VILLAGE OF GREENPORT
COUNTY OF SUFFOLK  STATE OF NEW YORK

BOARD OF TRUSTEES
REGULAR SESSION

Third Street Firehouse
Greenport, New York

January 25, 2018
7:00 P.M.

BEFORE:
GEORGE HUBBARD, JR. - MAYOR
JACK MARTILOTTA - DEPUTY MAYOR
MARY BESS PHILLIPS - TRUSTEE
DOUGLAS W. ROBERTS - TRUSTEE
JULIA ROBINS - TRUSTEE

JOSEPH PROKOP - VILLAGE ATTORNEY
PAUL PALLAS - VILLAGE ADMINISTRATOR
SYLVIA PIRILLO - VILLAGE CLERK
(The meeting was called to order at 6:00 p.m.)

MAYOR HUBBARD: Okay. I call the meeting to order. Pledge to the flag.

(All stood for the Pledge of Allegiance.)

MAYOR HUBBARD: Please remain standing for a moment of silence for Margaret Mary Duggan and Susan Adams Mihalik.

(All remained standing for a Moment of Silence.)

MAYOR HUBBARD: Thank you. You may be seated. Okay. A couple announcements.

The Town of Southold is offering two American Red Cross lifeguard certification classes at Peconic Landing on March 30th through the 31st, and April 21st through the 22nd, respectively.

The Village Offices will be closed on February 19th in honor of President's Day.

And this evening we have a presentation from Bill Freitag from SaxBST, with our Village Treasurer here, to go through our financials from the past year.

MR. FREITAG: Yes.

MAYOR HUBBARD: Come up and --

MR. FREITAG: Thank you very much.
MAYOR HUBBARD: Welcome.

MR. FREITAG: Thank you very much. Happy New Year, everybody. It's a month old.

MAYOR HUBBARD: Same to you.

MR. FREITAG: A month old, but good enough, right?

MAYOR HUBBARD: Yes.

MR. FREITAG: Okay. Again, my name is Bill Freitag, I'm a partner with BST. With tonight's presentation will be a fairly short snapshot picture of your financial condition as of May 31st, 2017, and the year then ended.

Your financial statements, which I believe there's a couple of copies over here, and you have them in front of you, we're going to mostly refer to the very large document, which is now 55 pages long, which basically tells you that there's a lot of things going on at the Village of Greenport. I kind of laugh at the size of your financial statement being so big now, because I have one major client that has revenues of about 1.5 billion dollars a year and their financial statements are only 30 pages long.

MAYOR HUBBARD: Yes.

MR. FREITAG: So there's a lot going on at
Anyway, before we get started, a couple of housekeeping things, background of the audit. Our firm was here twice during the summer. We were here in July to perform the Electric Fund audit, and we were in -- we were at the Village Office in September to finish the remaining part of the audits for the Village's various other funds, and also to do the compliance work that is necessary to your Federal funding under your Section 8 Housing Program.

So we do -- we do your audit in two different steps, mainly because you have some reporting requirements to the Power Authority, the regulatory body of your Electric Utility, that has a report due to them by August 31st. So we come in, get the Electric Fund out of the way first, and then come in in September and work on the rest of the Village.

During September and October, we worked with the Treasurer's Department to wrap up the various items that were outstanding when we left the Village Office in September. The financial statements that are in front of you were actually issued to the Treasurer's Department in draft on
November 10th, which was about the same period of
time last year. And after review and approval by
the Village, the financial statements were issued
in final form five days later, November 15th,
which is three weeks earlier than the prior year.
So we appreciate the work of the Treasurer's
Department in getting this wrapped up a little bit
quicker than it had been in years past, so we
certainly applaud them.

The New York Power Authority annual report,
which is your regulatory filing for your Electric
Utility, is due by August 31st. I'm happy to say
that that has been filed on time, and that has
already been reviewed by NYPA.

A couple of things in regards to your
Electric Utility. And I think the Power Authority
probably has informed Paul and Robert that they'll
be getting in touch with you in the near term.
They're doing a financial review of all the
utilities that they regulate. As a matter of
fact, Lake Placid had their conference with the
Power Authority this morning, so my guess is yours
is coming pretty soon.

MR. PALLAS: They already -- they already
have been in touch.
MR. FREITAG: Did they? Okay.

