter where
21 it is.

22 MAYOR HUBBARD: So is there a general consensus
23 where we want to put the spot?

24 TRUSTEE MARTILOTTA: You want that gazebo spot?

25 TRUSTEE ROBERTS: Mary Bess, does it sound

1 good?

2 TRUSTEE PHILLIPS: You know, as I said, it's --
3 you know, any one of those spots along there in Adams
4 parking lot, whether it's the last one that goes down
5 towards the exit, or in one or two.

6 TRUSTEE ROBERTS: Yeah.

7 TRUSTEE PHILLIPS: It's just --

8 MAYOR HUBBARD: Well, if you go on the other
9 side heading towards IGA, you might as well just put
10 it on First Street.

11 TRUSTEE PHILLIPS: Right. That's what I'm
12 saying, right.

13 MAYOR HUBBARD: I mean, you're coming out the
14 back of one of those places, you're going 30 feet
15 here or 40 feet there, you know, so --

16 TRUSTEE PHILLIPS: No. I would rather -- I
17 would rather see it coming out the exit going on to
18 Main Street, so -- because they're walking from --
19 the activity for most of them are either they're
20 going to be coming out the back of Adams Street, or
21 they're going to be coming and they're walking along
22 Main Street, because Main Street has become
23 restaurant row.

24 TRUSTEE ROBERTS: Yeah, Stirling Square to
25 Claudio's.

1 TRUSTEE PHILLIPS: Right.

2 TRUSTEE ROBERTS: Sure.

3 TRUSTEE PHILLIPS: So, to me, that would make a
4 logical -- I can't tell you, because I'm always
5 surmising at night that's what goes on, because come
6 7:30, I'm out like a light, so --

7 TRUSTEE ROBERTS: You and me both. Do we have
8 to specify a location in the resolution, in the code?

9 MR. PROKOP: Yes.

10 TRUSTEE ROBERTS: Oh, right, I remember that.

11 MAYOR HUBBARD: It's designated, because then
12 if somebody's parked there, they're going to be
13 ticketed, or whatever, and it has to be part of the
14 code if you're going to --

15 TRUSTEE PHILLIPS: Do we have to do another
16 public hearing on this?

17 MR. PROKOP: No.

18 TRUSTEE PHILLIPS: No?

19 TRUSTEE ROBERTS: Should -- can we designate
20 the option? No. I'll stop. I'm sure we can't.

21 MAYOR HUBBARD: So we're going to do the last
22 spot on the south side of Adams Street, the north
23 parking spot.

24 TRUSTEE PHILLIPS: Yup.

25 MAYOR HUBBARD: All right, if that makes sense.

1 The south section of the parking lot, the last
2 parking space on the north side.

3 TRUSTEE ROBERTS: And it's not a disabled
4 person's spot?

5 MAYOR HUBBARD: No.

6 TRUSTEE PHILLIPS: No, that's on the other
7 side.

8 TRUSTEE ROBERTS: Okay.

9 TRUSTEE PHILLIPS: That's why I'm saying --

10 MAYOR HUBBARD: It sounds very confusing, but
11 it's just --

12 TRUSTEE PHILLIPS: The disabled is on the other
13 side.

14 MAYOR HUBBARD: Disabled comes right in against
15 the liquor store --

16 TRUSTEE MARTILOTTA: Yeah.

17 MAYOR HUBBARD: -- there, so it would be the
18 other side.

19 MR. PROKOP: I can't wait to cross-examine
20 somebody over that. "Where were you parking?" "I
21 was in the South Street of Adams" -- "South side of
22 Adams Street on the north side."

23 (Laughter)

24 MAYOR HUBBARD: The south parking lot on the
25 north spot.

1 TRUSTEE PHILLIPS: Near the gazebo.

2 TRUSTEE MARTILOTTA: Yeah, right.

3 TRUSTEE ROBERTS: The rest of it will be
4 marketing and signage for Claudio's people.

5 MAYOR HUBBARD: Well, there'll be a sign, I
6 mean, you know, designated.

7 TRUSTEE ROBERTS: Yeah.

8 MAYOR HUBBARD: Okay. So we'll just rewrite
9 that and everything else, and that will go on the
10 agenda to vote on.

11 Okay. The last discussion was Chapter 103 -
12 Short Term Rentals. We had talked about this, Code
13 Committee and everything else. Last month, we didn't
14 have a full Board here, so we left it open. It's at
15 the point now for the Board to discuss what we have.
16 Options are to have a public -- schedule a public
17 hearing on this, modify it, change it, send it back
18 to Code Committee, or whatever the Board decides.

19 MR. PROKOP: So I just have one recommendation
20 that's come to me, as far as language, since I last
21 worked on this. There's a determination in the
22 code -- in that draft that says that short term
23 rentals are deemed to be possibly unsafe, hazardous.
24 I'd like to suggest to the Board that we also
25 determine that short term rentals are commercial use

1 of residential property, just as a consideration.

2 TRUSTEE ROBERTS: To put that in the language?

3 TRUSTEE ROBINS: Joe, wouldn't a long term
4 rental be a commercial use of residential property
5 also?

6 MR. PROKOP: A nonresidential use. Okay.

7 MR. CORWIN: Excuse me.

8 TRUSTEE PHILLIPS: I have a question.

9 MR. CORWIN: Could you call the meeting to
10 order, Mr. Mayor. There's a lot of noise over there.

11 MAYOR HUBBARD: Okay. Can we all just listen?
12 I didn't hear the talking, I was looking this way.
13 Let's just keep the talking down, please.

14 TRUSTEE PHILLIPS: I have one question. And in
15 going back and reviewing our long term rental, we
16 already established short term rentals, did we not?
17 Didn't we condone short term rentals when we
18 authorized the long term rental law?

19 TRUSTEE ROBERTS: The 29 day?

20 MR. PROKOP: I don't think we condoned that. I
21 think we defined it, I don't think we condoned it.

22 TRUSTEE PHILLIPS: Well, they don't have to get
23 a permit. They're allowed to have seasonal rentals.
24 They're allowed to -- it has to be less than 29 days.
25 And my next question is, you know, is this short term

1 that we're discussing, would it be in conflict with
2 our long term?

3 MR. PROKOP: Well, no. The way it was drafted
4 in the end was that it was supposed to be within the
5 long term. There was supposed to be a rental law,
6 period, not short term versus long term. It was
7 supposed to all be part of the rental law with that
8 in mind. And this was supposed to be the part of the
9 law that addressed 29 days or less.

10 TRUSTEE PHILLIPS: I mean, we had such major
11 discussions about setting a definite -- you know,
12 what creates a long term and what creates a transient
13 rental, and what -- you know, a short term rental is
14 defined as a transient rental?

15 MR. PROKOP: I thought that we prohibited
16 transient rentals, and then this is -- but I will
17 take a look, I will review that.

18 MAYOR HUBBARD: When that was done,
19 owner-occupied, it didn't apply to it. It didn't
20 apply to the summer rentals when that was originally
21 proposed, the long term rental law.

22 MR. PROKOP: Right.

23 TRUSTEE ROBERTS: We defined a seasonal -- or,
24 I'm sorry, the previous Board defined a seasonal
25 rental as user occupancy of a one-family dwelling for

1 residential purposes under agreement for less than
2 four months, for which compensation is paid. I mean,
3 my big question is are short term rentals of just a
4 weekend currently illegal or legal here?

5 MAYOR HUBBARD: There's nothing that says that
6 they're illegal, so I would say they are legal, but
7 they've never been --

8 TRUSTEE ROBERTS: We have a law that says you
9 need a permit to rent for anything 29 days or more?

10 TRUSTEE PHILLIPS: Right.

11 TRUSTEE ROBERTS: So what do you -- does that
12 mean that 29 days or less is just illegal, verboten,
13 or does it mean that 29 days or less is --

14 TRUSTEE ROBINS: Exempt, I would say. I would
15 say they were exempt.

16 MAYOR HUBBARD: You just -- you just didn't
17 need a permit.

18 TRUSTEE ROBERTS: You could do whatever you
19 want?

20 MAYOR HUBBARD: Yes. You didn't -- you did not
21 need a permit for it.

22 TRUSTEE PHILLIPS: It says seasonal rental use
23 or occupied of a one-family dwelling for residential
24 purpose under an agreement for a term of less than
25 four months, by which compensation is paid directly

1 or indirectly, which such term includes the summer or
2 any part of the summer. And the transient or
3 temporary rental is a rental of real property or a
4 portion thereof for a period of 29 days or less.

5 TRUSTEE ROBINS: A little historical
6 perspective, too, on this is the fact that Greenport
7 has been a, quote, unquote, summer place, summer
8 destination for 100 years or more. And from, you
9 know, a realtor's perspective, I mean, realtors have
10 been doing -- or not just realtors, but people have
11 done them privately as well, have rented their house
12 in the summer for a week, two weeks, a month, or the
13 season.

14 I mean, that was -- that was the definition.
15 And, you know, it's historically been also related to
16 the economy. When things got bad five or six years
17 ago, people were only renting their houses for a week
18 or two weeks if they were lucky, because the tenants
19 that used to come in and rent for a month or a season
20 weren't there so much, so that was taking place.

21 As far as I can see, the big change here is the
22 internet-driven economy of, you know, the Airbnbs,
23 the VRBOs. That's changed the frequency and the, you
24 know, popularity of this. The other thing is, you
25 know, popularity of Greenport and more people wanting

1 to be here.

2 So, you know, in terms of -- I'm kind of
3 against overlegislating right now, and I've been
4 following this thing for about at least a year now.
5 I've swung both ways on it. And I reacted very
6 strongly against the Airbnbs initially, but, right
7 now, I think we're looking at a behavior problem more
8 than we are a rental problem, you know, a code
9 enforcement thing. So I would tend to go very slowly
10 on this and not, you know, jump to legislate right
11 now.

12 TRUSTEE ROBERTS: Behavior by whom?

13 TRUSTEE ROBINS: I'm sorry?

14 TRUSTEE ROBERTS: I just want to understand
15 your point about behavior.

16 TRUSTEE ROBINS: Behavior by people that are
17 occupying the space, and if they're misbehaving and
18 disturbing neighbors, and things like that.

19 TRUSTEE ROBERTS: Oh, okay.

20 TRUSTEE MARTILOTTA: Okay, I gotcha.

21 TRUSTEE ROBINS: That's what I'm talking about.

22 TRUSTEE ROBERTS: Yeah.

23 TRUSTEE ROBINS: Sorry. I apologize.

24 TRUSTEE PHILLIPS: And I think that Suffolk
25 County, if anyone read the newspapers today, is going

1 to change the picture a little bit, because they're
2 going to be giving us -- they're going to be
3 indicating who was going to be paying taxes, and
4 they're probably going to request that they be
5 registered.

6 My problem, and I -- and I have been toying
7 with this up and down for the last two years, ever
8 since the topic came up, is we regulate B&Bs, we
9 regulate motels/hotels, we regulate -- and the common
10 denominator is that they all generate income. Short
11 term rentals also generate an income. So you have
12 versus -- the commercial versus your own private
13 home, okay. If you have a B&B, you are reporting
14 your income, and you're paying taxes, and you're
15 getting your Hotel Motel Tax. And if I had my
16 druthers, we could register everybody and put it in
17 the Village coffers, but I don't know if that's
18 possible either, as far as some type of a fee. But,
19 you know, we also have safety issues.

20 And Julia is right, we could have a person who
21 rents short term rental and is very much in tune as
22 to what's going on, you know, they know what's going
23 on in their house. And then you have those that are
24 not owner-occupied, and you have 15, 20 people in a
25 house. And I think sometimes our Village residents

1 are reluctant to call the Police Department on their
2 neighbors, for whatever reason, but they do have that
3 avenue if they're being disturbed, you know,
4 disturbed. So I just -- you know, I have swung both
5 ways on this one.

6 TRUSTEE ROBINS: I also do think, though, that
7 all rentals in the Village should be -- should be
8 registered, and, you know, have to comply with safety
9 regulations, not just, you know, year-round rentals.
10 So that would be, you know, a part of that amendment
11 that you wanted to include that I think is very
12 important. You know, safety, occupancy, you know,
13 those things that we call out in the rental law I
14 think should apply to anybody that wants to rent in
15 the Village.

16 MAYOR HUBBARD: Something that.

17 TRUSTEE MARTILOTTA: You're -- I'm sorry.

18 MAYOR HUBBARD: No.

19 TRUSTEE MARTILOTTA: It sounds like you're
20 suggesting that we -- if I'm hearing you right, like
21 we make a change to the rental law that exists now as
22 -- just I want to make sure I'm tracking what you're
23 doing here. As opposed to this, you would like to
24 see an amendment or an addition to the rental law we
25 have now, is that --

1 TRUSTEE ROBINS: To include all rentals, all
2 rentals.

3 TRUSTEE MARTILOTTA: That's -- okay.

4 TRUSTEE ROBINS: Any duration, yeah.

5 TRUSTEE MARTILOTTA: Okay.

6 TRUSTEE PHILLIPS: And perhaps, while we're
7 reviewing or adding that, perhaps we could review the
8 rental law itself, again, to -- because I -- I find
9 some of the required questions a little too intrusive
10 for a property owner. I think -- I understand the
11 concept behind it. I think it just went a little bit
12 overboard. But, in the meantime, we will have a
13 variety of -- I can think of at least four or five
14 people who will be going to ZBA because their
15 property is -- they're doing it, but their property
16 is not geared for it, or they won't fit into the mold
17 they were trying to create.

