VILLAGE OF GREENPORT
COUNTY OF SUFFOLK STATE OF NEW YORK
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BOARD OF TRUSTEES
REGULAR SESSION

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Third Street Firehouse
Greenport, New York

March 23, 2015
6:00 P.M.

BEFORE:
DAVID NYCE - MAYOR
GEORGE HUBBARD, JR. - TRUSTEE
DAVID MURRAY - TRUSTEE
MARY BESS PHILLIPS - TRUSTEE
JULIA ROBINS - TRUSTEE

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

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(Whereupon, the meeting was called to order at 6:00 p.m.)

MAYOR NYCE: It being the appointed time, I will call this meeting to order, and ask you to rise and please join me for the Pledge of Allegiance.

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

MAYOR NYCE: Please remain standing for a moment of silence for Anna Elaine Breese, Elizabeth "Betty" Conklin, German Mendoza Galicia and Ralph F. Mrowka.

(Whereupon, all remained standing for a Moment of Silence.)

MAYOR NYCE: Thank you. You may be seated. So this is the March 2015 regular meeting of the Village Board of Trustees. I'm silencing my phone. Anyone who has phones that aren't silenced, now would be the time to do that.

A couple of quick announcements before we get -- we have a presentation tonight from our auditors, SAX/BST, for the past year's financials. There will be the Annual Organizational Meeting on April 6th at 6 p.m., at the Old Schoolhouse, at which time the Mayor-Elect, Trustee, now Trustee Hubbard, will be sworn in, and two new Trustees,
Trustees Martilotta and Roberts, will also be sworn in, and they will do their Organizational Meeting at that time, at 6 p.m. at the Old Schoolhouse. I want to congratulate those candidates on their victory.

I'd like to take this moment, also a little later, but I want to thank Trustee David Murray for his service to the Village over the past four years.

TRUSTEE MURRAY: Thank you.

(Appause)

MAYOR NYCE: I'm still going to need you to hang around for the stuff in the tall spots for me, all right?

(Laughter)

MAYOR NYCE: There will also be a Budget Hearing for the 2015-2016 Fiscal Year, tentative budget. That will be April 14th at 6 p.m., also at the Schoolhouse, at which time the Board will be taking comments on the proposed budget. With --

TRUSTEE HUBBARD: If I could interrupt for a moment.

MAYOR NYCE: Sure.

TRUSTEE HUBBARD: I have a presentation I'd like to do. I've got a proclamation here I'd like to read into the record and present to our outgoing Mayor. I'm going to stand and make it official.
(Laughter)

MAYOR NYCE: Oh, boy.

TRUSTEE HUBBARD: Make it official, you know.


Whereas, the elected Office of Mayor of the Village of Greenport is an important, stately, deliberative and contemplative position. Wow.

And whereas, Dave Nyce, in his capacity as Village of Greenport Mayor, from 2007 to 2015, did perform the duties of Mayor in a grateful, thoughtful and consistent manner.

Therefore, be it revolved that the Board of Trustees of the Village of Greenport would like to thank David Nyce for his extensive service to our Village, and for the many accomplishments achieved during his tenure.

And the Board of Trustees wishes David Nyce continued future success, good health, and great adventure in his upcoming and future endeavors.

By order of the Village Board of Trustees, George Hubbard, Mayor-Elect, Dave Murray, Mary Bess Phillips and Julia Robins.

I just want to say, it's been a pleasure working with you for eight years. We didn't know each other. We went through a whole lot. We've

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worked side by side on a lot of projects. I want to
teach you for the time you gave to the Village, and I
appreciate working with you.

MAYOR NYCE: Thank you, George.

TRUSTEE HUBBARD: That is for you.

(Applause)

You've got to turn in your Village keys. Now
you have your ceremonial key to the Village. Thank
you again.

(Applause)

MAYOR NYCE: Thank you very much. I'm choked
up. Thank you very much. It also works as a bottle
opener, I'm told, which will certainly get some use.

(Laughter)

With that, thank you all very much. I'm
touched and -- yeah.

At this point, I'd like to turn it over to Bill
Freitag from SAX/BST to go over the annual
financials.

MR. FREITAG: That was very nice, guys. I want
to thank you for the opportunity to present in front
of you and what I am doing here tonight. And, again,
I'm Bill Freitag. I'm the audit partner on the
Village's audit for the year-ended May 31st, 2014,
and I am here to present the results of that audit.
Before I get into chatting about the financial condition of some of the Village funds, there's always a session that the auditors do that are called Required Communications to the Board of Governance. Just to get you know, as I adhere to those requirements, SAX/BST was at the Village during July of last summer to perform an Electric Fund audit, so that it allowed us to get the annual report in to the New York Power Authority on time, because they have a deadline of August 31st. That report was submitted on time.

And then in September, early September, we had another team come down to the Village to do the remaining audit steps of the Village and all the other various funds of the Village, excluding Electric.

During September and October, we worked with the Treasurer's Office, basically, to wrap up the various items that were still open when we left in September. Working with the Accounting Department, the Treasurer's Office, and mostly Robert and Stephen, we wrapped up all those outstanding items, and we issued the audit report on October 21st, 2014 in final form. That was approximately two months earlier than had been done in prior years, and

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probably was the earliest time that the audit was issued in the last five years. Mostly, that time savings was related to a greater level of preparedness by the Treasurer's Office, and also fairly quick responses to our inquiries, especially after we left the field.

The audit of the Village of Greenport is kind of twofold. It's a financial statement audit, and it's also an audit that takes into consideration compliance, compliance with internal controls that underlie your accounting systems, and also compliance with the laws and regulations of the Federal programs that you received during the course of the year.

As far as the -- as far as the auditor's opinion on the financial statements, you have what's called an Unqualified Opinion on the financial statement for the year ended May 31st, 2014. That's also known as a Clean Opinion, and it's also the highest level of assurance that you can get from independent CPA. Okay? The Village has received that type of audit opinion for, I believe, at least the last 10 years in our tenure of doing work.

The last couple of things in terms of housekeeping, the financial statements were prepared in accordance with what's called generally accepted

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accounting principles. That's the type of accounting principles that are used for governmental entities all across the country, and your financial statements, in accordance with generally accepted accounting principles, say that your financial statements are fairly presented in accordance with those principles.

In regards to the results of the audit, usually, when we get here, we're presented with a bunch of financial information, trial balances of the various funds, general ledgers. And as part of any audit, and most audits, there are adjustments that are made to your accounting records as they existed when we got here. It's our obligation to let you know, as a Board, that we reviewed those records, we touched those records, and in some cases we adjusted those records.

We did make adjustments this year and the net effect of our adjustments had the effect of decreasing your fund balances across the entire Village, not just in one fund, by about $120,000. How does that compare to prior years? That's probably the lowest dollar amount of adjustments, and the lowest number in quantity of adjusted journal entries that were made in at least the last five or
six years.

So the Treasurer's Office did a very nice job. What that tells us is that when a Treasurer's Office gives you accounting information during the year, before the audit, before the auditors get here, you basically can rely on that information, because the value of the adjustments that were made at the end of the year were not that -- all that significant. So, during the course of the year, which means you get your monthly reports from the Treasurer's Office, it basically is telling you that, for the most part, they're fairly stated. Okay?

I do know that you have a 47-page document in front of you there. It's complicated, there's a lot of narrative in there, and I certainly don't even want to go there, but any time you have questions on that. But what I'm going to give you is a little bit of a Reader's Digest version of how the various different funds did for the year ended May 31st 2014.

The first four funds I'm going to stick with are the Village's enterprise funds. You have four enterprise funds at the Village, you have an electric utility, you have a Water Department, you have a Sewer Department and a Recreation Fund, and these are considered your enterprise funds, and they're
basically accounted for the way a private business
would be accounted for, okay? So you don't have to
deal with any kind of crazy governmental accounting
rules.

If you do want to pay attention to the 47-page
document we have in front of you, the first couple of
comments we're going to make about your enterprise
funds are -- can be found on Pages 17 and 18 of the
financial statements.

Page 17, basically, it's called a Statement of
Net Position. That's really your balance sheet. And
the balance sheet is made up of your assets, things
that you own, and liabilities, things that you owe,
and your net position, which is what the various
funds are worth.

And page 18 is your Income Statement or your
Operating Statement, which basically takes the
revenues of all your enterprise funds, subtracts out
all your operating expenses, and comes to what we
call a net income or a net loss for the year.

As far as the Electric Fund is concerned, the
Electric Fund had a strong year. It appears in our
perspective that the rates that were put in place six
years ago have allowed a few things to be
accomplished. The Electric Fund has stabilized
somewhat from an operational perspective. You had the ability from these rates to invest in your plant, which is part of a 5.5 million dollar capital improvement plan that has been approved by the Power Authority, and it also has allowed you to pay down your debt.

In 2014, the Electric Fund generated a net income, a positive net income of $251,000, and that was based upon $4 million of gross revenue. This net income produced what's an important statistic in electric utility accounting which is called the rate of return. The rate of return on this $251,000 net income was about 7% rate of return on the value of your plant. That currently is in the range that the Power Authority likes you to be in. They like you to be somewhere between 7 and 10%. You achieved the bottom part of that range, 7%.

Your revenues in the Electric Fund got to $4 million. They were actually up 15% from the prior year, and we all know what happened last January, February and March. The -- not only was it so cold, but the purchase power to -- that you purchased to distribute to your customers was quite significant, and, obviously, the customers felt that.

Total cash balances at the end of May 31st,
2014, electric, is about $3.3 million. About
$780,000 of that is what's called your operating
cash, dollars that are in your checking account, and
that represents about three months cash on hand,
which is exactly where the New York Power Authority
wants you to be. They want you to be somewhere
between three and four months, so that you can fend
off any kind of catastrophic type of expenses that
would come down the way short term.

You also have some nice sized depreciation
reserves set up. One is a depreciation reserve,
about $550,000, which is used for the future capital
improvements to the Electric Utility. You had about
a million-five in unused bond proceeds, and you also
had about $400,000 in a Transmission Charge Reserve
Account to pay for future transmission congestion
costs, which has been allowed by the Power Authority.

In 2014, you invested about a half a million
dollars into your plant. Most of that was financed
through the issuance of a bond. But, basically, what
that says is you added value to your plant in 2014.

The Electric Fund surplus, also known as fund
balance, after an $87,000 contribution to the General
Fund, is at about $4.4 million at May 31st, 2014;
$900,000 of that fund balance is unrestricted and to
be used for future budgets.

In regards to the Electric Fund's debt, your debt stands in the Electric Fund at $3.7 million at May 2014. It's up about $800,000 from the prior year, because you did have a January 2014 bond issuance to pay for the $5 1/2 million capital improvement plan.