MR. PALLAS: We're working on scheduling a date.

MR. FREITAG: And I think it will be a -- I think it will be a very positive review. The other side of the coin is you are under a compliance review from the Power Authority since 2007 related to your Capital Improvement Plan that was put in place back in 2007, when your rates -- when -- the last time the rates were increased. You're outside that compliance review period now, so there's no -- there's no additional work that you need to do with the Power Authority there. So you got through that nicely. And I think you're in very good form with the Power Authority as we sit here today.

Also, there's another filing document that you have related to the audit. It's called the Annual Update Document. It's a regulatory report that's filed with the Office of the State Comptroller in Albany. That was due October 31st, 2017, and that was filed on time. I believe it was filed on October 27th. So as far as your regulatory filings with the Power Authority and the State, you've met all those -- those required
Generally -- general summary of the audit. We performed basically a financial statement audit of the Village, but we also did a compliance audit in relations to your accounting systems and your internal controls that underlie those accounting systems. And we also did what's called the single audit, where we had to look at your Federal program, which is the Section 8 housing program again, to make sure that your expenditures, the revenues and the expenditures related to that program were all appropriate, and that reporting actually goes to the Federal Government. And so that particular compliance program resulted in no exceptions and no findings.

The one thing that you're required to get from us at the end of an audit is an opinion on your financial statements, and as far back as I can recall, and certainly since we've been doing your audit, the Village has received what's called an unqualified audit opinion. It's the -- it's also known as a clean opinion, and it's the highest level of assurance that you can get from a CPA firm that your financial statements are presented in accordance with generally accepted
accounting principles. So I certainly applaud the
Treasurer's Department on achieving the
unqualified opinion.

As with most audits, when we get to a
client, we're presented with various financial
information that is internally kept, and it's not
unusual for the auditors to come in and make some
adjustments. We did make some adjustments to the
financial statements, but when you come down to a
quantitative aspect of it, our audit adjustments
reduced Village-wide fund balances by about
$70,000. So, at the end of the day, when you look
at your financial statements as a whole, that's a
fairly -- I mean, $70,000 is a lot to everybody,
but it's a fairly insignificant adjustment when it
comes to your financial statements when you take
into consideration all the assets that you hold,
okay?

As a result of our audit of the financial
statements and our audit of compliance on the
Village's Federal programs, we did not identify,
we did not identify any significant deficiencies
or material weaknesses in the Village's internal
controls over financial reporting or compliance.
So basically what that's saying is, is that the
internal controls that safeguard your assets and allow you to present good accounting information is working very nicely at the Village of Greenport, and there's no -- there's no material weaknesses, significant deficiencies, meaning loopholes or anything like that, that were found.

Sometimes, as a result of an audit, and usually as a result of the Greenport audit, we do make some management observations just to make the accounting and some of the operational things maybe function a little bit better. We discussed our findings with the Treasurer's Department at the end of the audit. And the one thing that we recommend, and Robert is fully aware of this, is that at the end of the year, one of the things that the Village can do, not only to help themselves, but to help the audit along, is to make sure that all the account balances that are in the general ledger have some sort of supporting documentation behind them. And we suggested to the Treasurer's Department to perhaps put together a checklist of year-end procedures, so that as you go down, you can just tick them off and not think about them again, versus having the auditors come in and four months after the fact to start bugging
you to pull out information and things like that. So that was one of our observations about account reconciliations, and supporting documentation, and putting together a checklist. And I think that will help out the whole Treasurer's Department as they get ready for year-end internally, but also to get ready for the audit, okay?

When we get into the financial, we're going to talk about the four major funds of the Village, the Electric Fund, the Water Fund, the Sewer Fund and the General Fund. All your other funds are kind of minor ancillary type funds, that usually there's not a lot going on in those funds.

So the first fund we're going to talk about -- and in your financial statement, the big 55-page document, I'm only going to refer to a couple of pages as we go along here, and you can certainly follow along if you want to. Page 18 is -- this is the statement -- the top of the page is called the Statement of Revenues, Expenditures, and Changes in Net Position of your Proprietary Funds, just to get you on the right page here. That basically is your income statement for the Electric Fund, the Water Fund and the Sewer Fund. So the income statement basically being the
revenues generated by those funds during the year, and the expenses that were incurred to generate those revenues, coming down to either a net income or a net loss.