18 TRUSTEE ROBERTS: Short or long term?

19 TRUSTEE PHILLIPS: Short term.

20 TRUSTEE ROBERTS: As -- sorry. Just to follow
21 on that, as part of that, I think I'm concerned with
22 whatever rental enforcement we do, short or
23 long-term. Can we -- can we accomplish it, can we
24 afford it, can we sustain it? And I want to ask
25 again for some sort of fiscal analysis on what we

1 have to spend to enforce our existing rental permit
2 law, because we talk of a Senior Building Inspector,
3 and there's been talk that we need that in order to
4 enforce the rental permit law. I'm not sure if I
5 understood that correctly, but that's a pretty big
6 spend. So I would just like us to look at -- we have
7 a little bit of data now. So we sent out this many
8 letters. How much have we spent on internal
9 resources? What are the results so far? And let's
10 look at that preliminary data and say, is this -- you
11 know, and just incorporate that in the mix, that's all.

12 MAYOR HUBBARD: Right. I do have an update for
13 that that I was going to do under my report from
14 the --

15 TRUSTEE MARTILOTTA: Cool.

16 MAYOR HUBBARD: On the long term rental. They
17 started doing inspections and everything else. I
18 have an updated report on that that I got today.

19 So, basically, what we need to do with this is
20 we haven't had a public hearing on it, we don't have
21 to. We could just table it for more information. We
22 can schedule the public hearing, let the public voice
23 in on this, on the short term rental law, we haven't
24 done that, or we could try to rewrite it ourselves
25 and bypass the Code Committee. We just need to --

1 TRUSTEE ROBERTS: Can I throw something out?
2 There's a -- I was just made aware, I don't know if
3 you are aware of this, there was a study done of
4 housing in villages all over New York State by the
5 Saint Joseph's Attainable Housing Institute. Maybe
6 you've seen this. I'll share it with you. But it's
7 got some high level data about housing in our
8 Village, and they just sort of did -- I don't know
9 where they got this data. Thirty-seven percent of
10 our units are owner-occupied; 38% of our unit -- 38%
11 of our units are renter occupied. We have 25%
12 vacancy in the Village.

13 I started looking through this data, and if you
14 don't have it, I will share it and I'll post it
15 online, too. But I started looking at this data and
16 thinking about short term rentals, and my biggest
17 concern with short term rentals is taking affordable
18 rental units off the market for people who live here
19 and work here, and that's going to kill industry
20 here. And we have a chicken/egg problem with jobs,
21 year-round jobs and year-round housing that people
22 can afford.

23 I just started reading this and thinking I
24 don't have any answers. I have nothing but more
25 questions. And this is a bigger picture than just

1 some people were making noise on a summer weekend in
2 my neighborhood that was quiet last weekend. I mean,
3 I get that that's a problem, but call the cops.
4 That's what they're there for. We have noise codes,
5 let's enforce them. This is a much bigger problem.
6 This is about where we're headed as a Village. This
7 is about can we -- can we sustain a year-round
8 economy, and how do we protect it?

9 So there are outfits out there. This group
10 that did this report that I'll share with you is
11 probably one of them who can do things called housing
12 studies. I don't know very much about this, I'm not
13 an expert, but I feel like we need somebody that --
14 who understands this stuff.

15 And I'll note, too, that -- I didn't bring it
16 up in Robert's report, but Asha's report from the
17 Housing Authority said that they made a motion to
18 tell the Village Board that they're really concerned
19 about a lack of affordable rental units for folks
20 around here. So --

21 MR. BRANDT: They did -- they -- that's not
22 what happened. The agenda was put together with the
23 -- someone wanted to speak publicly at the Housing
24 Authority Board meeting to make that statement, and
25 have the Housing Authority have me specifically bring

1 it to you guys as a point.

2 TRUSTEE ROBERTS: Yeah.

3 MR. BRANDT: Okay. We found that -- the Board
4 found that inappropriate.

5 TRUSTEE ROBERTS: Oh.

6 (Laughter)

7 Well, it's in the minutes. I misunderstood it.

8 MR. BRANDT: Yes, it was. It was put in the
9 minutes, and there was --

10 CLERK PIRILLO: The speaker never showed up.

11 TREASURER BRANDT: That's true, too, the
12 speaker did not show up.

13 TRUSTEE ROBERTS: Okay.

14 TREASURER BRANDT: But the Board found the
15 intent out of their purview. It wasn't in their
16 vocabulary of what they were supposed to be doing.

17 TRUSTEE ROBERTS: Okay.

18 TREASURER BRANDT: So --

19 TRUSTEE ROBERTS: No one around here thinks
20 that renting an apartment or a house is cheap. I
21 mean, no one's ever told me that. So, I guess, I
22 want to throw out to you all that maybe we -- maybe
23 there's somebody out there who we can -- we have, you
24 know, some money in the Capital Budget. Maybe
25 there's something we can do to figure out the future

1 of housing in this Village, and then, hopefully, act
2 on the recommendations.

3 TRUSTEE ROBINS: Okay. One of the things --
4 several things are going on here, and it's not just
5 rental stock. First of all, I could tell you as a
6 realtor that the biggest demographic shift in the
7 Village is simply second homeowners are coming and
8 buying up the Village, and that will continue to
9 happen, okay? And whether they're buying up houses
10 that are going to become rentals, or they're going to
11 use them themselves, they are not going to be
12 owner-occupied eventually. People are going to age
13 out of here and they're going to sell their house to
14 somebody from New York. It's going on all the time.
15 The Village is very hot destination real estate-wise.

16 Second of all, our one square little mile
17 Village, you know, seems to have been -- become the
18 housing capital of the North Fork. And I'm tired of
19 Southold Town not stepping up in a greater capacity
20 to try -- to try and deal with this. It always is
21 Greenport's problem, you know? And people, you know,
22 who live and work throughout the whole North Fork and
23 on Shelter Island all come back to live in Greenport.
24 And I think that, you know, we, you know, as a
25 Village and -- you know, should lobby Southold to get

1 their act together and work on their accessory
2 apartment law, because I've spoken to people that
3 have been trying to go through that process and they
4 -- I've heard they make it impossible for people.
5 They make it cost prohibitive, and people keep, you
6 know, working the process and coming up with another
7 thing that they have to do, and another thing that
8 they have to do.

9 And I think, you know, there's a huge
10 opportunity in the Town to offer not just housing to
11 people who need it, but also the opportunity for
12 people that maybe can't afford a big house to
13 maintain it and hang onto it.

14 So, you know, I think that's something that
15 needs to be looked into. It's always -- I mean, I've
16 been aware of the housing situation for years. You
17 know, I've been in the building business. I don't
18 even own a home myself, I'm a renter, you know. So I
19 know the feeling of having to be out there and trying
20 to find something.

21 I worked -- I have -- I can't tell how many
22 young people come in to me all the time in the real
23 estate office, "Please, I need help finding an
24 apartment, I can't find an apartment." I mean,
25 that's just what it is. So something that I feel

1 very strong about. It's a very, very, very troubling
2 issue. But I think that, you know, to say that it's
3 just, well, Greenport, that we have to initiate a
4 study to try and find housing in this one square mile
5 of how many, 1100 houses, I mean, it's just -- it's a
6 big reach.

7 (Applause by Mr. David Corwin)

8 MAYOR HUBBARD: Okay. So what do we want to do
9 with this topic? I mean, we can go --

10 TRUSTEE PHILLIPS: To be honest with you, I
11 think it's beyond the Code Committee. I think it
12 needs to stay here among us. We, you and I have --
13 and Jack, we've heard all of the discussions that
14 could be through the Code Committee.

15 I do know that Cornell Real Estate Review has
16 come out with a whole document on short term rental
17 arrangements increasing property values. There's a
18 lot of information out there. I think that it's time
19 that we -- we need to make the decision on this one.
20 And to be honest with you, I don't think we're there
21 yet. I think there's -- you know, as I said, I
22 started one way, and now I'm over here, and now I'm
23 back here. It's a hard topic.

24 MAYOR HUBBARD: But we could just continue the
25 discussion next month, get more information back, see

1 what happens with the County with what they're doing
2 right now, and their enforcement and everything else,
3 and see if that forces the hand of everybody.
4 They're stepping up and trying to do it countywide.
5 They're looking at Airbnb ads, seeing who the people
6 are, and they're targeting them. See if that changes
7 the playing field for everybody else.

8 TRUSTEE ROBERTS: Is there any sort of short
9 term measure we could put in place just to either
10 gather data next year, and at least know where these
11 things are, and avoid thinking -- we had a couple of
12 issues this last summer where people were Airbnb'ing
13 out things that were not safe. So, you know, I don't
14 know if it's a targeted effort from Code Enforcement,
15 or if it's just a sort of registered -- although,
16 without any carrot or stick, why would people sign
17 up, I guess. I'm just wondering if there's a short
18 term thing we can do, because we may not get anything
19 done before the season.

20 MAYOR HUBBARD: Yeah. I mean, I don't know if
21 we will or not. When we get into the Code
22 Enforcement, what they did, they did 22 inspections
23 this month, which is a good month, looking at the
24 long term rentals. Once they get all those taken
25 care of, we can have them expand back. If somebody

1 is advertising Airbnb, that they have a place
2 available, that gives us the right to go and look at
3 it. So, if they're advertising, we can go down their
4 listing and say, "All right, you're advertising
5 this." That, basically, I take that as an
6 invitation, correct, Joe?

7 MR. PROKOP: It's a --

8 MAYOR HUBBARD: There's not a law that's saying
9 that they're registered, but they're advertising it,
10 so we can go in and review it as their advertisement;
11 is that --

12 ATTORNEY PROKOP: Well, we can review it. We
13 need to actually get --

14 MAYOR HUBBARD: To do an inspection on it. If
15 they're advertising that they're renting out as an
16 Airbnb, we don't have them signing up for a listing
17 with us or registering it, but if they're advertising
18 it, we can go in as code enforcement and see if
19 it's --

20 MR. PROKOP: Yeah. If there's a health and
21 safety concern, yes.

22 MAYOR HUBBARD: Yes. We need a reason to be
23 invited in, either by the Police or Fire Department.
24 We can't just go to a house and say, "I want to
25 inspect your house."

1 TRUSTEE ROBERTS: Yeah.

2 MAYOR HUBBARD: But if they're advertising it
3 on Airbnb, they're saying, "My house is open for
4 rental." That gives us the right to go in and have
5 the Code Enforcement Officer or the Building
6 Inspector go in and review it.

7 MR. PROKOP: As a health and safety issue.

8 MAYOR HUBBARD: As a health -- yes.

9 ATTORNEY PROKOP: Yeah, it does.

10 MAYOR HUBBARD: So that is the invitation that
11 we need to get in the door. So we look at their
12 listings. We can go in and tell the Code Enforcement
13 Officer, "These are 10 houses that are advertising
14 Airbnb, go review them."

15 TRUSTEE PHILLIPS: In that report, how many --
16 and I think I asked this last month and I don't
17 remember. How many of the original long term houses
18 have stopped, have either become short term or have
19 become single home houses and --

20 MAYOR HUBBARD: I don't think there's any way
21 for us to tell that at this point --

22 TRUSTEE PHILLIPS: Oh, okay. I was just
23 curious.

24 MAYOR HUBBARD: -- until we finish doing the
25 inspections of what we sent out. I know there was

1 three more this month that said that they were
2 converted back to owner-occupied, that they're no
3 longer rentals, so -- but I don't -- we don't where
4 we -- how many we had before, so I don't know how
5 many converted back.

6 TRUSTEE PHILLIPS: Okay. I was just curious,
7 that's all.

8 TRUSTEE ROBERTS: I want to circle back to the
9 housing study, because I think that the housing study
10 doesn't mean we have to overdevelop the whole place,
11 and if I sounded like I was saying that, I want to
12 clarify it. I'm not saying we have to, you know,
13 build 12-story things everywhere. We have 25%
14 vacancy. I don't know what that -- according to this
15 study. I don't know what that vacancy is. Is that
16 Airbnb people, so they don't register? Is that
17 summer homes?

18 TRUSTEE ROBINS: Vacancy, meaning what?

19 TRUSTEE ROBERTS: Right. I don't --

20 TRUSTEE ROBINS: From the census?

21 TRUSTEE ROBERTS: Right.

22 TRUSTEE ROBINS: You know, I did the census
23 once, and you went -- and there was a designation for
24 a seasonal home, in other words, that it wasn't being
25 used year-round. So you'd go knock on the door and

1 nobody was there in --

2 TRUSTEE ROBERTS: Right.

3 TRUSTEE ROBINS: -- December or January, and
4 you had -- you wrote it down as such. So I -- you
5 know, I'd need a little more. What does that vacancy
6 mean, 25% vacancy here, because it simply could mean
7 summer people, you know, second homeowners that
8 aren't here during the week and aren't here during
9 the winter.

10 TRUSTEE ROBERTS: Same question. And so for us
11 to not try to get better data about our Village is --
12 for me to suggest a study is not saying, "Let's go
13 build a bunch of 12-story buildings." What I'm
14 saying is let's not put our necks in the sand like an
15 ostrich and just say we don't want to learn about the
16 issue. Let's learn about the issue. Let's learn
17 about what housing is available.