So, in summary, the General -- the Electric Fund had a good year. It enabled you to invest further into your plant. It furthered the requirements of the New York Power Authority. We came in at the request of the Power Authority and did a six-month review of where you stood as of November 2014, and that reporting said that -- it looked almost identical if you were to take an annualized approach, it looked almost identical to Fiscal Year 2014. So the Electric Fund for the first six months in the 2015 Fiscal Year is on pace with 2014. It's meeting the requirements that the Power Authority set out several years ago to you, and the capital improvements continue to be made. That is the Electric Fund, probably the biggest part of my speech.

Next fund we get into is the Water Fund, staying with Pages 17 and 18 of your Annual Financial
Report. The Water Fund generated a net income of about $5,000 for 2014, basically on about $400,000 of revenues, gross revenues. Operating cash balances in the Water Fund increased about $34,000, and currently stands at around $600,000 at the end of May.

If you were to try to -- Dave, that's on page -- cash is on Page 17. If you tried to do a calculation of how many months cash on hand you have, what does that $600,000 represent? Basically, what it says is you have 17 months of cash on hand, approximately a year-and-a-half of cash on hand to not only meet operations, but meet infrastructure capital improvements, and to pay down short-term debt, such as your payables. You're probably in a very good position there.

The Water Fund has no long-term debt. There are no bonds, there are no BANs as of May 31st, 2014, and I think that is still the case as we sit here.

The Water Fund still has a long-term receivable, balances due it from the Electric Fund, that is from many, many years ago. There is a payment termed down on there of $10,000 a year, but the balance of that receivables stood at about $100,000; that's probably around 90,000 now.

The fund balance in the Water Fund at May 2014
is about a million-and-a-half, of which 740,000 of
that $1.5 million is unrestricted to be used for
future Water Fund budgets. And that's pretty much
the report on the Water Fund.

As we go, if you have any questions, please,
please ask.

The next fund we're going to talk about as far
as the enterprise funds are concerned is the
Recreation Fund. The Recreation Fund, and this was a
similar conversation we had last year, reported a
$150,000 net operating loss in 2014. Part of the
operating loss is depreciation expense, okay?
Depreciation expense is a noncash expense. However,
it's a true expense. It's an economic expense and it
should be considered. However, if you were to strip
out the $160,000 depreciation, if you wanted to do
that, you could say that from a cash basis
perspective, you had a break-even in the Recreation
Fund from operations.

The Recreation Fund also had about $2.2 million
in outstanding bonds at the end of May, and that was
a decrease of $300,000 from the prior year, and that,
basically, was the required pay down, the
amortization of the debt for the year. Most of that
debt, because of the break-even situation in terms of
cash balances, most of that debt had to be financed through a transfer of 300,000 -- $308,000, actually, from the General Fund to service the debt service principal and interest payments there.

Operator cash balances of the Recreation Fund stood at about $130,000, a slight increase from the prior year. But that, again, was because of the depreciation expense, and also the transfer from the General Fund.

Fund balance at May 31st, 2014 in the Recreation Fund sits at $4.4 million. Unfortunately, that is the exact amount of the investment in your — in your infrastructure, mostly the Marina. If you look at it from an operating perspective, you are sitting on about a $100,000 negative fund balance in the Recreation Fund at May 2014.

Because of the significant reliance on the General Fund to help get it through its Operating Budget and its cash flow needs, mostly to service the debt, the debt payment, we made a recommendation to Management and the Board to perhaps collapse the transactions of the Recreation Fund into the General Fund, and that would do a couple of different things. Number one, because of the way you're structured, it's not really considered an enterprise fund,

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because there are charges for the services that you provide at the Marina and Carousel. They were not designed to cover all the cash flow needs, and, therefore, you needed the subsidization from the General Fund. Because of that, we're recommending that you move the accounts, and I think Robert might have addressed this last week. What that will do for you, it will cut down on a lot of administrative work and accounting, and help you out a little bit more with your budgeting. You don't have to worry about transfers being made back and forth.

So that was one of the recommendations we had made as part of the audit, and I think you should strongly consider doing that. And if Robert and the Treasurer's Office needs any help with some of the accounting to consolidate that, we're here to help them with those questions.

MAYOR NYCE: We are. That's on the agenda for tonight, for later on. But just as a little disclaimer, as you and I have discussed over the years, there was never any authorizing resolution for a fund being the Rec. Fund. At some point, between accounting firms, this fund was set up and now has to be un-set up officially --

MR. FREITAG: Yes.
MAYOR NYCE: -- by action of the Board, even though it was done initially just as an internal accounting effort to make sure that the operating costs at -- in the Recreation Fund funded those own -- their own enterprises, absent the debt from the park.

MR. FREITAG: Exactly, yeah.

MAYOR NYCE: So what we end up having to do now is a long, drawn out process of undoing the fund that was never set up, which will help us with the accounting into the future. So, yeah, absolutely.

MR. FREITAG: Okay.

MAYOR NYCE: And, yeah, it will all be in. And it will be set up in the budget going forward, much like the Fire Department or the Road Department.

MR. FREITAG: Exactly.

MAYOR NYCE: It will be its own -- its own set of numbers identifying it as a Rec. Department within the General Fund.

MR. FREITAG: And you will. There'll be complete transparency, and you will be able to see all those transactions. It will still be part of the budget. It's just that it will be less tedious in worrying about moving money back and forth between the funds.
MAYOR NYCE: Absolutely.

MR. FREITAG: It's very, very simple. I'm assuming your software can handle that.

MR. BRANDT: (Nodded yes.)

TRUSTEE PHILLIPS: Bill, before you go on, though, it's my understanding that by combining that back into the general budget, we're not dealing with accounting for depreciation in the Rec. Fund anymore?

MR. FREITAG: No. What happens is, is -- yes. Okay. The assets, the fixed assets that belong to the Recreation Fund will be like considered very similar to the fixed assets of a Highway Department, okay? You have a separate fund that's called the General Fixed Assets of the Village, which are all the fixed assets that are not enterprise fund based. So you will continue to maintain Electric fixed assets, Water Fund fixed assets, Sewer Fund fixed assets, that get depreciated and should -- and that depreciation should be recovered by the rates for those services.

So, for example, in the Electric Utility, the Power Authority designs your rates that your customers pay at a very -- a small piece of that rate to the customers is for depreciation expense. And what's supposed to happen is, is that you're supposed
to take that very small piece of every customer's bill and you put it aside in a depreciation cash reserve fund to help you finance future fixed asset purchases.

The Village will continue to, as it does, depreciate highway equipment and Fire Department equipment. It will do the exact same thing for the Recreation. You will still be maintaining those records to devalue that, but it will not be entered into the determination of the General Fund's net income for the year.

MAYOR NYCE: Right.

MR. FREITAG: Okay?

TRUSTEE PHILLIPS: Thank you.

MR. FREITAG: A little bit of a quirky thing in governmental accounting is you don't make the account for depreciation in the General Fund.

TRUSTEE PHILLIPS: Okay. Thank you very much.

MR. FREITAG: Okay. In regards to the next and the last enterprise fund that you have for 2014 was the Sewer Fund. A similar conversation that we had last year to a little bit of a greater degree, though. The Sewer Fund reported a $340,000 net loss in fiscal 2014, as compared to $120,000 net loss in the prior year.
Going on the same thing that we were chatting about in the Recreation Fund, if you were to remove the $340,000 of depreciation expense from your Profit and Loss Statement, you're basically right at a break-even from a cash standpoint. Again, a very similar concept and end conversation that we had with the Recreation Fund.

Your rates are covering you from a cash flow perspective. However, what it's not doing for you, and similar to my conversation with the Electric Utility just a few seconds ago, is that it's not allowing you to generate cash reserves for the future replacement of your fixed assets. So there is no doubt that down the road, if you were to do anything of size in the Sewer Fund, you would most likely have to finance that. So, as your system starts to devalue, you're not really recognizing that devaluing through your rates, because you're not -- you're not being able to put the cash away for that reserve.

MAYOR NYCE: And for clarity sake, the reason the depreciation is so high is because we're basing it on the value of a brand new plant that we just completed.

MR. FREITAG: Exactly.

MAYOR NYCE: So depreciation level is that
high. And so what you're suggesting is the upcoming Board should look at rates and potentially set rates such that it covers the depreciation, as well as the operating expenses.

MR. FREITAG: And a good point, and to dovetail on that, you are sitting on about $800,000 in the Sewer Fund in terms of cash, and what that represents is about seven months of operations. So you are ahead of the game. There are some cash reserves in there from an operational standpoint, and because you have a very new plant, your wish list is that you're not going to have those capital improvements that need to be made in a short-term period, and, therefore, you should be to get through. But it is something to monitor as you go forward every year when you do your budgets, and every year as you do your budgets --

MAYOR NYCE: Is someone beeping?

AUDIENCE MEMBER: Not me.

MR. FREITAG: It might be coming from the back-back.

TRUSTEE ROBINS: It's probably in the back of the room.

MAYOR NYCE: I think it's in the Firehouse.

All right.
MR. FREITAG: So just to -- as you do your budgets every year, what you want to do is just monitor where that is, along where your cash balances stand, okay? Not to say that you need to go out and raise sewer rates today, you don't have to do that, but it's something to monitor as you go forward. And you do want to recover some of that depreciation expense every year.

MAYOR NYCE: Absolutely.

MR. FREITAG: Okay? The last big fund that the Village has, as far as an operational type fund, is the General Fund. And information from the General Fund is on Page 15 and, I believe, 16 of your 47-page report there.

The General Fund operated for 2014 at a surplus, basically saying that your revenue is greater than your expenditures for the year by about $730,000. How did that happen? Well, during Fiscal Year 2014, and there is a page in this report here way in the back, I think it's on Page 46, that basically takes you from your budget, your original adopted budget, to your modified budget, to actual, and then it strikes a favorable or unfavorable variance.

In 2014, you had a $260,000 favorable variance.

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on your revenue side. So it basically said that you
generated more revenue than you expected in your
budget and in your modified budget. Most of that was
-- or, actually, most of that, those dollars were in
the section that was called Rental of Real Property
category, that was on the revenue side.

On the expenditure side, you had even better
results. Your expenditures were -- your actual
expenditures were actually $500,000 less than your
budgeted amount, and a good part of that was in two
different areas, in the public safety area, and also,
more significantly, in the employee benefits cost
category. So you put the two items together, a
$200,000 favorable variance on the revenue side,
$500,000, and that created your net income of about
$700,000 for the year.

At May 31st, 2014, the General Fund had about a
million dollars of outstanding bonds, and they will
expire over the years 2020 to 2042. The General Fund
is in nice financial position as of the end of May
2014.

Your fund balances totaled $3 1/2 million at
the end of May 2014; 1.6 is restricted or earmarked,
and 1.7 -- 1.7 million dollars is unrestricted and
could be used for future budgets.
One of the things that we made a comment in our management letter to the Board was because your fund balances are looking fairly healthy in the General Fund, you may want to establish some reserves in terms of rate stabilization, property tax stabilization funds. These are just suggestions. The reason is, is because the Office of the State Comptroller, when they see General Funds having increasing fund balances, and especially increasing unrestricted fund balances, they tend to say, you know, what is it that you can reserve some of this money for, or some of this fund balance for, for future infrastructure improvements or to pay down the debt. So one of the things that, as a byproduct of the audit, our management letter was just making some comments, saying that you've hit that point where you may want to start to consider setting up reserves for the future.