So the first column there is the Electric Fund, and we will briefly go over the financial position, and also the operations for the year. But your Electric Fund had another strong year in 2017. It certainly appears to us that the rates that were put in place ten years ago, which I think was the effective date of 2008, have allowed the Electric Fund to stabilize from an operational perspective. You were able to invest in your plant as part of a $5 1/2 million capital plan to renovate the distribution system and the generation facilities, and also to pay down debt.

For 2017, the Electric Fund generated a net income of $412,000, which is about the middle of the page there, and that's on about $3 1/2 million worth of revenue on the top line. When you take the net income -- and one of the things that the Power Authority likes to look at, and one of the things that allows them to assess whether or not you need to have a rate increase or not, or a rate decrease, is that the net income will produce
what's called a rate of return, almost like having interest earnings on your savings account. And currently the Electric Fund's rate of return, which is net income divided by the value of your plant, is about 8%. And right now that is right at the low end of the preferred range that the Power Authority likes, which is about 8 to 10%. So your rates and your operations are exactly where the Power Authority would like you to be, and, certainly, where the Village wants to be in terms of financial position.

Your total cash balances, which it comes back one page to Page 17, which is your balance sheet, your assets and your liabilities, total cash position of the Electric Utility sits at $3.7 million as of May 2017. That's the first two line items at the top of the Electric Fund column. Within that $3.7 million is $2.2 million in a Depreciation Reserve Fund, and that's for the future additions to the -- to your plant. You have -- $390,000 of that number is in a reserve account for the payment of future transmission congestion charges, which the Power Authority requires you to do. You have $135,000 in customer deposits, and you have approximately $940,000 in
operating cash balances at the end of May 31st, 2017.

When you look at those cash balances, the operating cash balances, and it relates to how many months cash on hand you have, you're sitting on about three months of cash reserves in operations as it relates to your normal expenditures, and that's exactly where the Power Authority is requesting their utilities be at this point in time, 90 days, and that's exactly what you have.

During 2017, you had a very active year in terms of plant additions. The Electric Fund invested approximately a million dollars in its plant during Fiscal Year 2017. The majority of those improvements made were to the substation equipment, generating plant and its related equipment. Of that million dollars, $750,000 was used for an existing -- proceeds from an existing bond. Those bond's proceeds have now been used in their entirety, and there are no proceeds left from those bonds. So in 2017, of the million dollars, you used $750,000 from borrowing and $250,000, the remaining, from its normal cash reserves.
In addition, the Electric Fund's surplus, after making an $88,000 cash contribution to the General Fund, which is allowed by the Power Authority, your fund balance in the Electric Fund sits at about $5.6 million at May 31st, 2017. Most of that $5.6 million is invested in the utility and your infrastructure, and the remaining is basically in your cash balances.

The Electric Fund debt, which consists of public improvement serial bonds, is $3.1 million, which is a decrease of about $200,000 from the prior year, and that was due to the regularly scheduled payments that you had against those debt. There was no new debt issued during Fiscal Year 2017.

One of the last items that the Power Authority looks at in terms of financial health is what is the Electric Fund's debt to asset ratio. And when you -- basically, that's saying how much dollars do you owe versus all the assets that you own. And before the rate was put in -- the new rates were put into place in 2008, the debt to asset ratio was about 50%. We sit here today at 22%, which is exactly what the Power Authority intended to happen after they put your rates in.
And to be quite honest with you, as you go around the state, in terms of municipal electric utilities, that debt/asset ratio being at 22% is quite low, and one of the lowest in the state in terms of the municipals, okay? So you had a really good year, and the financial position of the Electric Utility is in very good shape.

We're going to slip over to the Water Fund, go back to that Page 18 again, which is the income statement. The Water Fund generated a net loss during 2017 of $23,000. Gross revenues for 2017 of approximately $430,000, which is that top line, were very similar to 2016 amounts. Although you had a net loss for the year, your operating cash balances actually increased about $28,000 from the prior year. And the Water Fund is sitting on about $770,000 of cash at the end of May. When you do that month's cash -- cash on hand, number of months cash on hand, as it relates to your normal expenses, out of the Water Utility, you're sitting on about 21 months of cash reserves. So basically you could go almost two years to cover your normal operational costs. That does not include any capital improvements.