18 If we have 25% vacancy, what -- whether it's
19 community -- block grants, community development
20 block grants or other grants that can help people
21 renovate their homes and get them back where people
22 can live affordably, I think that that is part of
23 this question. It's the thing I hear about from
24 people when they're concerned about Airbnbs, is "I
25 need to find a place to live."

1 So studying our housing doesn't mean developing
2 necessarily, and if there are places where we can
3 develop sustainably. The Village owned two lots back
4 on Webb Street that we could be developing into
5 something. What should we do? I don't know. I
6 don't know enough about this.

7 MAYOR HUBBARD: Can you check with that
8 company, find out what the cost is of trying to do
9 the service?

10 TRUSTEE ROBERTS: Get you some quotes, sure.

11 MAYOR HUBBARD: Get some information on that,
12 and we'll have -- that will be part of the discussion
13 for next month.

14 TRUSTEE ROBERTS: Thanks.

15 MAYOR HUBBARD: Okay. Mayor and Board of
16 Trustees Reports. We'll start with Trustee Phillips.

17 TRUSTEE PHILLIPS: Oh, I get to go first, yay.

18 MAYOR HUBBARD: Yup.

19 TRUSTEE PHILLIPS: Okay. First of all, I would
20 like to thank Sylvia Pirillo, Joe -- and I'm sorry --
21 Cortale, and Kim Moore, and actually Chatty Allen, to
22 be honest with you, for helping out with the
23 Halloween Parade. It was a fun event. I think
24 everybody had a good time. I was extremely excited
25 to have the Engine 33 decorated for Halloween. It

1 was -- it made the kids smile. So I'd like to thank
2 them very much for the work. And, hopefully, we can
3 start next year, working towards Halloween, to
4 incorporate the business community, helping out a
5 little bit and expanding on it.

6 I attended the Southold Transportation and the
7 East End Transportation Commissions with Derryl. And
8 one of the things I would like tonight is to have
9 permission to -- I don't know if you need a
10 resolution, or if it's okay to just go back to them.
11 As you know, with the report that Derryl produced for
12 you from the Southold Town Transportation, they have
13 agreed to have the discussion about dealing with the
14 North Ferry traffic and the Cross Sound Ferry
15 traffic. Councilman Ruland was on the discussion of
16 how our roadways are becoming overcongested, and
17 we're going to reach a max. In my words, we already
18 reached the max in Village of Greenport.

19 We have Cross Sound Ferry traffic coming in
20 here, we have traffic coming from the west, and
21 they're all meeting in Greenport. And my explanation
22 to him is I don't think it's fair for the Village
23 taxpayers to maintain roads for income that's going
24 over to the south side and not staying here. So
25 they've agreed to work on getting the North Ferry

1 together, along with the Town of Shelter Island, the
2 Town of Southold, the Village of Greenport, and the
3 DOT, the New York State DOT, the MTA, and discussing
4 some type of action to -- they'll be supporting us
5 politically, as well as trying to help us create some
6 type of fix to our problem with the Ferry Company,
7 okay?

8 MAYOR HUBBARD: You said their meeting was
9 coming up next week. Bridgford Hunt would like to go
10 to that meeting with you, if you want to bring him.

11 TRUSTEE PHILLIPS: Yeah. That was part of --

12 TRUSTEE ROBERTS: Who's that?

13 TRUSTEE PHILLIPS: I just wanted to make
14 sure -- he's the North Ferry Manager.

15 MAYOR HUBBARD: The Southold Town
16 Transportation Committee. She sent me an email
17 yesterday.

18 TRUSTEE PHILLIPS: It's November -- yeah,
19 November -- it's November 23rd.

20 MAYOR HUBBARD: The 23rd.

21 TRUSTEE PHILLIPS: I'd like to go with Derryll.
22 And I wanted to give the Chairman a call first, and
23 perhaps maybe he could reach out to the North Ferry
24 and to some other people and ask them to come.

25 MAYOR HUBBARD: Right. Bridgford had stopped

1 down and saw me. He said next time they're going
2 back, he would like to go and discuss what can be
3 done. He had some other options and some thoughts.

4 TRUSTEE PHILLIPS: Yeah. Well, they were --
5 they were excited to see us in Greenport, and it
6 was --

7 MAYOR HUBBARD: Okay. Well, reach out to him.

8 TRUSTEE PHILLIPS: Okay.

9 MAYOR HUBBARD: And Stella may want to go also.

10 TRUSTEE PHILLIPS: Okay, that's fine.

11 MAYOR HUBBARD: Stella Lagudis is the Director
12 of The Heights Association now.

13 TRUSTEE PHILLIPS: Okay.

14 MAYOR HUBBARD: Julie Ben-Susan retired and
15 Stella is the new person in charge there.

16 TRUSTEE PHILLIPS: Okay. All right. As I
17 said, it was a real positive meeting. And we'll --

18 MAYOR HUBBARD: Okay. Well, reach out to them
19 and have them go with you.

20 TRUSTEE PHILLIPS: Okay.

21 MAYOR HUBBARD: And, you know, report back to us.

22 TRUSTEE PHILLIPS: Okay. There was something
23 else I wanted. Oh, accessory buildings or
24 accessory -- apparently, we have a little confusion
25 in the law. I was -- I went over it with you today.

1 I think we need to review that section of the code.
2 It's a little confusing, and we have -- we have --
3 Paul, help me out with this, because I was -- we were
4 discussing the 15-foot height.

5 ADMINISTRATOR PALLAS: The height, yeah.

6 TRUSTEE PHILLIPS: And then, you know, the
7 calculations with the property. I think it just
8 needs to be clear-cut as to an accessory building is,
9 can be X, Y and Z, and that's it.

10 ADMINISTRATOR PALLAS: What the size can be
11 relative to where it is with relation to setbacks.
12 It's -- the way it reads, if it's within the setback,
13 you can almost do anything you want.

14 TRUSTEE PHILLIPS: Right.

15 ADMINISTRATOR PALLAS: Which I don't know if
16 that was the intent when the law was drafted, but
17 it's the way --

18 MAYOR HUBBARD: Okay.

19 ADMINISTRATOR PALLAS: -- it's interpreted.

20 TRUSTEE PHILLIPS: So I would like to send that
21 to Code Committee for them to review.

22 MAYOR HUBBARD: Make me copies of the section
23 and all.

24 TRUSTEE PHILLIPS: Okay.

25 MAYOR HUBBARD: Forward that to Jeanmarie, and

1 she could put it on the agenda for the Code Committee
2 to review.

3 TRUSTEE PHILLIPS: Okay. I've been working
4 with Sylvia on communications and a lot of other
5 things, and because it's getting late, I think we'll
6 move on.

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

9 TRUSTEE ROBINS: Okay. I have a BID report.
10 We had a meeting today. It was a brief meeting,
11 there weren't a lot of people there, so we'll be
12 meeting -- they'll be meeting several times this
13 month. The next meeting is on Monday. They'll be
14 having their annual meeting on December 3rd, where
15 they'll elect officers and give an annual report.

16 But this is a report on a meeting that was held
17 on October 28th, special meeting, where a consultant
18 by the name of Marco LiMandri from New City America
19 came to -- was hired to come and speak to the BID.
20 He's an expert in the creation of Business
21 Improvement Districts around the country. He's based
22 in San Diego, where he is the Administrator and
23 Developer of their thriving BID, located in what is
24 known as the New Little Italy.

25 The purpose of the meeting was to educate the

1 BID Board on ways to increase business membership and
2 participation, to achieve a higher level of
3 professionalism, to enhance economic opportunity, and
4 to create a business cycle that can be sustained
5 throughout the year.

6 Mr. LiMandri made several key suggestions. He
7 said that the BID must have functioning committees,
8 an agenda for their meetings, and a policy for
9 membership. Some things to do, he recommended, were
10 that the Village provide a list of the business
11 properties and tax assessments. Paul, I think, has
12 taken that and submitted it, and working on that for
13 them.

14 ADMINISTRATOR PALLAS: Yeah.

15 TRUSTEE ROBINS: A copy of the BID bylaws and a
16 Letter of Determination from the IRS.

17 He also suggested tracking sales tax that is
18 going to the County from Greenport, and to get an
19 explanation of, you know, what the percentage is of
20 sales tax coming back. I suggested that that might
21 be something I could sit down with Al Krupski to find
22 out. I don't know if he -- if he didn't get it for
23 me personally, he could direct me to find out how
24 much tax revenue is actually coming back to us.

25 An assessment by the BID for a redone plan that

1 would consider street frontage, lot size, and
2 building size, and their determination for the tax --
3 you know, their taxing themselves. He spoke about
4 grants, and he suggested pursuing grants. And he
5 says that it's all about who you know on Boards of
6 Directors. He advocates vigorously lobbying them to
7 achieve success in obtaining grants. He recommended
8 research.

9 There was a grant for the Mitchell Park
10 bathroom project. I'm not sure what year that was.
11 Mary Bess, maybe you remember that.

12 TRUSTEE PHILLIPS: 2009 it was finished.

13 TRUSTEE ROBINS: Okay. It was the only time
14 that the BID tax percentage was increased.

15 TRUSTEE PHILLIPS: Maybe the one-time
16 assessment.

17 TRUSTEE ROBINS: It was a one-time assessment,
18 yeah.

19 Mike Acebo, who was the BID President, was at
20 the meeting and he helped with a lot of background
21 information. That was helpful, because Mr. LiMandri
22 was trying to get an overview from the BID, you know,
23 of what our expectations are, and also what he
24 suggested in terms of achieving greater goals for the
25 development of the Business District.

1 He's supposed to be submitting a detailed
2 report. He was there for over five hours. We did a
3 morning and an afternoon session. Paul attended the
4 afternoon session with us. He spent a good deal of
5 time listening to Board Members, asking them to give
6 him a detailed picture of Greenport.

7 His comments, he was extremely impressed with
8 our Village and all the wonderful things about our
9 community. He thinks that our downtown waterfront
10 and the walking village are tremendous assets.

11 For those of us who have lived here for many
12 years, we have seen this Village change rapidly in
13 the past 10 years. I certainly remember Front Street
14 before Mitchell Park, and a summer of -- summer of
15 bungee jumping and cheap thrills where our beautiful
16 park and Carousel are now located.

17 Our local businesses are the basis of our
18 economy and their success is our success. That's it
19 for me. Thank you.

20 MAYOR HUBBARD: Okay. Thank you. Trustee
21 Roberts.

22 TRUSTEE ROBERTS: Thank you. Code violations
23 happen on the weekends and evenings, too. Can we --
24 can we -- I don't know if we need to do it by
25 resolution, but I've spoken personally with Ed. He's

1 willing to work off hours, if directed to do so. So
2 I don't see why we wouldn't take him up on that,
3 because if we're looking for unsafe conditions,
4 particularly overcrowding, that happens at night and
5 on weekends.

6 ADMINISTRATOR PALLAS: I mean, I can adjust his
7 hours. I don't know. It's up to you guys if you
8 want to do it by resolution. I can just do that.

9 MAYOR HUBBARD: Well, I don't believe it has to
10 be by resolution. It's just something that you could
11 just, you know, work on the schedule. I mean, it
12 doesn't have to be just Ed. If we have to have, you
13 know, the Building Inspector go out on stuff, too,
14 you know, do a later shift on one day or something,
15 you know, see what you could adjust.

16 TRUSTEE ROBERTS: We've talked about it before.

17 MAYOR HUBBARD: Yeah.

18 TRUSTEE ROBERTS: If we can just sort of -- I
19 think that would benefit the Village.

20 ADMINISTRATOR PALLAS: I'll speak with him and
21 come up with some kind of a variable schedule.

22 MAYOR HUBBARD: This time of year, it's not
23 going to be as needed as much as it would be during
24 the summertime when other places are rented. But,
25 still, just to start it and start looking at some of

1 these places at night or on the weekend, it would be
2 fine.

3 TRUSTEE ROBERTS: Yup, thanks. And then I just
4 wanted to share, we had a great short, brief workshop
5 at Saint Agnes at the Spanish Language Mass with Ed,
6 with Eileen Wingate, just going over some basics
7 of -- with Sister Margaret translating some basics
8 of -- basically, we pitched it as here's how to keep
9 Eileen from having to -- or Ed from having to come to
10 your house to inspect. And so it was just going over
11 some basic stuff that the Village looks out for, and
12 sort of communicating what the Village is, and if you
13 need anything, come call us. And it was a real nice
14 kind of 10, 15-minute talk, and very well received.
15 Tons of Jack's students were in there, so they came
16 up and were giving -- making fun of him for his
17 beard.

18 But it was a great session. If anybody -- you
19 know, we sort of stay in touch with Sister Margaret
20 on a monthly basis. You're also, obviously, welcome
21 to contact her. But if you ever want to --

22 MR. PROKOP: How do we contact her? How would
23 I contact her?

24 TRUSTEE ROBERTS: I'll give you her email
25 address. She's not a big emailer. But her goal is

1 to have -- you know, she believes that if people just
2 keep coming every few months, and been friendly in
3 saying, "Hi, this is what the Village does," and we
4 can talk about a different thing that the Village
5 does and how it can help, you know, we can
6 eventually -- but part of the goal here, to be frank,
7 was if there are unsafe conditions that people are
8 afraid to report, give them a potential channel
9 through Sister to at least discuss possibly reporting
10 them. But, you know, going into the winter, if
11 people don't have heat and they're afraid to report
12 it, we're here to be their advocates and potentially
13 help with the issue to the extent that they're
14 comfortable letting us do so. That was the main
15 message that we communicated and it was real nice.