MAYOR NYCE: At our last Audit Committee, we discussed it at length, and informed the Treasurer that years ago we set up a debt reserve account, and that anything above our cash flow or our fund balance policy, anything above that at the end of fiscal years was to flow into that debt reserve account until such time that all the debt is defeased, at
which point we could set up an additional reserve account for future projects. So that money should have been transferred at this point to that account.

MR. FREITAG: Good.

MAYOR NYCE: Anything above the amount, as the Board set up years ago, anything above that fund balance policy would flow into the debt reserve account, therefore, to pay down debt. And then, again, if it increases to the point where we have more in the reserve than we have actually debt, which would be lovely, then you could set up an additional account for further infrastructure needs.

MR. FREITAG: And that purely is a -- it's very subjective decisions of where you want to be. There's no calculations. It's how risk-tolerant you are.

MAYOR NYCE: Right.

MR. FREITAG: And it's purely subjective on behalf of governments.

MAYOR NYCE: We've worked with Munistat to set certain levels, and they've set up certain guidelines for us, which we've used over the last seven years, which we're fairly comfortable with.

MR. FREITAG: Good group. In regards to just some other side comments here and things that you
should be aware of, because your cash deposits are -- you're basically holding the public's money in trust, one of your requirements is that all the cash that is ever held on deposit at any given time during the course of the year is fully secured and collateralized. And as part of our audit every year, and as it is stated in your financial statements, the Village's cash deposits that were on hand with all your banks were all fully collateralized by either the FDIC insurance during the year, or governmental securities that were pledged by the outside bank. So you were fully collateralized, fully covered, and met the requirement there.

The total debt of the Village sits at -- all funds, sits at $11.7 million as of May 31st, 2014. That includes about $8 million in bonds, almost $2 million in State loans for the sewer project. And the other thing is you have another $2.1 million dollars in what's called the OPEB Liability. That's the health, retiree health liability that every year you have determined by an actuary. When that -- as we said a couple of years ago, when you put this on your books, that's a big liability. That's way out in the future, because it takes into consideration current employees that are working and earning that...
right, but also people who already retired that are receiving that right. So that's a big number, but that's included in the 11.7 million dollars.

Your debt limit as a Village is just shy of $32 million, so you're only out about 30%, which is very, very good.

During January 2014, and we made a comment about this at last year's meeting, Moody's did raise your bond rating from A1 to Aa3. And some of the things that were cited for that increase was a very conservative approach to budget management, sound cash reserves, which you actually enhanced in 2014. And as we just were chatting about the debt, they considered that the Village of Greenport had a very modest debt profile, with a caveat that there's a quick paydown.

So, you put those three things together, and even though you have a limited ability to raise more taxes and things like that, you had a very positive outlook, which enabled them to increase the bond rating, which, as you go and borrow money in the future, you get better rates. It also would help you out also in the electric utility, because the Power Authority, when they design rates and they calculate your rate of return, because your bond rating is a
little bit higher, they actually give you a bump in
the rate of return. Public Service Commission, who
regulate some of the utilities in the State, also do
the same thing. They're looking for those higher
bond ratings.

So, as far as 2014 is concerned, that's all I
have to offer in this presentation. We do appreciate
the opportunity to do the work, and to meet with you.
We are in a lot of contact with your Treasurer's
Office during the course of the year. Rob and
Stephen do a very nice job. We chat quite a bit
during the year. But as the year-end gets closer,
we're in constant communication, and it's been --
it's been a nice engagement for this year. So we
appreciate it. Congratulations to everybody.

MAYOR NYCE: Thank you.

TRUSTEE HUBBARD: Thank you.

MR. FREITAG: Thank you very much.

TRUSTEE ROBINS: Thank you.

MAYOR NYCE: Bill, I'd like to express my
thanks as well. My first conversation with Bill,
after I got elected, was telling him we would not be
hiring him that year, because I was going to bring in
a different accounting firm, to which he responded
that he would be here for the Electric, because the
Power Authority had required I, so I backed up. And when he was here that first time, we had a very good working relationship. Your firm has done a wonderful job for the Village, and I want to thank you for what you've done. You've made my life quite a bit easier.

MR. FREITAG: Okay. Appreciate that. Thanks, folks. Thank you.

MAYOR NYCE: You don't have to stick around for the rest of it.

(Laughter)

There are two other notifications here prior to getting into the two public hearings we have. There are liquor license applications. The Cheese Emporium, 208 Main Street, and American Beech Restaurant at 309 Main Street have both applied for either a renewal of or a new liquor license.

Which brings us to our first public hearing of the evening, is a Wetland Permit application for En-Consultants for Oyster Point Condominiums. They are here.

I would state that this public hearing was properly noticed. Anyone wishing to comment can do so at this time and their comments will be taken down for the record.

We have our response from the CAC on this. I
note there's -- that's in this package.

As a representative for the applicant, we
generally allow them to speak first, then we'll open
it up to the public.

MR. CROWLEY: Okay. Ian Crowley, on behalf of
En-Consultants, on behalf of Oyster Point. We got
the recommendations only on Friday from the CAC, so
we didn't have a lot of time.

The things that I feel are connected to the
construction of the bulkhead, I don't think anybody
has a problem with. I think the one sticking point
is going to be the gutters on the buildings. I think
that's a pretty onerous request tied to this permit.

And Dick spoke to Mike Acebo, who -- there are
some drains along the building. There's no
gutters -- I mean, but there are some gutters. There
aren't gutters everywhere, but there are like gravel
and planting areas in the drip line that kind of
catch it. And if you -- you know, it's real -- it's
not deep, the water there, so there's not really many
places you can go with water. So, if you put dry
wells in, it's just going to be further towards the
bay area. You're going to tear the whole place up to
bring it up into the parking lot, which is, you
know -- we're going to get a cost estimate on it, but
I think it's a lot to ask --

MAYOR NYCE: Okay.

MR. CROWLEY: -- tied to this. But I think everything else, the pumpout they're prepared to do. They've already gotten pricing on it to tie it to the sewer. The pool backwash I think we've confirmed goes into the sewer.

MR. KOSSMANN: Yes.

MR. CROWLEY: It does go into the sewer. And the buffer we don't have a problem with at all.

MAYOR NYCE: Terrific. Okay.

MR. CROWLEY: As you guys proposed.

MAYOR NYCE: Okay. We'll take some comments from the public, if there are any, and then we can work on the rest of it as we go.

MR. CROWLEY: Okay. Thank you.

MAYOR NYCE: Is there anyone from the public who wishes to address the Board on this wetlands permit?

(No response.)

MAYOR NYCE: If not, then just offer -- if someone would offer a motion to close that public hearing, or does anyone have any other comments?

TRUSTEE HUBBARD: No. I offer a motion to close the public hearing.
TRUSTEE ROBINS: I'll second that.

MAYOR NYCE: All those in favor?

TRUSTEE HUBBARD: Aye.

TRUSTEE MURRAY: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR NYCE: Aye.

Any opposed or abstentions?

(No response.)

MAYOR NYCE: That motion carries. I'll ask the Clerk to place it on the agenda for next month for the Board's consideration.

And I would ask the applicants, or the representative for the applicants, if you have an alternative that might come close to meeting -- I know you can't do the gutters, but if you have some other alternative you want to propose --

MR. CROWLEY: Well, it's not that we can't. I'm sorry.

MR. KOSSMANN: We already have the alternative done.

MAYOR NYCE: Oh, you do?

MR. KOSSMANN: Yes. And I have pictures, if you want see pictures.

MR. CROWLEY: Dick has some pictures of, you
know, the gravel.

MAYOR NYCE: What I was going to say, if you can make those known to the Village Administrator --

MR. CROWLEY: Okay.

MAYOR NYCE: -- prior to next month's meeting, so the Board --

MR. CROWLEY: Okay.

MAYOR NYCE: -- when they're discussing it, they have -- they have all of that information.

MR. CROWLEY: Okay. And maybe we can make them wider or something, but there's really --

MAYOR NYCE: Absolutely. That's all we're suggesting.

MR. CROWLEY: There's really nowhere to go with the water.

MAYOR NYCE: So the conversation continues, rather than just dead-ending there.

MR. CROWLEY: Okay.

MAYOR NYCE: All right?

MR. CROWLEY: Very good. Thank you.

MR. KOSSMANN: I'll also say that this was approved when the condos were built 30 years ago and it's been that way ever since.

MAYOR NYCE: Understood. All right. So --

TRUSTEE MURRAY: Can I give you guys a
recommendation?

MR. CROWLEY: Sure.

TRUSTEE MURRAY: Just to get with the new Trustees before the next meeting.

MR. CROWLEY: Okay.

TRUSTEE MURRAY: Just give them a --

MR. CROWLEY: How would we get that done, work session or something?

MAYOR NYCE: Through the Village Clerk.

TRUSTEE MURRAY: Through the Village Clerk.

MR. CROWLEY: Okay.

TRUSTEE MURRAY: Just to get them up on speed so it's not delayed.

MR. CROWLEY: Okay.

TRUSTEE MURRAY: Just a suggestion.

MR. CROWLEY: Thank you for that.

TRUSTEE MURRAY: I won't be able to vote for you, Ian. I'm going to want some of the work, though. Just kidding.

(Laughter)

MAYOR NYCE: Our next public hearing is a public hearing on the proposed rules and regulations concerning Public Assembly Permits in Mitchell Park. This public hearing was properly noticed. Anyone wishing to comment can do so now at this time. And I
would ask that anyone does, please come to the
podium, state your name and address for the record,
and the comments will be taken down by the Clerk.
Anyone wish to address the word Board on this item?

MR. SWISKEY: William Swiskey, 184 Fifth
Street.

Just one comment. Does this Board have a plan
that they're proposing to put forward, or is --
you're taking -- still taking comments? You don't
have a plan yet?

TRUSTEE HUBBARD: Okay. I'll answer that one,
because I'm the one who brought it up. Over the past
month, with everything else going on, I did not have
time to put the whole plan together. So I'll
apologize for that. I said last month I'd have it
here and I did not.

MR. SWISKEY: Well, then I would just ask that
you postpone this hearing until next month so we can
see the plan, and then we can comment on it, which
would be good. I appreciate it, George.

TRUSTEE HUBBARD: Okay, good.

MR. SWISKEY: Thank you.