But the thing that is very relevant here is
the fact that for about the third or fourth year in a row, the Water Fund had generated a net operating loss from operations. So it was determined by the Village and the Board that for the long-term future success, financial success of the Water Fund and the Sewer Fund, that new rates be implemented, and I believe those rates went into place September 1. So this particular year that we're looking at had no effect of the rate increase in there. So my guess is, is that as we sit here in May 2018, you are probably going to see a net profit in the Water Department, which is going to allow you to not only meet your operating expenses, but have the necessary cash flows to make any capital improvements that you need to make, okay?

Fund balance in the Water Fund, at the end of May 2017, is approximately $1 1/2 million. Of that $1 1/2 million, 756,000 is unrestricted, and those dollars can be used to offset future budgets.

Coming over to your Sewer Fund, the Sewer Fund is a little bit of an interesting animal. You did generate a net operating loss of $183,000 for Fiscal Year 2017. However, a big driver of
that net loss is depreciation expense on the sewer plant. And although depreciation expense is a true economic cost, it's not a cash outlay. So if you were to take the $325,000 of depreciation expense during the year and put that back into the net loss, you actually operated the Sewer Fund at about a $140,000 net profit from a cash basis perspective, which would -- which allowed you to put some extra dollars into your cash balances.

Operating cash balances at May 31st, 2017 in the Sewer Fund is about a million-six. Again, that represents about 13 months of cash on hand based upon your normal expenses. However, the -- outside of the Sewer Fund's normal operating costs, you also have the payment of debt, principal and interest.

The outstanding indebtedness for the Sewer Fund, as it relates to the sewer project that was put in place many years ago, was sitting at about a -- $1.8 million at the end of May. Two hundred and forty-five thousand of that number is in a bond payable with a bank, and the other million-five that makes up that number is in New York State EFC loan funding.

So the rates that you put into place since
September is going to help you to get out of the net operating loss situation. However, your depreciation expense is so high every year, you're probably not going to show on paper a profit. But when you add back the depreciation expense, it will provide you with positive cash flow, okay?

Fund balance at the end of May for your Sewer Fund was 7.7 million; 6.8 million of that is actually invested in your infrastructure, so you can't easily get at that. But your unrestricted fund balance at the end of May, that can be used to help out with future budgets, was about $800,000 at the end of May. You also have a reserve in your fund balance of about $185,000 for future capital improvements.

So, in general, the utilities are in good shape, they are in good shape. The change, the rate change that happened September 1st, 2017 is going to help them out in terms of future capital improvements, and the payment of debt service, and the ability to meet your day-to-day operations. So it was something that needed to be done for the long-term health of those utilities. And it was my understanding that there hadn't been an increase in those two funds for quite some
time. So, at the end of May, and then going into this current fiscal year, the utilities seem to be in pretty good shape, okay?

Last fund we're going talk about is on Page 15, we're going to talk about the General Fund. The General Fund as -- several years ago you also had the Recreation Fund, which used to be a separate accounting fund of the Village. And I think it was two or three years ago it was decided to merge the Recreation Fund into the operations of the General Fund, mainly because the General Fund was subsidizing a lot of the Recreation Fund in terms of its debt, its outstanding debt. So the General Fund, which includes now the operations of the former Recreation Fund, had -- you ended up at the end of the -- at the end of the year, you had an operating surplus of $5,000. So that basically said all the revenues you took in exceeded your operating expenses out, out the door by $5,000. That's compared to a deficit position in the prior year of $117,000.

So the General Fund kind of operates as you design it to operate based upon how you do your budgeting, and you just hope that there's no extraordinary items during the year of any
catastrophic degree. So -- but that $5,000 surplus ended up being a very positive year, because in your original budget that you adopted for Fiscal Year 2017, you were anticipating about a $350,000 deficit, and you were -- your budget actually used $350,000 of your existing fund balance at the time to balance the budget.

At the end of the -- at the end of the year, without having to use any of the prior year fund balance as an appropriated fund balance, you ended up actually putting a positive number on the bottom line. So it ended up being a very good situation from a situation that you didn't think was going to be that good when you adopted the budget.