16 So, if anyone wants to get involved a little
17 more, let us know. Documents?

18 TRUSTEE MARTILOTTA: Oh, and here we go. I
19 understand we bought the scanner. Is that -- for the
20 Laserfiche. Did that -- no? Didn't you tell me
21 that?

22 CLERK PIRILLO: Trustee Roberts and I had a
23 nice exchange today about the scanner --

24 TRUSTEE MARTILOTTA: Yes, ma'am.

25 CLERK PIRILLO: -- and Laserfiche, and it would

1 appear that the new machine that we bought upstairs
2 is a scanner. If that's -- we're going -- we're
3 investigating that. We already have calls into that
4 to our I.T. people. If that's the case, that would
5 be excellent, because, as I explained to Trustee
6 Roberts, a lot of my documents, birth and death
7 records, are oversized, and those can't be handled by
8 a regular scanner.

9 We were discussing the fact that a majority of
10 the items that we would start with would be the birth
11 and death records and Building Department records.

12 TRUSTEE MARTILOTTA: Sure.

13 CLERK PIRILLO: Okay? Probably those are the
14 ones that first need to be on the system, quote,
15 unquote.

16 TRUSTEE MARTILOTTA: Okay.

17 TRUSTEE ROBERTS: Most commonly requested, most
18 costly for us to find.

19 CLERK PIRILLO: The birth and death records are
20 the most difficult to replace, so that makes them the
21 most valuable, and Building Department records are
22 the most requested.

23 TRUSTEE MARTILOTTA: Sure. No, I had saw your
24 FOIL request. I was -- wow.

25 CLERK PIRILLO: Yeah. So those -- right. And

1 you saw them, the records, so --

2 TRUSTEE MARTILOTTA: Yes, ma'am.

3 CLERK PIRILLO: So those are the two
4 categories. We are hoping that it's the case that
5 the machine upstairs does, in fact, work that way,
6 because if that's the case, we've just saved quite a
7 bit of money. Now, that having been said, you may
8 have to put some of that money back into licenses, if
9 Southold Town doesn't have enough licenses for us.
10 In other words, there's a certain set number of
11 licenses.

12 TRUSTEE MARTILOTTA: Sure.

13 CLERK PIRILLO: That will be determined by the
14 grant paperwork, the grant that we -- excuse me --
15 that we worked on in conjunction with Southold Town
16 and the Southold Town one is a voluminous document.
17 I've obtained a copy of that document from Clerk
18 Neville in Southold Town.

19 My Deputy Clerk, Jeanmarie, contacted General
20 Code, who is also a very valuable resource to us.
21 They are in the process of -- they will be -- I'm
22 sorry -- analyzing the document, the application
23 document to find out exactly what -- exactly what we
24 gained through the application.

25 TRUSTEE MARTILOTTA: Sure.

1 CLERK PIRILLO: And exactly what we're entitled
2 to. They're going to give us a synopsis and let us
3 know, and then we should be ready to go.

4 TRUSTEE MARTILOTTA: Okay. That's just great.
5 Do you have any idea when they're going to be able to
6 get back to us with -- because when I spoke to the
7 Clerk --

8 TRUSTEE ROBERTS: I.T., Lloyd.

9 CLERK PIRILLO: Lloyd Reisenberg?

10 TRUSTEE MARTILOTTA: Lloyd. When I spoke to
11 him -- Doug and I went there when we first got
12 elected. I can't remember what month it was, it
13 doesn't matter. He said he thought that we were in
14 the clear as far as licensing, and they had enough,
15 like, memory, I guess is the right word, for the
16 computer to store all the documents.

17 CLERK PIRILLO: Since your -- that was correct
18 at the time. And since your conversation with him,
19 the method that they used, you know, the method that
20 they used for connectivity changed.

21 TRUSTEE MARTILOTTA: Okay.

22 CLERK PIRILLO: Okay. It's a good thing, but
23 we just have to make sure that everything is
24 compatible, okay? It's our hope that it is --

25 TRUSTEE MARTILOTTA: Sure.

1 CLERK PIRILLO: -- because this way, again, we
2 save money. Hopefully, with the grant that we worked
3 in conjunction with Southold Town, okay, we have
4 enough licenses. If we don't, we've saved the money
5 on the machine, quote, unquote, so that we no longer
6 have to put money into that, okay? We can put it
7 towards the licenses, if we have to.

8 TRUSTEE MARTILOTTA: Okay. And then --

9 CLERK PIRILLO: All that should be wrapped up.
10 I expect that it would be wrapped up within a few
11 weeks.

12 TRUSTEE MARTILOTTA: That's awesome. Then I
13 guess the followup question would be, if we should be
14 able to wrap this up within the next few weeks, do we
15 have the personnel available to begin?

16 MR. BRANDT: I'd like to interject, please, if
17 I could.

18 TRUSTEE MARTILOTTA: Please.

19 MR. BRANDT: The one point, the scanner
20 everyone keeps referring to is, in fact, the copier,
21 the new copier on the second floor, which does get
22 used quite a bit.

23 TRUSTEE MARTILOTTA: Sure.

24 TREASURER BRANDT: So that there's going to be
25 a timing issue to get someone in there scanning as

1 well. I don't know about personnel, but I just
2 wanted to make sure that people were aware of that.

3 TRUSTEE MARTILOTTA: Okay.

4 CLERK PIRILLO: The two issues are this one,
5 with the timing, and the second is, which I touched
6 on briefly with Trustee Roberts today, is the issue
7 of our own capabilities in the office with our
8 server. So we don't want to clog the system, because
9 it's a tunnel, similar to the Holland Tunnel, right,
10 and you can only put -- and you can only put so much
11 into it.

12 TRUSTEE MARTILOTTA: Sure.

13 TRUSTEE ROBERTS: Right.

14 CLERK PIRILLO: Okay? So, if we need to expand
15 that in any way, we could. We could also explore the
16 possibility of scanning off hours, unless an hour is
17 the traffic hours with the upstairs copier. That
18 would solve most of your problems as well.

19 MR. BRANDT: The server we have is scalable,
20 it will expand readily. That's an easy -- that's an
21 easy fix.

22 TRUSTEE PHILLIPS: Robert, isn't that copy
23 machine, is that where all the electric bills and the
24 utility bills are printed out?

25 MR. BRANDT: Correct.

1 TRUSTEE PHILLIPS: Okay.

2 TREASURER BRANDT: Correct. And it's also --
3 Derryl uses it, Paul, myself, Linda. That's why I
4 just want to make sure that we're not, you know,
5 forced out on our machine.

6 (Laughter)

7 TRUSTEE ROBERTS: With all due respect, Robert,
8 the Town of Southold has a lot more people working
9 there and a lot more documents than we do and somehow
10 they manage to figure it out. I think we're all
11 smart enough to figure this out, right?

12 MR. BRANDT: I just wanted to make sure that it
13 isn't being monopolized two days a week, or something
14 like that.

15 TRUSTEE ROBERTS: Understood.

16 TREASURER BRANDT: We could work out a schedule
17 that accommodates everybody.

18 TRUSTEE ROBERTS: What I would be interested to
19 know, so we can get our arms around this, I think we
20 need to kind of -- need our arms around the cost of
21 this in terms of probably temp resources. If we had
22 a sense of the number of pages, I mean, this is a
23 wild guesstimation, but number of documents in
24 building, number of documents in birth and death,
25 number of documents in the basement, number of

1 documents that this Board -- you know, in broad brush
2 strokes, so -- and we have somebody do -- Joe, or
3 somebody do an hour's worth of scanning, and, okay,
4 we can do 25 an hour. I think we need -- we need to
5 probably take it in chunks. It's not going to be
6 cheap. We need to prioritize and figure out, you
7 know, how much. Do we have money in the budget for
8 this, and we have to weight it against -- I was
9 thinking, as Ray was talking, sludge hauling is sort
10 of the FOILing of the Clerk Department. It's this
11 kind of thing where if we can make an investment in
12 temp resources to get the documents online, no longer
13 does anyone in Village Hall have to spend times with
14 building files, and worrying about a document getting
15 lost and -- you know, and then we've got a problem
16 because this person thinks that this CO should have
17 happened and shouldn't have happened. We're learning
18 this kind of in a hard way right now and it's causing
19 a lot of time for everybody. This is a huge time
20 savings overall, not to mention transparency to the
21 public.

22 So if there is a way to get to some estimates
23 for how many hours it would take to do the building,
24 the birth and death, and then, say, maybe in year
25 chunks of Village Board, Zoning, Planning documents

1 to get on there. And then we can sort of say, okay,
2 if we just had one full-time -- one FTE resource
3 going at this eight hours a day, it would take us 20
4 years to do every document, that's obviously not
5 going to work. What are we -- let's pick the ones
6 that are most important, do those first, and maybe
7 it's 10 grand at 10 an hour or something that is a
8 first -- I'm just making numbers up. But we have to
9 be able to make a financial decision on this if we're
10 going to commit to it.

11 TRUSTEE MARTILOTTA: One of the things, if I
12 may, when we were talking about you have a paralegal
13 person available to you, I would think that this
14 would fall under that in some ways, like being able
15 to scan the documents in such a way that they could
16 be used. We might -- I don't know, it might not.

17 TRUSTEE ROBERTS: Too expensive.

18 MR. PROKOP: Part of it, sure. Maybe legal
19 documents.

20 TREASURER BRANDT: They could be able to
21 prioritize.

22 TRUSTEE ROBERTS: It's very expensive.

23 TRUSTEE PHILLIPS: That's a waste of time.

24 TRUSTEE ROBERTS: I'm thinking temp agency.

25 MAYOR HUBBARD: Okay.

1 TRUSTEE MARTILOTTA: With that, too, I mean,
2 whatever it might be. But when we look at how much
3 times we're spending on these, on these FOIL requests
4 and the amount of work it's taking, I mean, that's
5 making it very difficult, I would think, for the
6 full-time staff. So we're --

7 MR. PROKOP: That's a good point that you just
8 made. I mean, that's like a central point. I missed
9 that in the discussion with the Board. The amount
10 of -- the alleviation of the amount of time that we
11 would be devoting -- that we do devote to FOIL now.

12 TRUSTEE ROBERTS: This will wait two weeks
13 sometimes, you know.

14 TRUSTEE MARTILOTTA: Not that it would
15 necessarily disappear, but at least for the building
16 requests, they would all be online, just like they do
17 at Southold Town. I would think it would just make
18 everybody's life so much easier.

19 MR. PROKOP: You could respond to a FOIL by
20 just telling the person that it's already online.

21 TRUSTEE ROBERTS: Well, that's what you do in
22 the Town of -- if you own property in the Town of
23 Southold, you just go on the website, not to mention
24 protection against Article 78, because, you know, we
25 remove human error, some human error, like losing a

1 document, it's all there.

2 MAYOR HUBBARD: Okay. Well, once this is up
3 and running, you might be able to also get a college
4 student, an intern.

5 TRUSTEE MARTILOTTA: Sure.

6 MAYOR HUBBARD: Political Science or something,
7 that, you know, learn this is what Planning Board
8 does, this is what they're doing, as you're make
9 copies of a folder. It could be something that we'd
10 be able to get, you know, an intern to work on. If
11 it's set up by summertime, somebody to do that. Even
12 Suffolk Community College has kids that come out and
13 do stuff and we might be able to get a couple of them
14 for a summertime --

15 TRUSTEE MARTILOTTA: Sure.

16 MAYOR HUBBARD: -- to pass you a bunch of it,
17 you know.

18 TRUSTEE ROBERTS: Yeah.

19 TRUSTEE MARTILOTTA: May be incredible. Right,
20 awesome.

21 TRUSTEE ROBERTS: Great. Moving on to housing.
22 So just if the -- just looking at the financials, we
23 haven't had community development block grant money
24 in here, and I know that in the past, that has been a
25 big part of what we do here. We'd just like the --

1 we'd like a resolution just so we're clear that we
2 have authorization from this Board to do so, to work
3 with Asha. I think I will reach out to HUD, the
4 Suffolk County folks, and get this Village back
5 receiving money from HUD.

6 I've raised the point earlier about how I think
7 we need to do more activity to bring money in to
8 support the work we want to do. So I'm just asking
9 for a resolution for us to go and do some research on
10 your behalf, and then, potentially, let's figure out
11 what we think it's going to take to apply for
12 something.

13 And I think they have an application cycle
14 coming up. I know that HUD's pushed everything down
15 to states, and even the counties, so it's no longer
16 federalized.

17 At any rate, go get some information. And if
18 there's a huge cost in terms of staff time involved,
19 then we figure out, you know, do we carve time out
20 to -- how much could we help to support. Does it
21 take people away from other tasks? Do with need
22 to -- I think, typically, with these things, you have
23 to hire -- there are HUD grant experts out there.
24 So, anyway, I can't get you any data about -- I don't
25 want to make any decisions on spending any money

1 right now. I'd like your approval to go and do some
2 research with Asha, since this is her -- I'm assuming
3 she would be the right person, Robert.