TRUSTEE HUBBARD: But if anybody has any
additional comments to take that, we'll consider all
that. But I said we would have something in writing,
and with the election, and campaigning, and
petitions, I ran out of time and did not get it done,
so I'll take the fall for that one.
If anybody -- any input, please, give us -- let
us have it now, so we can try to get this finished up.
MS. WILHEL: Rena Wilhelm, Sterling Avenue.
Like really, really quick.
When you get the permit applications in, you
don't have to accept all of those, right, or no? If
you have -- if you have like stipulations, like we
were talking last time, about it's culturally
relevant, those kinds of things, and if all of that
passes and it's still -- like if you're vetting for
like -- when we do the Maritime Festival and we're
looking for vendors, not everything is appropriate.
And so do you have to accept the application?
MAYOR NYCE: Yes.
MS. WILHEL: You have to?
MAYOR NYCE: That's what brought this whole
thing up.
MS. WILHEL: You have to.
MAYOR NYCE: The Board wanted to deny someone
and we were threatened with legal action, at which
point the Village Attorney informed us we were in an
indefensible position. That's what brought up the

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entire conversation. If we offer Mass Public Assembly Permits, if you have -- you have a right to apply, and there are only very limited instances within which we can deny that application.

MS. WILHELM: Okay. So like if two people wanted the park at the same time, that's --

MAYOR NYCE: We could limit the number of people.

MS. WILHELM: Right.

MAYOR NYCE: We could limit the number of applications.

MS. WILHELM: Okay.

MAYOR NYCE: But we still --

MS. WILHELM: But you have to say yes.

MAYOR NYCE: Then you would take them on a first-come-first-serve basis.

MS. WILHELM: Got it, right.

MAYOR NYCE: Right, exactly.

MS. WILHELM: Okay. Thank you.

MAYOR NYCE: Thank you. Is there anyone else who wishes to address the Board on Mass Public Assembly Permits?

MS. ALLEN: Chatty Allen, Fifth Avenue. This is just a side note to what you're talking about. I know the problem that had arose. I don't know if it
could be put in that you have to be not just a member
of Greenport Village, but Southold Town, that might
cut out some of these other organizations coming from
up west.

MAYOR NYCE: I don't think we can limit it that
way.

MS. ALLEN: No. That's why I'm saying, that if
there's a way that you could.

MAYOR NYCE: (Shook head no.)

MS. ALLEN: You know, I don't know how Mitchell
Park is actually regulated, if it's considered a
State or a Village park --

MAYOR NYCE: State park.

MS. ALLEN: -- if you would have that authority
to say Southold Town comes first.

MAYOR NYCE: Thanks. We --

MS. ALLEN: I agree with it being appropriate
from the itty-bittys to the ones above me.

MAYOR NYCE: Thank you.

TRUSTEE HUBBARD: Thank you.

MAYOR NYCE: Anyone else who wishes to comment
on this?

(No response.)

MAYOR NYCE: If not, I guess I'd entertain a
motion to adjourn this until next month.
TRUSTEE HUBBARD: Yes.

MAYOR NYCE: Is that what you want to do?

TRUSTEE HUBBARD: Yes. A motion to adjourn the public hearing until next month, and we will take it up. And we're going to try to get this settled before the summer starts, which I had said last month.

MAYOR NYCE: Absolutely.

TRUSTEE HUBBARD: I failed my homework assignment, because I gave it to everybody else and I failed.

MAYOR NYCE: Put a frown face on the top of your agenda.

TRUSTEE HUBBARD: Yes. I don't get a gold star, sorry.

MAYOR NYCE: So we have a motion to adjourn until next month.

TRUSTEE PHILLIPS: I'll second.

MAYOR NYCE: Seconded by Trustee Phillips. All those in favor?

TRUSTEE HUBBARD: Aye.

TRUSTEE MURRAY: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR NYCE: Aye.
Any opposed or abstentions.

(No response.)

MAYOR NYCE: That motion carries. That would bring us to the public portion. Anyone wishing to address the Board can do so at this time.

MS. GORDON: I'm Dinni Gordon, 152 Sixth Street.

The Village Board has requested comment on the increased use of short term rentals. This is a short version of a memo I had written and sent to members of the Village Board, the Code Committee, the Planning Board and the ZBA to contribute to the public discussion. This is really just a start to collect information and provide at least a little bit of contribution to the discussion as we develop some sort of approach.

When I first heard about Airbnb, I understood it to be an opportunity for the homeowner who had an extra bedroom and could rent it out for short periods as a source of extra income. This seemed to me an unobjectionable use of underutilized space, though there would certainly be questions about whether the hosts were paying taxes on the income received and abiding by lease conditions, if they were renters rather than owners. But the sharing, so-called
sharing community, facilitated by the network as today's great communicator, expands the original concept to take the much broader range of short-term rentals. So my report is about short-term rentals, not about Airbnb as such. Whole houses can be rented out and the host need not be present.

I have learned that other jurisdictions are raising concerns about this exploding industry. The issues generally include the potential of disruption to residential neighborhoods from added noise, parking congestion and security lapses, the threat of unfair competition to legitimate businesses that provide lodging and are subject to its regulations, insurance and taxes that don't apply to short-term rentals, the reduction in the stock of affordable housing at a time when the middle class is struggling and the poor are shut out of most housing options, and, finally, concerns for public safety due to overcrowding, lack of regulations to protect health and safety, and lack of appropriate insurance.

Greenport is so tiny that it may seem that these concerns are not relevant. But I have concluded that they are, at least some of them and in some ways.

Good information about the extent of short-term rentals...
rentals in the Village is lacking. So I set out to
get at least a partial look, and I emphasize that
it's just partial, at who is trying to rent what
kinds of space. I looked at three websites,
Airbnb.com, homeaway.com, and vrbo.com. And my
conclusions are based on 30 listings for Greenport
Village, and a little bit outside of the Village, but
still within what we all think of as Greenport, which
was fewer than the total number of properties listed,
but there were some overlaps I wasn't sure about. So
these 30 I was sure of. Here's some of what I have
learned:

One, the Greenport experience does not
generally conform to the image of a single person or
family with an extra room to let on occasion. Only
one host, a local resident residing in a house,
listed a single room. Six apartments were listed,
including a condo, but only two were in
owner-occupied buildings. So 23 out of the 30
properties listed were whole houses, generally with
two bedrooms, though a few had six or seven. A few
rentals were outside the Village proper, on North
Road or in the neighborhood near 67 Steps. But the
majority were houses in residential Village
neighborhoods, on Central Avenue, Second Street,
Carpenter Street, etcetera.

Two, the majority of these houses were owned by people who live in New York City or elsewhere, Maryland, Westchester County, Los Angeles, and who apparently do not spend time in Greenport. I think this was the thing that surprised me the most.

Three, rentals vary in price upwards of $200 per night. Most hosts required a minimum stay of two nights, though a few indicate that one night is enough. Comments left by renters on the websites were generally very positive. Many guests said they found Greenport charming, and their accommodations comfortable, and they hoped to come back soon.

My fact-finding has led me to the conclusion that most, not all, of Greenport hosts are investors who have no stake in the community, other than its potential for short-term profits or from -- excuse me -- short-term rentals. Without question, the new industry is a boon for the traveler, who, for reasons of cultural curiosity or financial constraint, would prefer spending a week or a weekend in the atmosphere of a home, rather than in a hotel or official B&B. And there are certainly some benefits for the Village, as this relatively new tourist population spends money here.

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But, surely, Greenport residents will find some problems, too. Much more public discussion is needed to determine which of many competing and complementary values we cherish most. At stake, among others, are neighborhood peace and quiet, safety and security for visitors, a fair playing field for businesses that provide traditional regulated lodging, Village tax revenue, and the availability of longer term rental inventory for people who live in Greenport.

As we move forward in considering this issue, it will be useful to look at how other jurisdictions have handled it. The longer version of this memo provides a few examples, and a serious inquiry would uncover many more, I think.

A recent article about short-term rentals in New York City noted that, "A city in which 8.7 million people live cheek by jowl is a delicate ecosystem." So in a different way is a tiny village, where knowing your neighbors, preserving rental housing and protecting businesses that operate under the law are all important values.

So this is my general introduction, I think, to this discussion that I'm sure we will have for many months. And if there are people who want the longer
version of my memo, just let me know and I will email it to you. I've sent it to everybody in the front of the room, including Sylvia, who maybe that would be an easy way to get -- either to get the memo from me or from her. Thank you very much.

MAYOR NYCE: Thank you.

TRUSTEE HUBBARD: Thank you.

TRUSTEE PHILLIPS: Thank you very much, Dinni.

TRUSTEE ROBINS: Thank you very much for your thoughtful time you spent on that.

MAYOR NYCE: Is there anyone else who wishes to address the Board?

MR. SWISKEY: William Swiskey, 184 Fifth Street. A couple of agenda items first.

I remember a couple of years ago we took all the parks and everything else, the mooring fees, and we threw them all into the Recreation Fund, because that was recreation we were going to keep. Now, suddenly, we're just reversing that whole process and actually destroying the Recreation Fund.

And, basically, I just have a sneaky feeling, because there's 500 and some thousand dollars left from the Mitchell Park money, that's to pay the bond that runs out in 2024 on the park, and, well, what your Ex-Treasurer, Charlene Kagel, says, about 2018...
you run out of money to pay, that money is gone. And the fund doesn't make enough to pay the 300 and some thousand dollar bond that you refinanced.

So, basically, I got a feeling that we're just doing this to be able to reach into the General Fund without telling the public what we're doing and pay off that debt. Now I don't think that's really this great openness of government that we all have been addressing in the last campaign, and everything else. And it really struck me when Bill Freitag stood here and recommended -- well, he was the one that recommended, actually, that we take these other accounts and put them into the Recreation Fund.

MAYOR NYCE: No.

MR. SWISKEY: David, I've been to every meeting. That's what he did, all right?

MAYOR NYCE: But, Bill, it's okay for you to be wrong.

MR. SWISKEY: Oh, yes. So I understand, I'm always wrong, David. But anyway --

MAYOR NYCE: No, not always.

MR. SWISKEY: Anyway, it's like basically we're running out of money in two years to pay the Mitchell Park debt, right?

MAYOR NYCE: Untrue.
MR. SWISKEY: Untrue. Where is it going to come from?

MAYOR NYCE: Reserve for Debt Account.

MR. SWISKEY: Reserve for Debt Account. That means you're going to take money that could be used to fix roads --

MAYOR NYCE: No.

MR. SWISKEY: -- that we have in our bank account.

MAYOR NYCE: Money that is set in reserve to pay down debt.

MR. SWISKEY: I don't know where you're going to get the money for that, though. Where --

MAYOR NYCE: It's in the Reserve for Debt Account.

MR. SWISKEY: And where is the Reserve for Debt Account money coming from? It's not coming from the park.

MAYOR NYCE: It's coming from the account. I just answered your question.

MR. SWISKEY: No, I don't understand. Maybe I'm simple. I don't understand your answer

MAYOR NYCE: Then, fine, you don't understand the answer.

MR. SWISKEY: Because, if you take the
financial for the Recreation Fund, it's a
money-loser. There's no -- been no profit in it ever
since it was put together. Now, when you put a
reserve for debt -- and if I remember what Freitag
said, he said take part of your fund balance, which
is generated by not spending money on Fifth Street
Park, or other parks, and that $40,000 extra went
into your fund balance. So, basically, what you're
doing is you didn't spend money on these other things
to create this balance so you can pay off the park
debt. But I won't go too far into that, that's for
the next generation of Trustees and Mayor to figure
out, and I'm sure that George will.

All right. The next thing that really bothers
me is there's been a lot of talk about this Tall Ship
thing, and going back and forth, and everybody -- no
money has been spent. But there have been e-mails
between Trustees and private individuals that we
actually have eight ships coming. Six of them we
have to sign contracts with. So we already signed
one with the Hermione, which was 50 grand, so -- and
tonight we have an item on the agenda about Showclix,
or a ticketing service. So how much money are we
actually committed for? And maybe we haven't signed
contracts yet, but how much money are we actually
committed for?

MAYOR NYCE: We'll go through this again.

There is a $276,000 budget for that event, of which there will be $276,000 raised either through ticket prices or sponsorship.

MR. SWISKEY: That wasn't the question. How much are we committed for to spend?

MAYOR NYCE: As much as we commit to spend. The Board has authorized a budget of $276,000 for the event, of which those expenses will be covered by the sale of tickets and sponsorships.

MR. SWISKEY: How much have we spent already?

MAYOR NYCE: We've signed a contract with Tall Ships America and Hermione.

MR. SWISKEY: And for how much?

MAYOR NYCE: For $50,000.

MR. SWISKEY: I mean, getting figures, I shouldn't have to pull teeth to get figures.

MAYOR NYCE: You're not pulling teeth. This has been said at every meeting since December.

MR. SWISKEY: I'm not going to argue with you, David, not on your last night.

MAYOR NYCE: You usually do. Why would tonight be an exception?

MR. SWISKEY: Not on your last night. I mean,
I'm not going to go into it. But let's go to one last item, and maybe somebody else will address the Tall Ships.

I have here a FOIL that I put in, oh, way back in -- because this has to do with the Light Plant -- back on February 26th for the A & F report on our totally successful Phase I upgrade at the Light Plant that we had to hire A & F to do a study to find out what went wrong. And it was my understanding from Mr. Pallas, and other things that were said at meetings, that this report would be ready by the middle of February. Well, the first response, when I put it in on February 26th, and I would have expected, if it was ready, I would get it the next day, but that's not the way things work in the Village. So, basically, I got a response about five, eight days later that I would get this response on March 20th, two days after the election, but that doesn't matter. Now, today, I get this thing. The date now expected for your response is March 27th. I mean -- and then I have another one here that's the same thing.

I mean, I know for a fact that summonses were issued for the Smoked Fish place, so that should be easy. You should be able to go to the Building

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Inspector, "Give me copies of these," and then email them to Mr. Swiskey. This one, I finally got an acknowledgment. Today is what? What's today, the 21st, 22nd?

TRUSTEE HUBBARD: Twenty-third.

MR. SWISKEY: All right. Well, I put it on March 16th, so I finally get an acknowledgment today, and then I can't even get the information until March 30th. Now I understand that with the previous Administration, information was hard to get, but, George and the new Trustees, I'd appreciate if you'd do something about it. Thank you.

MAYOR NYCE: Thank you.

MS. ZEMSKY: Hi. I'm Dena Zemsky. I live at 306 Sixth Street.

I just want to talk a little bit your film permit thing, which I think it's great you guys are doing that. Can I just -- I've been in the film business for many, many years and I do permits all the time, and there's a few things in here that are unrealistic and will make things a little harder for you to make the permit process go easily and make money for the Village.

So the first thing I see is, you know, nonprofit is kind of a big, big umbrella. There's...
some very big companies that are nonprofit, and I
don't think that you definitely have to exclude all
nonprofits from paying a permit fee.

MAYOR NYCE: Okay.

MS. ZEMSKY: I think it can be a sliding scale,
if you'd like. But there are some huge organizations
that are still -- still have the nonprofit umbrella
on them, and $500 is not really a lot of money, and
some of them would be fine. There will be others who
you can say 200. I mean, you can do a sliding scale,
but I don't think you really have to eliminate --

MAYOR NYCE: Right.

MS. ZEMSKY: -- all nonprofits from paying a
fee to shoot here.

The other thing is the 30-day prior is really
unrealistic. I mean, on a big movie film, 30 days
might be realistic, but on many of the shoots that
I've brought to the Village, and all through
Southold, and Orient, and all the places that I've
brought film shoots here, two weeks or less is -- I
mean, Southold gives me two weeks, and they often
give me a waiver on the two weeks, because a lot of
jobs come up last minute. So 30 days, maybe for a
big film shoot you have that window, but for 60, 70%
of the jobs, you don't have 30 days. You know, a job
comes up, it comes in, and so I think you have to be a little flexible on that. I can say two weeks --

MAYOR NYCE: I think that was the intent.

MS. ZEMSKY: Huh?

MAYOR NYCE: And not to interrupt, I think that was the intent, that we were setting up the law to do the bigger projects, and then a waiver would be allowable for smaller projects.

MS. ZEMSKY: Yeah. But I think when people go online and they see that --

MAYOR NYCE: Okay.

MS. ZEMSKY: -- you know, if -- you know, when you're busy, you're a busy producer and you go online and you see 30 days, you're like, "Oh, I'm not going to go there."

MAYOR NYCE: Okay.

MS. ZEMSKY: You know, I'll go to Southold Town. You know, it's -- these people have -- you know, I have worked with these producers. They have an attention span of about four minutes, and if they don't see what they want to see, they go on to something else. Believe me, I do this every day and --

(Laughter)

Also, this 10 a.m., that is where you have here
no time filming and staging conducted after 11 p.m.
is realistic, or before 10 a.m. is not realistic. I mean, people start really early. And it also goes by the time of the year. In the winter, people start shooting 5:30, 6 a.m., because they're shooting only in daylight hours. You know, people want daylight. So to say 10 a.m. is just -- so I think you have to review it, and you have to really go by the time of year. But you say 10 a.m., you're like -- you're shutting the doors on a lot of people.

So, in the winter, 8 a.m. to 6 p.m. is a really normal day. I mean, most of the year, 8 a.m. to 6 p.m., or 8 a.m. to 8 p.m. But, in the dead of winter, people come out and they start setting up at 6 a.m. to get that daylight. If they're done, they're done at 4 o'clock. So that's -- that's --

MR. PALLAS: The 10 a.m. restriction is Sundays only. It's 8 a.m.

MS. ZEMSKY: All right. But even 8 a.m.

MR. PALLAS: Just to clarify that.

MS. ZEMSKY: Even 8 a.m. can be late for a lot of people, for a lot of clients. And Sunday, yes, okay. But I'm just telling you that people will come and say that -- people. I keep saying people, I mean clients and production companies. They'll want to
start at 6 a.m. Film crews normally, I mean, they work 12, 14 hour days, so they're starting at 6 a.m., you know, and they want to be able -- they may not be in front of a store at 6 a.m., but they want to have a permit that says they can start that early.

I know Southold, with their cleanup deposits, I always give them a cleanup deposit, but if they don't -- if they end up not having to clean up anything, it's refundable. And I think that you should do that as well, because I put a lot of small print shoots out here and they take their garbage with them. Or, you know, I make a provision that someone takes their stuff to the dump. So $250, when we have a small film shoot and they're -- even $500 could be a little prohibitive for a small film shoot. But you still want the money, you still want them coming here, you still want them staying in the restaurants and hotels here and everything. So Southold has a 250 deposit, but it's refundable if they don't end up using it.

So I think -- I think it would be better if you said that that was a refundable deposit, not --

MAYOR NYCE: Okay.

MS. ZEMSKY: And that's it. Those are my recommendations.

MAYOR NYCE: Thank you very much.
TRUSTEE HUBBARD: Thank you.

MR. SAUER: Hi. I'm Clayton Sauer. I own the Stirling House Bed & Breakfast. I am a resident here for the past 15 years. The B&B is 15 years old. And I'm also representing The Fordham House, Morning Glory and Ruby's Cove, those I've spoken to.

Being an innkeeper is hard work. It's very rewarding, however. I also could not afford to live in my house without it. It's my source of income. So my conversation is to talk about the VRBO, Airbnb issue. I didn't know you were here, so I'm sorry if it's a little redundant.

I've seen the Town change and grow, and as things change, laws should as well. And sometimes new laws need to be created to reflect today's world, and I'm talking about this huge influx of Airbnb, VRBO rentals that have popped up all over the Village and in Greenport itself.

I'm all for competition, I've got no fear of that, as long as it's on a level playing field, and that's where there's a problem. I'd like to put it in a real simple example, because sometimes B&B is a little nebulous, people don't quite grasp what we are. So let's talk restaurants.

Say you own a restaurant and you have gone
through all the paperwork, the research, training, and you open your restaurant, you run your restaurant. Now the question I want to ask is should I be able to open a restaurant in my house without any approval, applications, taxes collected, insurance, inspections, dues or fees? All right. So how about 64 restaurants?

There are websites that have popped up all over the place, and if you put in "Greenport", these multiple sites have over 64 places renting in Greenport Village and Greenport to over six people, some has high as 12 guests a night. And they're renting by the night, not by the month.

One of the Greenport Village requirements to run an inn, created back in the '80s and '90s, was a three-room restriction limit. Southold Town and almost everywhere else has a five-room limit in the B&B codes. And we were told also back then it was more like a gentlemen's agreement. We were not to rent more than 30 days, and rentals were not to rent less than 30 days.

When I applied for a B&B license here in the Village, in the Village there were several rules, meetings, requirements, and neighbors had to vet me saying yay or nay. They had to meet in town and

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approve me. Even the sign had to be one-by-two, everything. As a professional inn, there are certain things that happen that should happen, insurance, incorporation, inspections, and this is for safety, for fire, etcetera, and taxes that are collected and paid.

One of the main requirements of running an inn is that it be owner-occupied. That's one of the rules here in Greenport. If I have a family or a group of friends staying, I can control things. I'm there, living in the house. If it gets a little noisy at 10:30, I can say, "You know, keep it down." With the Airbnb nightly rentals, party houses have popped up. I've received calls from residents, just because I own a B&B, asking me what they should do.

And so most of these houses, as mentioned before, are owned primarily by investors who bought up the more reasonably priced houses and are renting them to transient guests. Some of the guests have never met their owners. They meet the cleaning people who simply turn the houses and the rooms over and give them the keys.

And people running for office recently have talked about they want to have their kids live here, but this is an issue. They're buying -- these
investors are buying affordable houses, and instead of, you know, being able to have a couple buy their first home or an apartment even, they -- the inventory is depleted by these investors, and that opens a whole slew of different issues. One issue, the main one to me is safety.

There's a VRBO on Carpenter Street that had a house fire started by a guest who lit a gas grill too close to the house and caught the house on fire. No one was hurt that time, but had somebody been hurt, or the place burned to the ground, an insurance claim might have been denied. Lawsuits and plaintiffs tend to go after everybody they can, and in a Village without codes in place for this kind of thing, that could actually put potentially Board Members at risk to be named in the suit.