4 MAYOR HUBBARD: Well, I was going to ask Robert
5 that. Is she going to be available for that? Should
6 we be looking at a grant writer, or is that something
7 that she -- I don't want to take her away from what
8 she's got to take care of.

9 TRUSTEE ROBERTS: To do research, that's all.

10 MR. BRANDT: That's my concern. It would
11 depend on how -- you know, the time. I mean, she
12 does have clients that come see her scheduled, but
13 then she does have clients that come in unscheduled.
14 So that might be a bit of a conflict. I have a bit
15 of an issue with that.

16 MAYOR HUBBARD: Okay.

17 TRUSTEE ROBERTS: Four hours maximum between
18 now and the next work session to do a little research
19 to figure out if we can get some money into this
20 Village.

21 MR. BRANDT: I don't mean to be difficult, I'm
22 agreeable. I'm just saying that we'd have to work it
23 out with her schedule. She does --

24 TRUSTEE ROBERTS: Understood.

25 MR. BRANDT: And I'd like to be apprised of

1 that before she commits to you.

2 TRUSTEE ROBERTS: That's fine. And I think
3 we're making a phone call.

4 TRUSTEE PHILLIPS: Well, I think that, in all
5 honesty, Robert, you're her supervisor, correct?

6 MR. BRANDT: Correct.

7 TRUSTEE PHILLIPS: And I think that's something
8 that perhaps Trustee Roberts and Trustee Martilotta
9 needs to sit, before we do anything, is to sit down
10 with you and discuss the -- first of all, who's going
11 to pay for Asha. Asha is under the -- her salary
12 comes out from the administration of the HUD grant,
13 correct?

14 MR. BRANDT: Correct.

15 TRUSTEE PHILLIPS: There is no Village money
16 that goes into her salary, correct?

17 MR. BRANDT: Correct.

18 TRUSTEE PHILLIPS: So that's -- that -- you
19 know, her FTE is really based on a funding source
20 that's not taxpayer dollars.

21 And the other thing is, is that Robert and I
22 have done a fair amount of research on the CDBG money
23 that's left. And there is the question of the house
24 on Webb Street that I believe the Village Attorney is
25 looking into at one point with Suffolk County,

1 because we were committed to do something. And we
2 also have a fair amount of mortgages that are coming
3 back from the original CDBG grant funding that
4 happened 20 years ago, I guess it was, when we built
5 houses. What was it? We gave them grant money
6 deposit, and they're starting to come back in
7 payments as the houses are being sold.

8 So I think that, at some point, if you would
9 like to sit down with Robert and I, we can go over
10 with you things that we discovered over the last year
11 as to what we can do and what we can't do at the
12 moment.

13 In talking with Asha, I'm sure that she's
14 giving you a different perspective from her point of
15 view, but the Village --

16 TRUSTEE ROBERTS: I haven't spoken to her about it.

17 TRUSTEE PHILLIPS: Oh, okay. All right.

18 TRUSTEE ROBERTS: I was just trying to -- take
19 Asha out of the mix. I would like a resolution from
20 this Board for us to go research HUD community
21 block -- development block grants.

22 TRUSTEE PHILLIPS: Well, Robert and I have been
23 doing it already, so that's why --

24 TRUSTEE ROBERTS: Well, we haven't won one in a
25 very long time, so I think --

1 TRUSTEE PHILLIPS: We haven't presented one in
2 a very long time, and that was a decision of the
3 previous Board to not pursue it, and I can't
4 understand as to why that was done, okay?

5 TRUSTEE ROBERTS: I'm offering to go do some
6 leg work to get us some money. Can I please get a
7 resolution saying that it's okay? And we'll sit down
8 and we'll talk.

9 TRUSTEE PHILLIPS: I'm not saying that. As I'm
10 saying, it's identical.

11 MAYOR HUBBARD: Taking Asha there, because I
12 don't want to designate her with a name on there
13 that's saying she's going to be doing it.

14 TRUSTEE ROBERTS: Fair enough.

15 MAYOR HUBBARD: Get information from her, you
16 know.

17 TRUSTEE ROBERTS: And do it myself.

18 MAYOR HUBBARD: Yes.

19 TRUSTEE ROBERTS: Okay.

20 TRUSTEE MARTILOTTA: All right.

21 TRUSTEE ROBERTS: Anything else you want to
22 talk about now, or are we --

23 TRUSTEE MARTILOTTA: Yeah, one thing real
24 quick. For this -- as the snow is coming up, are
25 we -- we were talking about this a little last month.

1 MAYOR HUBBARD: Yes.

2 TRUSTEE MARTILOTTA: I just want to make sure,
3 I brought the code in this time. Are we going to try
4 and get somebody to clear sidewalks for people who
5 don't, or is that not something -- or are we going to
6 try and put an RFP out to get somebody with a
7 snowblower, if they want to go around town?

8 MAYOR HUBBARD: That was not my intention. It
9 was to take care of the stuff downtown that we can
10 direct our guys to do and everything else. That's
11 really -- I don't know how we're going to pay for
12 that and get somebody to do it. I know you could add
13 it onto their tax bills and everything else. I don't
14 think that's going to -- I would not feel comfortable
15 with us hiring somebody to go down and just start
16 doing people's sidewalks.

17 TRUSTEE MARTILOTTA: Okay.

18 MAYOR HUBBARD: I'd rather put the
19 responsibility back on them.

20 TRUSTEE MARTILOTTA: Okay. And take --

21 MAYOR HUBBARD: And start an announcement now
22 and just tell them, "You need to make sure you have
23 arrangements for it, start doing it." We could add
24 it to their utility bill --

25 TRUSTEE MARTILOTTA: Okay.

1 MAYOR HUBBARD: -- saying, "Sidewalks must
2 cleared, we are going to be enforcing it this year,
3 you need to clear your sidewalks off," and try to do
4 it that way.

5 I'm just afraid -- there's a lot of guys that
6 go out there and do it themselves, and if you need to
7 get somebody, they're walking all around town when
8 it's happening. I'd rather us not get in the
9 process -- in the business of doing it for people and
10 adding it to their tax bills.

11 TRUSTEE MARTILOTTA: Very fair, very fair.

12 MAYOR HUBBARD: You know, the downtown area,
13 I've already talked to Paul about that. That really
14 was just a matter of making sure that we're expending
15 the resources to do it.

16 TRUSTEE MARTILOTTA: Yes, sir.

17 MAYOR HUBBARD: And we've already discussed
18 that, and we will -- we will take care of it.

19 TRUSTEE ROBERTS: I just wanted to -- I just
20 wanted to ask.

21 MAYOR HUBBARD: Yes. No, I know, yeah.

22 TRUSTEE MARTILOTTA: That was all.

23 MAYOR HUBBARD: Yeah.

24 TRUSTEE ROBERTS: Could we get a list of the
25 people that we -- on whose doors we taped green

1 notices last year for the purposes of figuring out --
2 I think some of those people are physically unable
3 to --

4 MAYOR HUBBARD: Sure.

5 TRUSTEE ROBERTS: -- to do their sidewalks.
6 And I don't want to give them another green notice,
7 because it is upsetting. And I also think maybe,
8 just as neighbors, we can post that list around, and,
9 you know, like I already know of one person, "Do you
10 want me to go take care of her sidewalk for her,
11 because I don't want her to get a green notice." But
12 I think it might be nice to just --

13 MAYOR HUBBARD: Yes.

14 TRUSTEE ROBERTS: You know, with their consent,
15 you know, can we -- and somebody will take care of
16 it, but t just --

17 MAYOR HUBBARD: I'm sure they will.

18 TRUSTEE ROBERTS: And make sure Ed doesn't --

19 MAYOR HUBBARD: Do we have a list of who
20 Paul -- I mean, who Ed gave them to?

21 ADMINISTRATOR PALLAS: I'll check. I'll check
22 with Ed. I don't know if he's -- I don't know if --

23 MAYOR HUBBARD: He'll remember the main spots,
24 the ones. He'll know the main areas.

25 TRUSTEE ROBERTS: He'll know the ones who

1 yelled at him.

2 MAYOR HUBBARD: Yes.

3 (Laughter)

4 TRUSTEE ROBERTS: And it's just informally.

5 MAYOR HUBBARD: But we can go with information,
6 try to make it more available. We can put it on the
7 website, saying, "We need to clear the sidewalks
8 without recurrence of what happened last year."
9 Let -- you know, public notification to everybody,
10 let them know that we're going to do something about
11 it this year, and, hopefully, they'll -- that will
12 rectify the problem.

13 TRUSTEE MARTILOTTA: Sure.

14 TRUSTEE PHILLIPS: I think we just need to make
15 sure to tell them that we're enforcing it this year
16 and because in years past, it's been -- you know,
17 we've gone, we've given them notice, you know, we're
18 done talking. And I think there's a lot of vehicles
19 available, but I think we need to tell them that this
20 year it's going to get enforced.

21 MAYOR HUBBARD: It was a major problem last
22 year, we're not going to tolerate it again. Okay.
23 Paul will take care of that.

24 TRUSTEE ROBERTS: Paul, thanks. And towing,
25 are we going to do anything?

1 MAYOR HUBBARD: Well, we do that on an
2 emergency basis. I mean, there's only one guy that
3 was ever willing to do it for us, but he also plows
4 snow. And last year, when we needed him, he
5 was jammed up with his own stuff.

6 TRUSTEE ROBERTS: Do you want to put out an
7 RFP, see if we get anything?

8 MAYOR HUBBARD: I don't know if anybody's
9 really going to respond back to it and all. I
10 mean --

11 TRUSTEE ROBERTS: There's one way to find out.

12 MAYOR HUBBARD: Yes. No, I understand that. I
13 mean, the trouble we've run into in the past is when
14 the cars -- by the time we need to plow them -- I
15 mean, need to tow them, there's five foot of snow
16 around it and they can't get to the car to try to do
17 it. I think, again, trying to notify people ahead of
18 time. Or we can do an RFP, I mean, to see if
19 anybody's interested in doing it for us. Usually,
20 it's just a matter of a phone call. We can call
21 around and ask, you know, the five local guys that do
22 it. You know, there's only a few of them around here
23 that actually do it. And most of them in the past
24 said they're too busy, they didn't want to, because
25 we've tried it in the past. But we can make some

1 phone calls again. The ones we called last year,
2 we'll call them again.

3 TRUSTEE ROBERTS: I got one, I'll send it to
4 you.

5 MAYOR HUBBARD: Okay, that's good.

6 TRUSTEE ROBERTS: Thank you.

7 MAYOR HUBBARD: Okay.

8 TRUSTEE MARTILOTTA: Thank you.

9 MAYOR HUBBARD: All right. Thank you.

10 MS. BRAATEN: Is it okay if I take five
11 minutes.

12 MAYOR HUBBARD: Yes, yup. We'll take a
13 five-minute break for the stenographer.

14 (Whereupon, the meeting was recessed at
15 10:15 p.m. and resumed at 10:20 p.m.)

16 MAYOR HUBBARD: Okay, we're back. Okay. I got
17 my report. Most of the stuff I had we've taken care of.

18 I do have a letter here. Mike Osinski is
19 working on a grant for storage, for a storage
20 facility for all local baymen, and he wants -- he
21 needs a letter that the Village is behind the
22 project. The grant is due on the 24th, so he wants
23 us to vote on that, authorizing me to sign a letter
24 stating that the Village would be interested in it.
25 If you want, I'll just -- I'll read this real brief.

1 At this time, he simply requests a letter of
2 support for his grant application, and he indicates
3 that if they are funded, we would work with the
4 association to find an acceptable place for a small
5 storage and shellfish education center in the Village
6 of Greenport. The intention of the storage facility
7 is to allow free storage for any local baymen or
8 oystermen who want to pool their product for shipment
9 west, allowing them to save money on shipping and
10 delivery costs through collective contracting of such
11 services. The intent of the project is to be
12 cost-neutral to the Village, and would be funded
13 entirely by grant money. More information is
14 available, and they've got the grant there.

15 So, basically, I'm going to offer a motion this
16 evening, resolution to direct Clerk Pirillo to draft
17 and Mayor Hubbard to sign a letter, a letter -- to
18 sign a letter to Mike Osinski offering the Village of
19 Greenport support of the Long Island Oyster Growers
20 Association application to the New England Interstate
21 Water Pollution Control Commission's Peconic Estuary
22 Program Education and Outreach Grant, including
23 possible exploration of hosting a shellfish storage
24 facility in the Village of Greenport.

25 I make that a motion. So moved.

1 TRUSTEE ROBINS: Second.

2 MAYOR HUBBARD: All right. All in favor?

3 TRUSTEE MARTILOTTA: Aye.

4 TRUSTEE ROBERTS: Aye.

5 TRUSTEE ROBINS: Aye.

6 MAYOR HUBBARD: Aye.

7 Opposed?

8 TRUSTEE PHILLIPS: I have to recuse myself --

9 MAYOR HUBBARD: Yes.

10 TRUSTEE PHILLIPS: -- because I'm involved in
11 another project that's dealing with this grant. So
12 I'm recusing myself from the vote.

13 MAYOR HUBBARD: Okay. Motion is 4 to 0, with
14 one recuse. Motion carries.

15 Write up the letter. Mike, if you want to work
16 with her, whatever you need actually in the letter,
17 and I'll sign tomorrow.