There are some Airbnbs that rent their attics out, and I thought that was illegal in Greenport. There are some places that leave alcohol for their renters. And just so you know, I have a New York State wine license. I am the only one that's legal in town. I can serve and sell liquor, wine and beer. And there is no such thing as free alcohol. If these people are leaving wine or beer, whatever, vodka in their houses, that is not free. The minute money
transactions pass hands, it is not free. And I don't know what it will take. You know, a car accident where somebody is hurt, and then the person will be named in a suit, they don't have a wine license, they don't have insurance for a B&B, it can become a big issue.

I have to collect 11.63% tax, sales and hospitality. Many of the Airbnbs collect no tax at all. So, right away, that puts me at a disadvantage. It's like a discount where these places are offering, where I'm following the law that's supposed to be followed.

There are inns -- there are inns that list over 10 or more guests. They're supposed to be subject to inspection by the Department of Health from Suffolk County in anyplace with 10 or more guests.

I'm very familiar with the laws of the area and the County, and I'd be very willing to help the Village if you wanted to set up some kind of committee to maybe have some kind of compromise.

I know that the Airbnb and VRBO is not going to disappear, but we need to kind of get some kind of laws in place.

(Bell Sounded)

Is that my time?
(Laughter)

We just -- for the transient places to adjust laws for B&Bs to make it more reasonable for licensed incorporated innkeepers who are at an obvious disadvantage.

We could possibly think about making A1-week minimum for the non-owner-occupied places, and placing a cap of 10 guests max across the board.
Like I had mentioned, B&Bs are at a disadvantage, we can only have six people, and there are places that have up to 12 people right in town, right on Main Street. So sometimes they all need to be moved a little bit.

Placing a cap on the Airbnb to make it a one-week minimum might be a healthy idea, too. I don't think Airbnb and VRBOs are a bad thing overall, but there need to be rules for them to follow, as they're running a little bit wild and severely hurting legitimate inns. I have to tell you we're down with this over the last year, especially in the Village. And we've been team players, we follow the rules and we work with the Town. And I know we can work together, but this right now is far from together.

So I'm asking the Board of Trustees, the new
Mayor or the old Mayor, if we can make a plea to maybe get some new codes and update some of the old ones and enforce them. All right? Thank you for your time, I appreciate it.

MAYOR NYCE: Thank you.

TRUSTEE ROBINS: Thank you very much.

MAYOR NYCE: Anyone else who wishes to address the Board?

MR. SALADINO: John Saladino, Sixth Street. Are there any resolutions you're going to vote on tonight that aren't on the agenda?

MAYOR NYCE: Not that I'm aware of.

MR. SALADINO: Is there going to be an Executive Session?

MAYOR NYCE: Not that I'm aware of.

MR. SALADINO: Okay. I have a few things to say about the Airbnb. But just so my pal, Billy, doesn't razz me later, I couldn't find the Reserve for Debt. Could you just let me know where the line item in this budget is?

MAYOR NYCE: It's a restricted fund balance. It's part of restricted fund balance. It's restricted because the Board has authorized that it be only used toward debt.

MR. SALADINO: Is it in this budget under a
line item, or just under restricted fund balance?

MAYOR NYCE: Restricted fund balance.

MR. SALADINO: Okay. I read the Rental Permit Law, and you addressed, you define a temporary renter less than 29 days. I don't know if I read it right, but nowhere in the Rental Permit Law is this addressed?

MAYOR NYCE: No.

MR. SALADINO: Is it -- to define what a temporary renter is would seem fairly simple for you guys. You already have a definition for what it is. I'm just not sure what the problem is. Is it to fit this temporary renter into the general scheme of rental houses in Greenport, to say to a landlord, "This is our definition of a temporary renter," and we either allow it or we don't allow it? Is that -- is that the conversation?

TRUSTEE HUBBARD: Basically, yes, because Airbnb wasn't around when that law was being drafted. It wasn't a problem or an issue at that time, so it was not taken care of then, and we need to correct that and have it taken care of it now. The transient summer rentals wasn't even included in that, it was more year-round rentals, is what we were doing for safety of people, and this was not addressed. So
that's why we're getting the public comment on it, so we could try to fix that loophole in there and come up with a law that will work for everybody.

MR. SALADINO: Okay. I have one question of -- a neighbor emailed me and asked me to ask this question, John Winkler. He has no problem with being identified. He's been having an ongoing email conversation with the President of the BID and, I believe, Trustee Robins. And he spoke to Peter Clarke, and he was assured by Peter Clarke that they -- they're almost at their commitment level of $100,000.

I'll ask you his question first. His question is, is the BID ready to make up any shortfalls that they don't -- if they don't reach that level? And it seems like a question a lot of people are asking, I know myself, too. So, if you could maybe address that.

And as far as -- I've been to every work session, I've been to every meeting, so I've heard all the conversations about the Tall Ships. And to be fair, David, Mr. Mayor, there isn't a lot of information that's put out there. You know, there's bits, there's pieces, well, it's moving forward, we're going to hope for this, this is moving forward,
but there's never any hard information, there's never any dollars and cents, there's never any timeline, there's never any -- I saw the agenda from the Steering Committee, and you said you have to a $276,000 budget. But then I read part of their minutes or their agenda, and on that estimate, on that work sheet, it was $22,000 for advertising, and then they -- in a separate letter, they said $55,000. So that's an additional $30,000 that's not reflected in that budget. And there's a lot of things not reflected in that work sheet. You know, loss of revenue, 1100 feet of dock space that's not going to be rented. Is that funny?

MR. SWISKEY: He thinks it is.

MR. SALADINO: Eleven hundred feet of dock space that's not going to be rented for four days at $4 a foot. I would just ask that at least you make the public aware of all the numbers, not the favorable numbers, the numbers that can hurt, too. You know, it's kind of like our money and you guys are spending it, and we should -- we should at least know what you're spending it on.

As far as Winkler's question, anybody want to answer it?

MAYOR NYCE: The BID has pledged $100,000.
This Board has accepted that pledge and we expect $100,000 from the BID.

MR. SALADINO: That's very simplistic, and thank you for that. But the question is will they be expected to make up the shortfall?

MAYOR NYCE: The BID has pledged $100,000 and this Board is expecting a $100,000. I mean, yes they, will make up the shortfall. They've pledged $100,000, that's what we're expecting from them. I can't make the answer any simpler than that, John.

MR. SALADINO: Okay.

MAYOR NYCE: As to the rest of it --

MR. SALADINO: Does the BID agree?

MAYOR NYCE: As to --

TRUSTEE HUBBARD: I have not personally met with Peter Clarke yet on this issue. I've talked to him before. We'll have a discussion once we're all in office. I discussed this with the two Trustee-elects yesterday morning and we discussed the same thing. There's a Steering Committee meeting on Thursday. Hopefully, I'll have some more information for all of us. But the two new Trustees are concerned also, as well as you.

I know I answered some of your email questions. The meeting on Thursday, hopefully, we'll all be

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enlightened by it.

MR. SALADINO: Would it be unreasonable for Mr. Clarke to come here, and would it be unreasonable for us to expect him to come here and give his report at this podium, so this way it's not like a game of telephone? You know, he reports to his committee, and somebody from his committee, the Liaison, Trustee Robins from his committee reports to you at work session, and if we're kind of listening, we get it. If something happens, we don't get it. Don't you think it would serve the public if the President of the BID came here and made a report, and stood at the podium and said what he had to say? This way you say it's an official organization of the Village, he represents that organization.

MAYOR NYCE: It's an official organization. They are a taxing entity unto themselves. We are merely a pass-through for the money. We don't set them up. We appoint three members, but they are elected by their district.

MR. SALADINO: You have partnered with him in this festival.

MAYOR NYCE: Uh-huh.

MR. SALADINO: So he's a major partner in the festival, whatever title we're going to give his role

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in -- or the BID's role with the Village, whatever. However we want to explain that, this Village has partnered with the BID to run this festival. Is it unreasonable that a big part of our partnership gave a report to the public, as opposed to at a meeting where the public is not exactly welcome, or a meeting that's inconvenient for the overwhelming majority of the public to attend? This way, the public meeting's here. The room seems to be crowded. I'm sure all these people are interested, I would assume, but --

TRUSTEE HUBBARD: I plan on meeting with him this weekend. I will discuss that with him, and see -- I'll offer an invitation to him and see if he's willing to come and talk with us all.

MR. SALADINO: Thank you.

TRUSTEE HUBBARD: Okay?

MR. SALADINO: As far as the agenda, there are -- just as an explanation, I'm not sure, agenda Item #11, you're going to give -- you're going to transfer 1400 and 1600 for the Planning Board and the ZBA. Could you just explain that? I just --

MAYOR NYCE: Clerical, it's for the transcriptionist.

MR. SALADINO: Okay. And #12, can you share a little bit with us about our deal with Showclix, what
they get, what we get?

    MAYOR NYCE: They get a percentage. They get a fee for each transaction.

    TRUSTEE MURRAY: They get a $1 fee.

    MAYOR NYCE: They get a $1 fee for each transaction that the customer pays. Yeah, they take it.

    TRUSTEE MURRAY: And that was the same amount that we paid --

    MAYOR NYCE: We did the last time, yes.

    TRUSTEE MURRAY: -- three years ago, and Sylvia negotiated that deal, which was --

    MR. SALADINO: Okay. But you guys don't mind me asking?

    TRUSTEE MURRAY: No.

    MR. SALADINO: And that's all I have. Thank you.

    TRUSTEE ROBINS: John, I'd like to go back a minute to you talking about Peter Clarke and the BID coming to the meeting. I have actually, not specifically Tall Ships, although I agree with you, that I think it would be an excellent idea for them to do that. What I have suggested to the BID over the past three, four months at least, that they send a representative to our work session every month, you know, to make their own report, and let the community know a little bit more about what they're doing. It
doesn't always have to be the President. I thought it might be good. There are a number of very active members on that Board who know what are going, who could come and do that report, you know, not -- I suggested at the work session. And I'm hoping that as we move forward with our new Mayor, it's going to be a little bit different feel at the work sessions, maybe the public is going to feel a little more engaged in it. So that was my suggestion.

MR. SALADINO: Well, I applaud you for that, I think it's a great idea. I think any major partner in any endeavor that's spending the public's money should at least have to come and explain to the public.

I understand that, to quote people from the Board, that the Business District is the economic engine and stuff. I kind of -- I kind of sometimes agree. But I still don't think they should have a free reign in spending some money, or a festival should be put on without some kind of explanation, without some kind of explanation to the public where the money is going, how much of it's being spent, who's getting the money, who's involved with the money, how contracts are being negotiated. I kind of thought that was your job. And from attending all
these meetings, I don't see a lot of this discussion going on with this Board. That was the reason for my question. Thank you. Thanks for listening.

MAYOR NYCE: Is there anyone else who wishes to address the Board?

MS. HORTON: Can I say one thing?

MAYOR NYCE: Please.