18 MR. OSINSKI: By the end of the week, I'll just
19 get back to you.

20 MAYOR HUBBARD: Yeah. Just work on exactly
21 what the wording needs to be and I'll sign it, not a
22 problem.

23 CLERK PIRILLO: You have to do it tomorrow,
24 correct?

25 MR. OSINSKI: 24th.

1 MAYOR HUBBARD: 24th is Tuesday, so.

2 MR. OSINSKI: Oh. Tomorrow is Friday. Okay.

3 CLERK PIRILLO: Tomorrow is Friday.

4 MAYOR HUBBARD: Yes.

5 CLERK PIRILLO: Okay.

6 MR. OSINSKI: So any -- just say -- you know,
7 who knows what --

8 MAYOR HUBBARD: Well, just email, get together
9 with what it is, and I'll stop by and sign it and
10 we'll get it off to you.

11 MR. OSINSKI: Okay, I appreciate it. I'll talk
12 to you tomorrow.

13 MAYOR HUBBARD: Okay, good. All right. Thank
14 you.

15 Okay. One other topic I had, we've been
16 discussing health insurance back and forth here for
17 years, months, whatever. I want to propose a
18 resolution on the health insurance that -- the
19 argument has always been that part-time Trustees,
20 part-time Mayor should have part-time benefits. It's
21 an idea that was put out there about three years ago,
22 that Board Members that want to take the health
23 insurance, they get the single plan. If they want
24 the family plan, they have to pay for it themselves.
25 We've talked about it, I've discussed it.

1 I'd like to put that on the agenda to vote on
2 that, that there would be health insurance for any
3 Board Member who wants it, but would be only for
4 individual plan. If they want the family plan, they
5 have to pay for it themselves. That will be on the
6 agenda for next week. And that would be effective
7 January 1st, start of the new year.

8 MR. PROKOP: They would pay for the difference.

9 MAYOR HUBBARD: They would pay for the
10 difference if they want the family plan, yes. They
11 themselves would be covered.

12 ATTORNEY PROKOP: Okay.

13 MAYOR HUBBARD: If they want the family plan --

14 MR. PROKOP: Got it. I just want to make sure.

15 MAYOR HUBBARD: Well, yeah. Well, we'll make
16 sure, when the resolution is worded, that's the way
17 it is, and that would be effective January 1st, 2016.
18 And we'll discuss that, if we could them next week.

19 Also, I just want to announce, we should have
20 done it when everybody else was here, our meeting
21 next week is not on Thursday, on Thanksgiving, it
22 will be on Monday, the 30th. I should have announced
23 it at the beginning, I forgot, but just so next
24 Thursday, we're going to be home having pumpkin pie.
25 I won't be here, but we'll be here Monday, the 30th,

1 at 7 o'clock, for our meeting.

2 I had something else for Executive Session. We
3 have a contract to discuss. And that's all I had.

4 So I will offer it up now to public to address
5 the Board. Mr. Tasker.

6 MR. TASKER: Good evening. Arthur Tasker, 17
7 Beach Street, Greenport.

8 First of all, I'd like to offer an apology to
9 particularly Mr. Corwin and the rest of the people
10 who attended the meeting for being part of the
11 hilarity in the back of the room. It was unfair to
12 all the people who were here. I have to say,
13 however, that the discussion of the taxi location and
14 so forth reminded me of too many Saturday Night Live
15 skits that I've seen, and I spent my time trying to
16 figure out who was playing the John Belushi role and
17 who was playing the Gilda Radner role.

18 That being said, I would like to talk about
19 some of the agenda items kind of in reverse order.

20 First of all, I'd like to congratulate the
21 Board on having what struck me as a very sensible, if
22 not conclusive, discussion on how to deal with rental
23 laws, whether short term, long term, Airbnb and so
24 forth, because it seems to me that a cohesive,
25 comprehensive look at all of these is probably

1 worthwhile.

2 On the other hand, I don't think that just
3 because the long term rental law, for example, has
4 not been enforced, shall we say for want of a better
5 word, is any reason to throw it out as not being
6 workable. The cost of doing that has to be -- has to
7 be -- any law that like that, enforcing, introducing
8 any law like that, the cost of doing that has to be
9 measured against the benefit. It isn't just a cost
10 item, there's a benefit to the community. Sometimes
11 that benefit is very hard to measure in absolute
12 terms like dollars, but its there, or you wouldn't
13 have considered doing it in the first place. There
14 was a reason to do it, there's a need, let's say,
15 just from a public safety and health standpoint to
16 have a rental law that looks into this issue. So the
17 mere cost of implementing it is not what we meant of
18 whether or not the baby should be thrown out with the
19 bath water.

20 Having said that, mention was made of a big
21 change in rentals, real estate and so forth, but it
22 concerns me that Airbnb, VRBO are held up with these
23 great big hobgoblins that we can't deal with. They
24 are just reservation services, that's all they are.
25 They don't go out and buy real estate. They don't go

1 out and say, "You know, you could get around the B&B
2 laws of your municipality by advertising your
3 property for rent on our nifty little website." But,
4 in fact, that's what people are doing, they're using
5 Airbnb as a way to circumvent Greenport's rental
6 laws, Southold, or anybody, anybody else that has
7 one.

8 And there are many very sensible communities
9 that have implemented short term rental laws that do
10 take control, meaningful control, over the way short
11 term rentals are dealt with that come in through
12 Airbnb and circumvent all the regulations; City of
13 Santa Monica, Chicago, San Francisco. San Francisco
14 is in the past, not a good example, but there are
15 many, many ways to do this. And I'm glad to see
16 you're going to take a comprehensive look at this
17 that will also include -- that will also include
18 short term rentals.

19 I was concerned to overhear, because that's all
20 it was, mention of Matassa and an Article 78. As all
21 of you -- most of you will remember, I was very
22 involved in the opposition to the Matassa dock
23 permit. I'm surprised to hear that it's an
24 Article -- that's it's reached the Article 78 stage
25 without any knowledge, at least on my part, and I

1 follow these things pretty closely. Why is this not
2 made -- the information not made available on a piece
3 of litigation that the Village is involved in? I
4 know everyone is, "Well, litigation, you can't talk
5 about it," attorney-client privilege and all that.
6 I'm an attorney, I know all about that. But the mere
7 fact of the issue is not privilege, it's a public
8 record. So I was struck by the -- I was struck by
9 the fact that this -- you know, an Article 78 is a
10 big deal, and the fact that no mention has ever been
11 made of it, and if I hadn't been listening carefully,
12 I would have missed it in this meeting, too. So I'd
13 like an -- I'd like an update on that from somebody,
14 if I might.

15 There was a question raised about accessory
16 buildings and the regulation of those. I've
17 forgotten exactly who it was, but I think it was
18 Mr. Pallas who made the comment that with accessory
19 buildings, as long as it's within -- as long as it's
20 within the setbacks, you can do anything you want.
21 And while that may perhaps be largely true, it
22 doesn't matter even if it's outside the setbacks,
23 because every application I have seen for a variance
24 for a pre-built accessory building that violated the
25 setbacks, the variance has been granted like

1 Halloween candy, they hand them out like that for
2 accessory buildings and setbacks.

3 And that brings me to a broader question of the
4 policy determination, the policy direction that the
5 Boards have in this Village, the two or probably most
6 important Boards, the Planning Board and the Zoning
7 Board, because over the past several years, I've been
8 involved in attending many of the Zoning Board
9 meetings, seeing what is done, the applications that
10 are made. I've opposed a number of them, I've spoken
11 in favor of a number of them.

12 But, basically, not to -- not to sound flip
13 about it, but it seems to me that the Zoning Board,
14 particularly with regard to side yards, and setbacks,
15 and area variances, and stuff like that, has never
16 met a variance application it didn't like. And that
17 flies directly in the face of one of the primary
18 objectives of zoning, which I think was mentioned by
19 one of the other people earlier, and that is that the
20 purpose of the zoning law is to eliminate
21 nonconforming use, yet every time you create -- you
22 give a variance, you create a nonconforming
23 situation, and it is probably so universal that
24 people just expect it. You can build something and
25 get a variance, you can do it without a building

1 permit and go back and get a variance, because it's
2 too easy to get forgiveness than it is to get
3 permission, and that's something that needs to be
4 tightened up. Fines, you know, things like that are
5 one way to control that, but the policy that the
6 Zoning Board and Planning Board follow, what is it?
7 Who sets that policy? That policy, it seems to me,
8 should be being set by the Village Board, and you
9 say, "Okay, Village Board, we want you to" -- or,
10 rather, Planning Board or Zoning Board, "We want you
11 to be paying attention to nonconforming uses and
12 regulating those and eliminating those, not
13 increasing them. I don't know that they get any kind
14 of direction whatsoever. I don't know who creates
15 the direction or the policy that these two Boards
16 follow, but it doesn't seem to me to be in support of
17 the objectives of the zoning laws of the Village.

18 I witnessed this afternoon at a Planning Board
19 meeting, they were considering an application for
20 subdivision of some property on Third Street that
21 would create from a not -- already nonconforming lot
22 to new even more nonconforming lots, and they tabled
23 it, well, the Planning Board tabled it. But had they
24 gone ahead, and let's say in the course of that
25 meeting, had they gone ahead and granted their

1 permission to subdivide, A, you would have two
2 nonconforming lots with buildings with nonconforming
3 side yard setback areas, and all that kind of thing,
4 and they would have gotten a variance without having
5 gone before the ZBA.

6 Now the ZBA required the property owners on
7 First Street, what's -- Hugh Prestwood and Judy
8 Ahrens own the big house on First Street that ran
9 through to Second Street. And about three years or
10 so ago, they applied to the Zoning Board to subdivide
11 their property into -- to create, guess what, two
12 nonconforming lots, while they could have created a
13 single nonconforming lot without even requiring a
14 variance.

15 The hardship that they said, the hard -- the
16 financial hardship that they stated was that, "Well,
17 if we only got one lot to sell, we won't make as much
18 money as if we had two," which is pretty ludicrous, I
19 have to say. But the point is that they were
20 required to go before the Zoning Board to subdivide
21 their property to create nonconforming-size lots.
22 How is this other application now on Third Street
23 before the Planning Board to get the same thing that
24 will result in an end run around the Zoning Board?

25 So it brings me back to my original question,

1 who's in charge here? Who's setting the policy for
2 the Zoning Board and the Planning Board in terms of
3 what their objectives are, what their directions are,
4 and what they're trying to do to accomplish that will
5 benefit the Village at large, not cry-babying for,
6 oh, this poor person, they built their shed in the
7 wrong place, so they ought to be given a variance,
8 because they didn't think to do it right.

9 So I ask the Board, this Board, to look into
10 setting policy, to look into guiding and directing
11 how you want these appointed Boards to be operating
12 in the interest of the Village. Thank you.

13 MAYOR HUBBARD: Thank you. All right. Just
14 before I call anybody else up, when he mentioned the
15 short term rental, I do have the updated stats. I
16 was going to read them before to everybody. This is
17 the update from the -- not the short term, excuse me,
18 the long term rental. Make sure I'm on the right
19 page; I'm not.

20 I got this today from the Building Department.
21 I read the one last month. This is the update for
22 this month. They had four new incomplete
23 applications; 12 complete applications. Two
24 properties have changed hands; applications need to
25 be resent. Three properties are owner-occupied and

1 not rentals. Twenty-two inspections were completed,
2 two more are scheduled, and all the second notices
3 have been sent out. So last month, two sections had
4 been sent out; the other two got sent out, and they
5 did 22 inspections for the month, they have two more
6 scheduled for tomorrow.

7 So they had a lot done in this past month.
8 We've told them they need to step up, start getting
9 this stuff done. Ed Ward is certified to do
10 inspections now. He's doing one of them. I know
11 he's doing tomorrow because of a conflict, so he's
12 doing that. So they are making progress. Hopefully,
13 within another month or two, everybody will be
14 inspected and we'll have a real idea of where we're
15 going with that. Okay?

16 So I didn't want to cut the public short, but I
17 forgot about it until Mr. Tasker mentioned it, and it
18 was underneath my pile.

19 Anybody else wish to address the Board?

20 Mr. Swiskey.

21 MR. SWISKEY: William Swiskey, 184 Fifth
22 Street. Arthur asked a question and then he moved on
23 without an answer. Are we in litigation with
24 Matassa?

25 MR. PROKOP: Yes.

1 MR. SWISKEY: We are?

2 MAYOR HUBBARD: Yes.

3 MR. SWISKEY: And what I wanted to ask is,
4 we've hired a special counsel to handle it, then?

5 MR. PROKOP: No.

6 MR. SWISKEY: Because you mentioned another
7 counsel and Matassa in the same sentence, so --

8 MR. PROKOP: What -- I'm representing -- I'm
9 the counsel of record for the Village. I'm
10 representing the Village in the Article 78. The
11 Village -- the Village was served with an Article 78
12 petition challenging the denial of the application.
13 I filed -- I prepared a motion to dismiss. I had
14 another attorney in my office look over the motion
15 before I filed it, and that's what -- that generated
16 a bill tonight.

17 MR. SWISKEY: So that's -- and it's basically
18 in its preliminary stages now, basically, this
19 action?

20 MR. PROKOP: Yes.

21 MR. SWISKEY: What I can tell you. You made a
22 motion to dismiss, his attorney will say no, and the
23 Judge will decide whether to dismiss or whether it
24 goes further, okay.