MS. HORTON: Stirling -- oh, I'm Gail Horton, I'm from Greenport. The Stirling Historical Society is having its annual dinner --

MAYOR NYCE: Wednesday.

MS. HORTON: At Wednesday night, or Wednesday, 12 to 8 p.m., $20 a ticket, fish or chicken. It helps us with our Archive Center that we're working on. So we'd love to have y'all come. Thank you.

MAYOR NYCE: Thanks, Gail. I should have had it under announcements, Gail. I'm sorry.

MS. HORTON: Oh, that's okay.

MAYOR NYCE: Is there anyone else who wishes to address the Board?

(No response.)

MAYOR NYCE: If not, that will conclude the Public Portion.

I will offer a Resolution adopting the March 2015 agenda as printed. So moved.
TRUSTEE HUBBARD: Second.

MAYOR NYCE: All those in favor?

TRUSTEE HUBBARD: Aye.

TRUSTEE MURRAY: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR NYCE: Aye.

Any opposed or abstentions?

(No response.)

MAYOR NYCE: That motion carries.

I'll ask Trustee Murray to read Resolution 2.

TRUSTEE MURRAY: RESOLUTION #03-2015-2,

RESOLUTION accepting the monthly reports of the
Greenport Fire Department, Village Administrator,
Village Treasurer, Village Clerk, Village Attorney,
Mayor and Board of Trustees. So moved.

TRUSTEE HUBBARD: Second.

MAYOR NYCE: All those in favor?

TRUSTEE HUBBARD: Aye.

TRUSTEE MURRAY: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR NYCE: Aye.

Any opposed or abstentions?

(No response.)
MAYOR NYCE: That motion carries.

TRUSTEE HUBBARD: RESOLUTION #03-2015-3, RESOLUTION accepting with regret the resignation of Wayde Manwaring, effective March 3, 2015, as Administrative Assistant in the Greenport Fire Department. So moved.

TRUSTEE ROBINS: Second.

MAYOR NYCE: All those in favor?

TRUSTEE HUBBARD: Aye.

TRUSTEE MURRAY: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR NYCE: Aye.

Any opposed or abstentions?

(No response.)

MAYOR NYCE: That motion carries.

TRUSTEE ROBINS: RESOLUTION #03-2015-4, RESOLUTION approving the attendance of Village Administrator Pallas at the NYAPP Annual Conference in Saratoga Springs, New York from April 7th, 2015, through April 9th, 2015, at a conference cost of $225.00 and a room rate, inclusive of meals, of $375.00 total. Conference fees, lodging costs and all applicable travel costs are to be expensed from account E.0781.100 (Executive Dept.). So moved.

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TRUSTEE PHILLIPS: Second.
MAYOR NYCE: All those in favor?
TRUSTEE HUBBARD: Aye.
TRUSTEE MURRAY: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR NYCE: Aye.
Any opposed or abstentions?
(No response.)
MAYOR NYCE: That motion carries.
TRUSTEE PHILLIPS: RESOLUTION #03-2015-5,
RESOLUTION approving the revised conceptual design
received by the Village of Greenport on February
21st, 2015 prepared by Dvirka and Bartilucci, for the
NYS EFC GIGP Wastewater Retention Project, to include
additional swales and pervious pavement at Sixth
Street, and eliminating the swales along Johnson
Place. So moved.
TRUSTEE MURRAY: I second that.
MAYOR NYCE: All those in favor?
TRUSTEE HUBBARD: Aye.
TRUSTEE MURRAY: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR NYCE: Aye.
Any opposed or abstentions?
(No response.)

MAYOR NYCE: That motion carries.

TRUSTEE MURRAY: RESOLUTION #03-2015-6,
RESOLUTION scheduling a public hearing for the
2015/2016 tentative Village budget on April 14th,
2015; and directing Clerk Pirillo to notice the
budget hearing accordingly. So moved.

TRUSTEE HUBBARD: Second.

MAYOR NYCE: All those in favor?

TRUSTEE HUBBARD: Aye.

TRUSTEE MURRAY: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR NYCE: Aye.

Any opposed or abstentions?
(No response.)

MAYOR NYCE: That motion carries.

TRUSTEE HUBBARD: RESOLUTION #03-2015-7,
RESOLUTION approving the following:

Whereas, the Village of Greenport Recreation
operations and facilities are, and have been in the
recent past, accounted for in the Rec. Fund, (R)
Fund, which is separate and apart from the Village of
Greenport General Fund, the (A) Fund;

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And whereas, Sax/BST, the audit firm of the Village of Greenport, has determined that the Village Parks and Recreation operations and facilities are
general governmental activities and would more appropriately be reported and accounted for in the General (A) Fund.

Now, be it resolved that Treasurer Brandt is directed to consolidate all operations and facilities of the Recreation fund into the General fund beginning retroactively with the 2014/2015 fiscal year budget close. So moved.

TRUSTEE ROBINS: Second.

MAYOR NYCE: All those in favor?

TRUSTEE HUBBARD: Aye.

TRUSTEE MURRAY: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR NYCE: Aye.

Any opposed or abstentions?

(No response.)

MAYOR NYCE: That motion carries.

TRUSTEE ROBINS: RESOLUTION #03-2015-8, RESOLUTION authorizing Treasurer Brandt to perform the attached Budget Transfer #1270, to adjust appropriations in the Fire Department expense

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accounts, and directing that Budget Transfer #1270 be included as part of the formal meeting minutes for the March 23rd, 2015 regular meeting of the Board of Trustees. So moved.

TRUSTEE PHILLIPS: Second.

MAYOR NYCE: All those in favor?

TRUSTEE HUBBARD: Aye.

TRUSTEE MURRAY: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR NYCE: Aye.

Any opposed or abstentions?

(No response.)

MAYOR NYCE: That motion carries.

TRUSTEE PHILLIPS: RESOLUTION #03-2015-9, RESOLUTION authorizing Treasurer Brandt to perform the attached Budget Transfer #1271, to increase appropriations in the Water fund account (F.8320.401, SCWA Water Purchase), and directing that Budget Transfer #1271 be included as part of the formal meeting minutes for the March 23rd, 2015 regular meeting of the Board of Trustees. So moved.

TRUSTEE MURRAY: Second.

MAYOR NYCE: All those in favor?

TRUSTEE HUBBARD: Aye.
TRUSTEE MURRAY: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR NYCE: Aye.

Any opposed or abstentions?
(No response.)

MAYOR NYCE: That motion carries.

TRUSTEE MURRAY: RESOLUTION #03-2015-10,
RESOLUTION authorizing Treasurer Brandt to perform
the attached budget amendment #1272, amending revenue
and expenses for the Recreation Fund, and directing
that Budget Transfer #1272 to be included as part of
the formal meeting minutes for the March 23rd, 2015
regular meeting of the Board of Trustees. So moved.

TRUSTEE HUBBARD: Second.
MAYOR NYCE: All those in favor?

TRUSTEE HUBBARD: Aye.
TRUSTEE MURRAY: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR NYCE: Aye.

Any opposed or abstentions?
(No response.)

MAYOR NYCE: That motion carries.

TRUSTEE HUBBARD: RESOLUTION #03-2015-11,
RESOLUTION authorizing Treasurer Brandt to perform
the attached budget transfer #1273, to fund
additional expenses for Zoning and Planning, and
directing that Budget Transfer #1273 be included as
part of the formal meeting minutes for the March
23rd, 2015 regular meeting of the Board of Trustees.
So moved.

TRUSTEE ROBINS: Second.
MAYOR NYCE: All those in favor?

TRUSTEE HUBBARD: Aye.
TRUSTEE MURRAY: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR NYCE: Aye.

Any opposed or abstentions?
(No response.)
MAYOR NYCE: That motion carries.

TRUSTEE ROBINS: RESOLUTION #03-2015-12,
RESOLUTION authorizing Treasurer Brandt to execute
the proposed agreement between Showclix and the
Village of Greenport for ticketing services for the
Tall Ships 2015 event. So moved.

TRUSTEE PHILLIPS: Second.

MAYOR NYCE: All those in favor?

TRUSTEE HUBBARD: Aye.
TRUSTEE MURRAY: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR NYCE: Aye.
Any opposed or abstentions?
(No response.)
MAYOR NYCE: That motion carries.
TRUSTEE PHILLIPS: I thank Clerk Pirillo for getting the price back down to 2002 fee. That was a
ing nice surprise
MAYOR NYCE: Yes.
TRUSTEE PHILLIPS: RESOLUTION #03-2015-13,
RESOLUTION accepting the report of the Greenport Fire Department for member year-end points for the
calendar year 2014, for the Greenport Fire Department Length of Service Awards Program. So moved.
TRUSTEE MURRAY: Second.
MAYOR NYCE: All those in favor?
TRUSTEE HUBBARD: Aye.
TRUSTEE MURRAY: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR NYCE: Aye.
Any opposed or abstentions?
(No response.)
MAYOR NYCE: That motion carries.
TRUSTEE MURRAY: RESOLUTION #03-2015-14, RESOLUTION approving the request of David Berson to use the Village of Greenport facility known as "The Old Schoolhouse" for the annual "Glory Going Green" children's educational classes, to be held every Saturday, beginning in October 2015, and continuing through May 2015. So moved.
TRUSTEE HUBBARD: Second.
MAYOR NYCE: May 2016.
TRUSTEE MURRAY: I'm sorry, 2016. I read that incorrectly. Sorry about that.
TRUSTEE HUBBARD: I'll second it.
TRUSTEE MURRAY: You really jumped on me for that.
MAYOR NYCE: Yeah. I'll buy you a beer later.
(Laughter)
TRUSTEE MURRAY: So moved.
MAYOR NYCE: All those in favor?
TRUSTEE HUBBARD: Aye.
TRUSTEE MURRAY: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR NYCE: Aye.
Any opposed or abstentions?
TRUSTEE PHILLIPS: I would just like to say that I have been watching the growing of this educational class on Saturdays. I think Dave Berson should be really given a wonderful round of applause for taking on this challenge, and I hope to see it continue in the years to come.

MAYOR NYCE: Absolutely. It's a great program.

TRUSTEE HUBBARD: RESOLUTION #03-2015-15, RESOLUTION approving the proposed assignment and assumption agreement whereby Suffolk County is assigning its rights to the lease between the MTA as lessor and Suffolk County as lessee for the Railroad Dock and associated property to the Village of Greenport, and the Village of Greenport is assuming the obligation of the County of Suffolk under the lease. So moved.

TRUSTEE ROBINS: Second.

MAYOR NYCE: Yes.

TRUSTEE PHILLIPS: I would appreciate if it were listed what the other associated properties are in this resolution.

MAYOR NYCE: They're listed in the agreement.

TRUSTEE PHILLIPS: I know they're listed in the agreement, but I just think it needs to be included to the public what other properties we're taking over.

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there, other than just the Railroad Dock.

MAYOR NYCE: It's the entirety, with the
exception of what the North Ferry leases directly
from the MTA for their landing site. All the rest --
and what the Long Island Railroad maintains on the
north side of the tracks. It's all of the other
leased grounds that the County held.