25 Here's one thing, George. At the next -- the

1 meeting's not on Thursday. What is it, Monday, the
2 regular meeting?

3 MAYOR HUBBARD: Yes.

4 MR. SWISKEY: Can you have for the public a
5 list of all litigations that the Village is involved
6 in right now?

7 MAYOR HUBBARD: A list of what, Bill? I'm
8 sorry.

9 MR. SWISKEY: Litigations or court cases the
10 Village is involved with, who's suing us, who we're
11 suing, things like that. It's a simple list. It
12 doesn't have to have any details or anything.

13 MAYOR HUBBARD: Right.

14 MR. SWISKEY: It would be just like John Smith
15 has filed an Article 78 against us, or we're suing
16 this one for breach of contract, or something. You
17 know, no details, just a list. I'd like to know how
18 many litigations we're involved in.

19 MAYOR HUBBARD: Okay, yeah. I mean, we got
20 served with one, somebody tripped over one of the
21 curbs and said the curb shouldn't be there.

22 MR. SWISKEY: Yeah.

23 MAYOR HUBBARD: We just got served with that
24 last week, so.

25 MR. SWISKEY: Yeah. But it would be nice to

1 know how many are there.

2 MAYOR HUBBARD: Okay. Well, we'll see how many
3 there are and I can give you a number for that.

4 MR. SWISKEY: Anyway, and Arthur also talked
5 about zoning and correcting deficiencies, and, well,
6 I'm a realist. We live in a little Village where
7 everything is compacted, and, you know, if you went
8 to correct every deficiency, we'd have to tear down
9 half the houses to make the other half legal. I
10 mean, granting variances is what we have to do to
11 almost survive now. So, you know, you have to take a
12 careful look at what you're denying and, you know,
13 more than that.

14 I mean, there are circumstances where you would
15 turn them down, but there are other circumstances
16 where, you know, somebody wants to put a shed on his
17 property, but his house doesn't have a big enough lot
18 to meet any of the setbacks. You know, it's -- in
19 the Village it's hard. In other words, it's built
20 out, we all know that. And, I'm sorry, but that's
21 the way I feel and that's the way most people feel.

22 Why should we -- you know, we just can't step
23 on our neighbors, is what I'm saying. If my neighbor
24 wants to put in a pool and it's too close to my
25 property line, I have no -- I haven't got a problem

1 with that, and I, like most people, don't. But if
2 you enforce the code to its maximum, nobody's going
3 to have a swimming pool, you know, 90% of the
4 swimming pools will be gone in the Village. You just
5 can't do that.

6 All right. Now let's get back to some other --
7 this was one issue -- I forgot some of things I was
8 going to ask. I suggested a ferry fee and it was
9 discussed during the campaign, you know, a dollar fee
10 for each car getting on -- has there been any action
11 on that? Has anybody made any inquiries whether we
12 can do that or not?

13 TRUSTEE ROBERTS: Yes.

14 MR. SWISKEY: What?

15 TRUSTEE ROBERTS: Yes.

16 MR. SWISKEY: You made inquiries, Trustee
17 Roberts?

18 TRUSTEE ROBERTS: Yes.

19 MR. SWISKEY: Is it possible for the Village to
20 do it?

21 TRUSTEE ROBERTS: The people I've talked to say
22 yes.

23 MR. SWISKEY: Well, then perhaps this Village
24 Board should direct the Village Attorney or special
25 counsel to look into it. And if we could collect a

1 hundred and some thousand dollars from the ferry,
2 every year we'd fix a lot of roads. Forget meeting
3 with Bridg Hunt and Southold and discuss the traffic
4 situation we can't fix anyway, not without condemning
5 land. I'd rather -- I would like this Board -- what
6 do you think, Trustee Phillips, do you think if we
7 could get this money we should go after it?

8 TRUSTEE PHILLIPS: I think that that's one of
9 the topics that will be discussed and has been
10 discussed with the Southold Transportation
11 Commission. It's part of -- part of why -- why
12 should the Village residents pay for roadway that the
13 income is benefitted over on the south side? And you
14 have interstate and intrastate, because once you have
15 somebody come off the Cross Sound Ferry in a tractor
16 trailer truck, it is now interstate, and there should
17 be money coming from someplace for that also.

18 MR. SWISKEY: I believe that also, too, but the
19 Shelter Island Ferry is something we can control.
20 And I -- in my estimation, we can get \$100,000 a
21 year.

22 So I would ask at least one Trustee to maybe
23 put a resolution on for the next regular meeting and
24 have the -- I don't know. Get special counsel to
25 look into it, since our Attorney doesn't seem too

1 enthused about it, from what I can tell. Hire
2 special counsel, spend a few bucks, and let's say if
3 he's get's \$100,000 -- I'm talking blunt here, all
4 right? I'm sorry if it offends anybody, but it's
5 just the way it is.

6 And, oh, the Light Plant, are we engaged in any
7 litigation there or not?

8 MAYOR HUBBARD: Yes.

9 MR. SWISKEY: We have actually filed papers?

10 MR. PROKOP: No, we haven't filed papers.

11 MAYOR HUBBARD: We're going to discuss that in
12 Executive Session. That's what the Village Attorney
13 had said earlier.

14 MR. SWISKEY: All right. Because I was going
15 through some old paperwork that I was sorting and
16 throwing out at home, and some of these issues, like
17 on the relay and the transformer, they go back to
18 2013, I mean, two years. When this project started,
19 it was supposed to be done in less than a year.
20 We're now about four years out, and it's a mess, and
21 it's probably going to cost close to a million
22 dollars to fix it, because the only way to get that
23 transformer parallel to the other one, and I can tell
24 you that, is to send it away and have it rewound so
25 the taps on it match the taps on the existing one.

1 One or the other has to change. You know, you can't
2 make something out of a left and right hand, you have
3 to make two right hands so they match. But, anyway,
4 I think that's important.

5 And the tree trimming, I've been mentioning
6 that for a while. We have to have the Power
7 Authority come here to tell us to trim a tree? Have
8 you looked at your wires lately? We've got limbs as
9 big as my arm stretching above the primaries. If we
10 get a wet, cold, snowy and blowy winter, the lights
11 are going to go out in a lot of place in this town
12 quite often. I mean, you're reaching a point where
13 you're almost going to have to hire a contractor and
14 spend 70 or \$80,000 to do it, since you just ignored
15 it on your own for so long, and, I mean, that was
16 pathetic.

17 And I look at this and I think what do our
18 people do all day? I don't see a bucket truck hardly
19 out on the road ever. That's where they should be.
20 They should be trimming trees, they should be
21 replacing wire. I don't see any of that anymore at
22 all, and that's from my perspective and I look. So
23 it's time to tell somebody, it's like they --
24 probably all that chipper up there needed was a
25 battery and drain the gas tank, put fresh gas in,

1 blow out the carburetor and start it. That chipper,
2 I don't think it has a couple of thousand hours on
3 it. It will run for another 20 years if you take
4 care of it. To say you can't trim trees because the
5 chipper doesn't work, somebody should have said a
6 long time ago, "Make it work." And to me, it's over
7 the edge.

8 And you better be careful with this sludge,
9 because, you know, if they start this drying bed,
10 what happens if you pour the sludge and it rains for
11 a week? It's going to be a mess, it will be a big
12 mess.

13 It was calculated, when we designed this plant,
14 because I was here when we designed it, that we were
15 going to have to pay to get rid of sludge, and that's
16 a built-in cost now. I don't know what this sludge
17 machine is going to cost or -- and there's another
18 thing. You don't want to spread sludge on your
19 property, because it's full of toxic metals, believe
20 it or not. What's in sewage sludge would make your
21 eyes pop. I mean, some people claim it's good
22 fertilizer. To me, I wouldn't have it on my
23 property, because it's going to leach down into the
24 water table with whatever heavy metals it's carrying.
25 So that one -- and I would recommend -- you know,

1 your man couldn't say, well, who exactly has this. I
2 would tell him, "I want three plants in the northeast
3 that are using this process" that had the same
4 weather patterns, the same problems that we do and
5 you go and look at those and ask those. That's the
6 way you get a judgment, not that, "Well, I can't name
7 any right now." A brochure from a manufacturer,
8 guess what, that's not going to be the most
9 informative thing there is. So I would be very
10 careful about that.

11 If you need to increase revenues in the Sewer
12 Department for maintenance, you raise the rates.
13 Right now, your sludge is going away, when they pump
14 it out, it's gone. You don't have to worry that it's
15 toxic, that if you spread it on the ground, 10 years
16 down the road somebody is going to sue you because
17 you polluted them because they had a well. So these
18 are one of the things that don't fix something that
19 doesn't need fixing, not unless you know you're going
20 to get a lot better solution, and I didn't catch
21 anything there that said we were going to get a
22 better solution.

23 I dispute his numbers. You're going to take
24 400 gallons of sludge and turn it into four pounds.
25 It's going to be a lot more than that, because we

1 used to dry sludge up there for many years before we
2 got rid of it, and it's a lot more than that.

3 You could pour a foot of sludge in the drying
4 bed, and when you were done, you still had six inches
5 of sludge, so that's only a 50% reduction. So I
6 would be careful about that.

7 Oh, here's another one that I like, because
8 it's about money. Are we negotiating a new lease
9 deal with the museum? Because we should at least
10 being getting enough bucks out of it to maintain the
11 place. Right now, we get nothing, the Railroad
12 Museum. Is there any negotiations ongoing or
13 anything?

14 MAYOR HUBBARD: They haven't been started yet, no.

15 MR. SWISKEY: Doesn't anybody on this Board
16 feel it would be a good time to start?

17 MR. FISHER: What museum, the Railroad Museum
18 or the Maritime Museum?

19 MR. SWISKEY: Maritime.

20 MAYOR HUBBARD: Maritime Museum.

21 MR. FISHER: Thank you, Bill.

22 AUDIENCE MEMBER: I was thinking the same
23 thing.

24 MR. FISHER: This is why I'm here every week,
25 Bill, this is why I come, to keep you straight.

1 MAYOR HUBBARD: I knew what he meant, Don,
2 because we hear it every month. Okay.

3 MR. SWISKEY: I know. I think that we need to
4 get some bucks out of it, at least enough bucks --
5 what did we just put into it, a roof and a furnace?
6 What was the total cost of that?

7 TRUSTEE ROBERTS: Fifteen grand.

8 MAYOR HUBBARD: I don't remember the exact
9 number, Bill. More than we got in rent.

10 TRUSTEE ROBERTS: Eighteen grand, something
11 like that.

12 MAYOR HUBBARD: Okay.

13 MR. SWISKEY: And we've been doing this for
14 years. In other words, it's not -- we're not in the
15 charity business.

16 All right. Let's see here. A couple of other
17 things here. Oh, the CB -- community block grants.
18 We used to get those a lot when your father --
19 especially when your father was here, George. You
20 remember that. We built affordable houses. We got
21 money for people that needed furnaces in their house.
22 And it was almost like one Trustee was running
23 roadblocks in front of another one who wanted to look
24 into it. I think this whole Board as a whole should
25 get together, and, you know, you could get a couple

1 of quotes from -- there are professional grant
2 writers. Go interview a couple of them and say,
3 "Hey, this is our situation. Can you do anything for
4 us, and what would it cost, and what's the
5 likelihood?" You know, all that kind of stuff
6 doesn't cost you any money. But you should look into
7 it, not -- I got -- I just got the impression that a
8 couple of people here, I don't know, maybe they don't
9 like Trustee Trustees.

10 TRUSTEE PHILLIPS: I'm sorry, George. Can I
11 clarify something? There's been a lot of work
12 already done. And what I was suggesting to Trustee
13 Roberts was to sit down and talk with Robert and I to
14 see what we've already done as far as research. We
15 already have reached out to some people to just get
16 an idea of grant writing and grant money for it.
17 There is no roadblocks, it was just a suggestion that
18 there's been work done, and to work as a cohesive
19 group; that perhaps he should sit down and let's talk
20 it through first before we start going in two
21 different directions.

22 MR. SWISKEY: Well, I think Robert is not an
23 elected member, so Robert shouldn't be even
24 interjecting in this. If he worked for me and he
25 interjected like that, I'd shut him down. He

1 wasn't -- criticized a sitting Trustee, and that was
2 another thing that I really didn't like. And I'm not
3 a big fan of Trustee Roberts, because I ran against
4 him, but you don't do that. How's that? I believe
5 that. I'm sorry to offend somebody, but you just --
6 you just don't get that -- it's almost like a nasty
7 attitude. And I think other people could sense it,
8 too, in the audience and at the table.

9 Oh, and there's one other thing. This was
10 about the Zoning, and the Lawyer should be there and
11 not the Building Inspector. Well, maybe that's a
12 good idea, because I don't know if the Building
13 Inspector should be there or not. But I've gone to
14 quite a few of these meetings and I've noticed that
15 the Lawyer, when not -- even when not asked,
16 interjects, he puts something in there.

17 Like there's one -- did you ever provide
18 Chairman Moore with that document he asked for about
19 the second floor deck on an already -- which already
20 had zoning for a nonconforming use on the lower part?
21 And you made a comment that there was a law or case
22 law, and he asked you to produce it. Did you every
23 produce it for him?

24 MR. PROKOP: I went back through the minutes
25 and I didn't see the request that you're talking

1 about. But, however, there is a case and I will
2 discuss it with the Board.

3 MR. SWISKEY: Because, to me, all you did is
4 you set this guy back 30 more days, and you didn't
5 produce any document, and that's not good. The
6 Lawyer does not run the Board. The Zoning Board and
7 the Planning Board run it, and if they want the
8 Lawyer's opinion, they ask for it. He should not be
9 interjecting or walking out in front and saying, "I
10 want to say something," no. If they ask him a
11 question, he answers it. If not, he's just keeps his
12 mouth shut.

13 Anyway, have a good night.

14 MR. SALADINO: John Saladino, Sixth Street.
15 Billy's my friend, he's my neighbor. We agree on 35
16 or 40% of the stuff that happens here. We agree on
17 nothing when it comes to zoning.

18 I'm a code hawk. I think if you want to build
19 a shed on your property that encroaches on your
20 neighbor's property, build a smaller shed.

21 Having said that, I personally feel that the
22 Building Inspector should be at the ZBA meetings. I
23 think she's the one that -- I don't think it is a
24 conflict. As a matter of fact, the course that I
25 took suggested that if she was a member, it would be

1 a conflict, or if her boss was on the Zoning Board,
2 it would be a conflict. But I think in my limited
3 experience on the Zoning Board, I think the Building
4 Inspector provides a lot of information. Sometimes
5 tries to interpret, but I think the people there are
6 smart enough to know what their duties and
7 responsibilities are.

8 The lawyer, obviously, is there to interpret
9 the law, to give any -- you know, I really don't have
10 a problem with the system the way it is now.

11 Having said that, I do have a few comments.
12 And I know it's late and I don't want to hold you.
13 If you can assure me that you're not going to change
14 the code about B&Bs, I'll sit down. But I do have
15 some research that if you're going to bring it up and
16 you are going to vote on it, I would like to share it
17 with you.

18 MAYOR HUBBARD: We're not going to vote on it.

19 MR. SALADINO: Ever?

20 MAYOR HUBBARD: I did not say ever.

21 MR. SALADINO: Okay. Then I'm going to read it.

22 (Laughter)

23 MAYOR HUBBARD: Never is a long time, John,
24 never is a long time

25 TRUSTEE ROBERTS: Let's hear it.

1 MR. SALADINO: I went over some of this and I
2 expanded my research. New York State, in fact, does
3 allow five rooms, but they leave it up to the
4 municipality, it's not across the board. I stopped
5 researching at 40 municipalities that only allows
6 three rooms. So it's not like New York State says
7 it's okay, so let's do it.

8 Southold Town, again, allows five rooms, but
9 only on properties from two to 10 acres. So
10 Greenport, three rooms; Southold Town, you have five
11 rooms, but we've got to talk about oranges and
12 oranges, quarter-acre lots as opposed to 10-acre
13 lots.

14 Shelter Island, nobody talks about Shelter
15 Island. Shelter Island allows B&Bs in residential
16 district, only two rooms. So three rooms -- two
17 rooms.

18 Mr. Prokop, he spoke about what the process
19 would be. You don't have to change the code. They
20 have an avenue open to them. They have an avenue
21 open to them for relief, it's called a special use
22 permit. I thought it went in front of the Planning
23 Board, unless they needed a variance, and then it
24 would go in front of the ZBA. If the use is allowed,
25 if Zoning allows that particular use, they can apply

1 for a special use permit. It's -- in my opinion,
2 it's crazy to change the code to accommodate perhaps
3 one owner, perhaps two owners, to increase the rental
4 stock, the rental hospitality stock by perhaps two
5 rooms or three rooms.

6 I get the impression that the B&B owners, from
7 my conversations with them last week, or last month,
8 whenever it was, was that once you pass it, you
9 change the code and it goes from three to five,
10 that's it, the gate's open. I tried to remind you
11 that there's a lot more involved with the code,
12 parking, and screening, and proximity to boundaries,
13 and designated parking.

14 Trustee Roberts mentioned that he doesn't drive
15 around looking at violations. I don't think most
16 people do, but most people that know the code, when
17 they see one, they know it. If you knew the code and
18 you saw it, you would say, "Well, that guy's asking
19 to increase his room size, but he's in violation of
20 the code as it stands now." And the majority of the
21 B&Bs are in violation now. I'm not saying we should
22 violate them, but, you know, you should kind of get
23 your house in order before you ask for something
24 extra, if you can.

25 So, if a B&B owner wants an additional room or

1 two rooms, let them apply for a special use permit.
2 It goes to the Planning Board, presents a site plan.
3 If he needs a variance for parking or screening,
4 whatever, then he would go to the ZBA as part of the
5 process.

6 Don't change the code. The code -- I made the
7 mistake of sending in an email that I thought the
8 code was sacrosanct. I'm a code hawk, I truly am. I
9 think the code is there for a reason. I think you
10 should abide by it.

11 It was brought up that the Founding Fathers
12 allowed us to amend the Constitution, but in 239
13 years, they only did it 17 times, so they take it
14 serious, too, and I think we should also. So -- and
15 as far as -- as far as -- as far as the special use
16 permit, it is an avenue open to them. It would
17 benefit out of the nine -- I thought the head of the
18 B&B Association said it was seven, George has said
19 nine.

20 MAYOR HUBBARD: I thought it was nine, maybe it
21 is seven.

22 MR. SALADINO: Maybe. I don't know. Whatever
23 it is, whatever it is, if only one person could take
24 advantage of it.

25 We had a public hearing three years ago, it was

1 well attended, there was 100 people there.
2 Overwhelmingly, they voiced their opinion against --
3 and the issue was three to five. It morphed into
4 parties and parking, and stuff like that, but the
5 neighbors spoke. The neighbors from West Dublin,
6 from Fourth, Fifth, Sixth Street and other places
7 spoke. It was overwhelming in favor of not raising
8 the number of rooms.

9 The Trustee mentioned last week two people
10 spoke in favor, they just happened to be B&B owners,
11 and two people spoke against. We weren't. You know,
12 I thought I presented the facts as they are. So
13 before we decide we have to do this because New York
14 State does it, or we should do this because Southold
15 does it, we don't live -- well, New York State, but
16 Greenport is autonomous. We should go back. If you
17 are considering it, like I suggested, go back to --
18 go back to 1989, go back, the people are still
19 around. We have to assume that those people were at
20 least as smart as the people that are serving today.
21 They did it for a reason. Whatever their reasoning
22 was, it made sense to them at the time. Perhaps you
23 should ask them.

24 Thanks. Thanks for listening

25 MAYOR HUBBARD: Thank you.

1 MR. FISHER: Don Fisher, Railroad Museum of
2 Long Island, 440 Fourth Street.

3 I'm very pleased to report that working with
4 the MTA and the Long Island Railroad, we have the Box
5 Car Exhibit up and in place. So that benchmark has
6 been passed by us.

7 Our next benchmark is the licensing between the
8 Museum and the MTA. I did speak to Joe earlier this
9 evening. We've had our official Long Island Railroad
10 Fire Marshal inspection of the property. MTA has
11 turned over 16 feet to the south of the building to
12 us to include the box cars, snow plow and the
13 caboose.

14 And, at this point, Suffolk County and MTA is
15 still waiting for the letter, resolution that you
16 passed last month about the parking lot to the north.
17 Joe is going to review that letter before it went in.
18 So just a reminder to the Board and Sylvia, and I
19 spoke to Joe earlier. I really, and the Board of
20 Trustees really want to keep that moving along. The
21 sooner we get that license, the sooner we can start
22 working on the building. So if we could get that
23 letter up, please. Thank you.

24 MAYOR HUBBARD: She's making a note of it right
25 now, and we'll discuss that tomorrow.

1 MR. FISHER: Thank you very much. Thank you.

2 MAYOR HUBBARD: You're welcome. Okay. Anybody
3 else wish to address the Board?

4 (No Response)

5 Okay. At 11:02, I'll offer a motion to adjourn
6 to Executive Session to talk about personnel and
7 litigation.

8 TRUSTEE PHILLIPS: Second.

9 MAYOR HUBBARD: All in favor?

10 TRUSTEE MARTILOTTA: Aye.

11 TRUSTEE PHILLIPS: Aye.

12 TRUSTEE ROBERTS: Aye.

13 TRUSTEE ROBINS: Aye.

14 MAYOR HUBBARD: Aye.

15 Opposed?

16 (No Response)

17 We're adjourned to Executive Session. Have a
18 happy Thanksgiving, everyone.

19 (Whereupon, the meeting was adjourned at 11:02 p.m.)

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C E R T I F I C A T I O N

STATE OF NEW YORK)
) SS:
COUNTY OF SUFFOLK)

I, LUCIA BRAATEN, a Court Reporter and Notary
Public for and within the State of New York, do
hereby certify:

THAT, the above and foregoing contains a true
and correct transcription of the proceedings taken on
November 19, 2015.

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

IN WITNESS WHEREOF, I have hereunto set my hand
this 2nd of December, 2015.

Lucia Braaten
Lucia Braaten

<p>\$</p> <p>\$10,000 [3] - 79:14, 81:3, 81:6</p> <p>\$100,000 [2] - 214:20, 215:3</p> <p>\$17,000 [1] - 35:13</p> <p>\$2,000 [1] - 35:5</p> <p>\$2,100 [1] - 22:17</p> <p>\$2,500 [1] - 96:2</p> <p>\$20,000 [1] - 30:16</p> <p>\$34,000 [1] - 109:7</p> <p>\$43,375 [1] - 96:13</p> <p>\$5,000 [5] - 79:16, 84:17, 107:9, 107:18, 121:8</p> <p>\$500,000 [1] - 29:20</p> <p>\$60,000 [1] - 28:8</p> <p>\$70,000 [1] - 47:11</p> <p>\$80,000 [5] - 23:6, 29:22, 36:3, 47:12, 216:14</p> <p>\$90,000 [1] - 29:18</p> <p>\$92,000 [1] - 30:11</p>	<p>15-foot [1] - 168:4</p> <p>15-minute [1] - 174:14</p> <p>150 [3] - 111:25, 121:18, 126:11</p> <p>150-40 [1] - 111:14</p> <p>15th [2] - 96:1, 96:23</p> <p>16 [2] - 35:13, 229:11</p> <p>16% [1] - 93:3</p> <p>16,000 [1] - 29:21</p> <p>17 [2] - 201:6, 227:13</p> <p>17th [1] - 6:23</p> <p>180-day [1] - 88:12</p> <p>184 [1] - 209:21</p> <p>19 [2] - 1:9, 231:12</p> <p>1977 [1] - 111:1</p> <p>1980s [1] - 111:4</p> <p>1989 [1] - 228:18</p> <p>1st [6] - 17:11, 95:22, 96:3, 96:24, 200:7, 200:17</p>	<p>25% [4] - 153:11, 162:13, 163:6, 163:18</p> <p>250 [1] - 44:23</p> <p>28th [1] - 169:17</p> <p>29 [7] - 144:19, 144:24, 145:9, 146:9, 146:12, 146:13, 147:4</p> <p>2nd [1] - 231:18</p>	<p>6</p> <p>6 [1] - 137:8</p> <p>60-year-old [1] - 12:15</p> <p>600,000 [1] - 46:12</p> <p>61 [1] - 111:9</p> <p>650,000 [1] - 45:25</p> <p>6th [1] - 98:2</p>	<p>72:12</p> <p>acceptable [2] - 117:19, 197:4</p> <p>accepted [1] - 3:14</p> <p>accepting [3] - 3:25, 7:12, 8:4</p> <p>access [1] - 62:18</p> <p>accessory [8] - 157:1, 167:23, 167:24, 168:8, 204:15, 204:18, 204:24, 205:2</p>
<p>0</p>	<p>2</p>	<p>3</p>	<p>7</p>	<p>accident [1] - 138:24</p>
<p>0 [1] - 198:13</p>	<p>2 [3] - 66:12, 103:11, 119:20</p>	<p>3 [2] - 66:12, 103:11</p>	<p>7 [1] - 201:1</p>	<p>accommodate [2] - 127:7, 226:2</p>
<p>1</p>	<p>2% [1] - 38:25</p>	<p>30 [7] - 75:12, 78:1, 90:4, 99:12, 121:4, 140:14, 223:4</p>	<p>70 [2] - 12:9, 216:14</p>	<p>accommodates [1] - 181:17</p>
<p>1% [1] - 8:8</p>	<p>2.8% [1] - 31:18</p>	<p>30th [2] - 200:22, 200:25</p>	<p>70,000 [1] - 40:4</p>	<p>accomplish [2] - 151:23, 208:4</p>
<p>10 [17] - 17:21, 22:22, 54:24, 73:16, 79:23, 112:11, 115:22, 116:4, 116:6, 161:13, 172:13, 174:14, 183:7, 218:15, 225:9</p>	<p>20 [12] - 37:21, 37:25, 73:14, 79:23, 115:22, 119:6, 119:14, 121:4, 149:24, 183:3, 189:4, 217:3</p>	<p>31 [1] - 90:4</p>	<p>75% [1] - 33:19</p>	<p>accomplished [1] - 119:2</p>
<p>10-acre [1] - 225:12</p>	<p>20% [1] - 112:11</p>	<p>33 [1] - 164:25</p>	<p>78 [8] - 124:21, 184:24, 203:20, 203:24, 204:9, 210:10, 210:11, 211:15</p>	<p>according [2] - 37:16, 162:14</p>
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