TRUSTEE PHILLIPS: Which is including the
parking lot?

MAYOR NYCE: Includes the parking lot, both
north and south of the tracks. It does not include
the property just north of the tracks that the Long
Island Railroad still retains.

TRUSTEE PHILLIPS: Okay. I just would like it
noted in the minutes so that it's clear.

MAYOR NYCE: It's all of the land that had been
subleased to the County. The County is just out of
that portion of it.

Any further discussion on the motion?

(No response.)

MAYOR NYCE: All those in favor?

TRUSTEE HUBBARD: Aye.

TRUSTEE MURRAY: Aye.

TRUSTEE ROBINS: Aye.

MAYOR NYCE: Aye.
Any opposed or abstentions?

TRUSTEE PHILLIPS: I'm abstaining only on the portion that's dealing with the Railroad Dock, but I'm abstaining from the whole vote.


TRUSTEE ROBINS: RESOLUTION #03-2015-16, RESOLUTION adopting the attached SEQRA resolution regarding the proposed Local Law of 2015 creating Chapter 63 of the Village of Greenport Code - Filming; adopting Lead Agency status, determining the adoption of the Local Law to be an unlisted action, determining that the adoption of the Local Law will not have a significant impact on one or more aspects of the environment, and adopting a negative declaration for purposes of SEQRA, as stated in the attached resolution. So moved.

TRUSTEE PHILLIPS: I'll second, but I have a question.

MAYOR NYCE: Uh-huh.

TRUSTEE PHILLIPS: When we get to the next resolution, and should it be tabled, this SEQRA is also going to be tabled, or point of --

MR. PROKOP: No, you can adopt the SEQRA separately.
TRUSTEE PHILLIPS: Okay.

MAYOR NYCE: So we wouldn't have to do it the next time.

TRUSTEE HUBBARD: Do that and then we don't have to redo it.

MAYOR NYCE: Right.

TRUSTEE HUBBARD: We can change -- make the changes on the other.

TRUSTEE PHILLIPS: Well, I just want to be sure. Okay.

MAYOR NYCE: Any further discussions?

(No response.)

MAYOR NYCE: All those in favor?

TRUSTEE HUBBARD: Aye.

TRUSTEE MURRAY: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR NYCE: Aye.

Any opposed or abstentions?

(No response.)

MAYOR NYCE: Before you read that resolution, there are two ways we can go about this. One is to table it. One is to go through the resolution and make the recommendations for the changes and send it directly back to Code Committee for a redo. It seems

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easier to just have them redo it first, right?

TRUSTEE PHILLIPS: That's what was brought to
my attention.

MAYOR NYCE: So I would offer a motion to table
Resolution 03-2015-17, and send it back to Code
Committee for consideration of the changes, as
suggested by Dena Zemsky at our meeting tonight. So
moved.

TRUSTEE PHILLIPS: I'll second that.

MAYOR NYCE: All those in favor?

TRUSTEE HUBBARD: Aye.

TRUSTEE MURRAY: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR NYCE: Aye.

Any opposed or abstentions?

(No response.)

MAYOR NYCE: That motion carries

TRUSTEE PHILLIPS: And you want me to do the
next one?

MAYOR NYCE: Sure.

TRUSTEE PHILLIPS: RESOLUTION #03-2015-18,
RESOLUTION approving an increase in the annual salary
of Treasurer Brandt, from $65,875.00 to $72,500.00;
effective April 1st, 2015. So moved.

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TRUSTEE MURRAY: Second.

MAYOR NYCE: All those in favor?

TRUSTEE HUBBARD: Aye.

TRUSTEE MURRAY: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR NYCE: Aye.

Any opposed or abstentions?

(No response.)

MAYOR NYCE: The motion carries.

I'd like to thank Robert. He's taken on a
great deal, and I'm glad that we're rewarding him for it.

TRUSTEE MURRAY: RESOLUTION #03-2015-19,
RESOLUTION approving an increase in the annual salary
of Deputy Treasurer Gaffga, from $41,600.00 to
$45,000.00; effective April 1st, 2015. So moved.

TRUSTEE HUBBARD: Second.

MAYOR NYCE: All those in favor?

TRUSTEE HUBBARD: Aye.

TRUSTEE MURRAY: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR NYCE: Aye.

Any opposed or abstentions?

(No response.)

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MAYOR NYCE: My comments would mirror that of Treasurer Brandt. Stephen has been a real -- a real asset to --

TRUSTEE HUBBARD: Yes, he has.

MAYOR NYCE: -- the Village.

TRUSTEE PHILLIPS: They've both have. They've been -- truly come up to the plate --

MAYOR NYCE: Absolutely.

TRUSTEE PHILLIPS: -- with getting us on board with the current KBS system, getting us on board with the property tax system, and keeping the Departments on balance with their budgets.

MAYOR NYCE: Absolutely.

TRUSTEE HUBBARD: Okay. RESOLUTION #03-2015-20, RESOLUTION approving all checks per the Voucher Summary Report dated March 20th, 2015 in the total amount of $404,788.23 consisting of:

- All regular checks in the amount of $347,835.60, and
- All prepaid checks (including wire transfers) in the amount of $56,952.63. So moved.

TRUSTEE ROBINS: Second.

MAYOR NYCE: All those in favor?

TRUSTEE HUBBARD: Aye.
TRUSTEE MURRAY: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR NYCE: Aye.
Any opposed or abstentions?
(No response.)
MAYOR NYCE: That motion carries.
Before I offer a motion to adjourn, if you all
would indulge me for a minute, I'd like to take the
opportunity to thank not only this Board, which I do
for embarrassing the heck out of me at the start of
the meeting --
TRUSTEE HUBBARD: You said it couldn't be done.
(Laughter)
MAYOR NYCE: Clearly, I was wrong. Thank you
for the support and the experience, and it's second
to none.
I'd also like to thank the Village staff,
management and the crews. It's been an amazing eight
years.
I'd like -- I'll wade through this. I would
also like to thank the public for entrusting me with
an awesome responsibility, one that I never expected
to have. But, as I said before being elected, there
were three things I promised. I would tell the

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truth, I would work hard, and I would work hard, and
I've done all three.

Most importantly, to the young lady sitting in
the back of the room that has stood by all of this,
and would like to punch many of you and has not --

(Laughter)

-- showing that she has a great deal more courage
than I do.

Again, it's been an amazing eight years. It's
been equally invigorating, infuriating, frustrating,
and absolutely amazing, an absolutely life-changing
experience, and I appreciate having been given the
chance to do it.

I'd like to thank Trustee Murray for his
service to the Board as well.

TRUSTEE HUBBARD: Definitely.

TRUSTEE MURRAY: Thank you.

MAYOR NYCE: And I could sit here and list all
that we've accomplished in eight years, or I could do
what my predecessor did and leave a list of things
that should be done. I don't think either of those
are necessary. These Boards work in a continuum.
This Village is an amazing place. Each
administration picks up and does what wasn't done by
the last one, and continues the work of moving this
Village forward and to maintain this amazing little place that we have. I'm using the word amazing a lot, sorry.

So to that, I want to wish this future Board strength, courage, intelligence and thoughtfulness as you move forward, and I wish you the best of luck. I want to congratulate George and pass over the gavel.

TRUSTEE HUBBARD: Thank you very much.

(Applause)

MAYOR NYCE: If I left anyone out, I apologize. At 7:44, I will offer a motion to adjourn.

TRUSTEE PHILLIPS: Second.

MAYOR NYCE: All those in favor?

TRUSTEE HUBBARD: Aye.

TRUSTEE MURRAY: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR NYCE: Aye.

Any opposed or abstentions?

(No response.)

MAYOR NYCE: The motion carries. Thank you all very much.

AUDIENCE MEMBER: Thank you.

(Whereupon, the meeting was adjourned at 7:44 p.m.)
CERTIFICATION

STATE OF NEW YORK )
COUNTY OF SUFFOLK ) SS:

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 March 23, 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 8th day of April, 2015.

_____________________________________
Lucia Braaten

Flynn Stenography & Transcription Service
(631) 727-1107
VILLAGE OF GREENPORT
Budget Adjustment Form

Year: 2015  Period: 2  Trans Type: B1 - Transfer  Status: Batch
Trans No: 1270  Trans Date: 02/23/2015  User Ref: ROBERT
Requested: H BREESE  Approved:  Created by: ROBERT
Description: FIRE DEPT REQUESTED TRANSFERS

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<td>A.3410.411</td>
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<tr>
<td>A.3410.420</td>
<td>FIRE.WATER/SEWER &amp; ELECTRIC..</td>
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<td>A.3410.456</td>
<td>FIRE.MEDICAL EQUIPMENT &amp; SUPPLIES..</td>
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Total Amount: 0.00
## Budget Adjustment Form

**VILLAGE OF GREENPORT**  

**Year:** 2015  
**Period:** 3  
**Trans No:** 1271  
**Trans Date:** 03/09/2015  
**Trans Type:** B1 - Transfer  
**Requested:** R BRANDT  
**Approved:**  
**Description:** TO FUND SCWA WATER PURCHASE  
**Status:** Batch  
**User Ref:** ROBERT  
**Created by:** ROBERT  
**Account # Order:** No  
**Print Parent Account:** No  
**Date Prepared:** 03/09/2015 01:26 PM  
**GLR4150 1.0 Page 1 of 1**

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<td>F.8310.416</td>
<td>TRANS EXP (CLEARING)...</td>
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<td>F.8320.402</td>
<td>WATER MACHINE SUPPLIES...</td>
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<td>MATERIALS &amp; SUPPLIES.</td>
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**Total Amount:** 0.00
## VILLAGE OF GREENPORT

### Budget Adjustment Form

**Year:** 2015  
**Period:** 3  
**Trans No:** 1272  
**Trans Date:** 03/10/2015  
**User Ref:** ROBERT  
**Trans Type:** B2 - Amend  
**Created by:** ROBERT  
**Approved:**  
**Description:** TO AMEND REVENUE AND EXPENSES FOR R FUND  
**Status:** Batch  
**Account # Order:** No  
**Print Parent Account:** No  

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<td>R.9040.800</td>
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<td>R.7020.405</td>
<td>PHONE/CABLE EXPENSE..</td>
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<td>MITCHELL MARINA REVENUE</td>
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**Total Amount:** 66,000.00
**VILLAGE OF GREENPORT**  
**Budget Adjustment Form**

- **Year:** 2015  
- **Trans No:** 1273  
- **Period:** 3  
- **Trans Type:** B1 - Transfer  
- **Requested:** R BRANDT  
- **Trans Date:** 03/10/2015  
- **User Ref:** ROBERT  
- **Approved:**  
- **Created by:** ROBERT  
- **Status:** Batch  
- **03/10/2015**  
- **Account # Order:** No  
- **Pri# Parent Account:** No  

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<td>A.9010.800</td>
<td>EMPLOYEES STATE RETIREMENT,EMPLOYEE BENEFITS</td>
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**Total Amount:** 0.00