So that was -- and one of the reasons why your revenues exceeded your expenses was you did have some favorable variances in the revenue side. Your revenues ended up being about $300,000 more than you originally budgeted, and that mostly came in in the sense of increased New York State Aid, and also some departmental income from some services that was provided. So at the end of the day, your actual revenues exceeded what you thought was going to come in in terms of your
budget. And also, very close, but your actual
expenditures out were actually $60,000 less than
what you budgeted for the year. So you have more
positive revenue, you had less expenses. It ended
up giving you a positive situation for the
Year 2017.

TRUSTEE ROBERTS: Bill, can I ask you a
question?

MR. FREITAG: Yeah.

TRUSTEE ROBERTS: Thanks. So the 1.2
departmental revenue, that's the Marina, the Ice
Rink --

MR. FREITAG: Yeah.

TRUSTEE ROBERTS: -- right? Okay.

MR. FREITAG: Yeah.

TRUSTEE ROBERTS: And what's miscellaneous
local sources?

MR. FREITAG: Yeah. What that -- that's
$44,000, that's the number you're talking about
right there?

TRUSTEE ROBERTS: Yeah.

MR. FREITAG: Okay.

TRUSTEE ROBERTS: Do you know generally what
that is?

MR. FREITAG: You know, I'm going to have to
get back to you on the exact pieces of that.

TRUSTEE ROBERTS: Okay.

MR. FREITAG: As there's a bunch of things that can normally come in, whether they be donations or some --

TRUSTEE ROBERTS: Oh, okay, sure.

MR. FREITAG: -- some minor items. We probably can nail down all the components of that.

TRUSTEE ROBERTS: Right.

MR. FREITAG: To be honest with you, from an audit perspective, that kind of number kind of flies under the radar a little bit.

TRUSTEE ROBERTS: Sure, yeah.

MR. FREITAG: So, I mean, although it's audited --

TRUSTEE ROBERTS: Understood.

MR. FREITAG: -- it's not something that I can at the podium here give you.

TRUSTEE ROBERTS: No worries, sorry.

MR. FREITAG: No, we can get back to you.

And you know what, Robert can probably give you a real good answer on that.

TRUSTEE ROBERTS: The -- how does our State Aid, Federal Aid ratio compare with other villages of similar size?
MR. FREITAG: Your State Aid, a village this size --

TRUSTEE ROBERTS: Yeah.

MR. FREITAG: -- on Long Island, your State Aid is probably about where everybody else is.

TRUSTEE ROBERTS: Proportionately?

MR. FREITAG: Yes, exactly, yeah, per capita. Your Federal, it's kind of interesting. There's a lot of villages out there that don't receive any Federal Aid, and I would say the majority of them don't receive Federal Aid, and certainly not Federal Aid that would require them to have that special Federal audit. Any municipal local government that has more than $750,000 of annual Federal Aid, they have to have this compliance audit that we have to do for you.

In the past, you have always had your Section 8 program, and this year it was about a million dollars of revenue and related expenses. You have had other types of Federal Aid in the past when you were doing your sewer project. When we had Sandy, Hurricane -- Super Storm Sandy, there was some Federal Aid from FEMA in that regard, too. But you're down to one basically funding agency, which is Section 8 --
TRUSTEE ROBERTS: HUD, yeah.

MR. FREITAG: -- at Greenport. I would say -- I would say maybe only 10 to 15% of villages in New York State receive any kind of Federal funding that's in excess of $750,000.

TRUSTEE ROBERTS: Okay.

MR. FREITAG: So, in that regard, you're in a situation here where you're receiving money for a program that most other places are not getting. So it would be really hard to go from a ratio. Some other places do -- and some of them are like hit or miss. This is an ongoing program that you have at Greenport here. It's every single year this is going to happen. A lot of places get Federal Aid for like one-shot projects, sewer projects, water projects. You'll never get one for electric.

TRUSTEE ROBERTS: Right.

MR. FREITAG: And a lot of times is related to what the State of Florida and Houston is going to be going through with all the FEMA aid and things of that nature. So you have a constant program here. Most other places have what's called one-shot projects where they get Federal Aid. But that's a good question. Anything else?
TRUSTEE ROBERTS: Thank you.

MR. FREITAG: And we'll get back to you on that miscellaneous local sources.

MR. BRANDT: I'll get you that.

MR. FREITAG: We have it in our records, I just don't have it handy right now.

In addition to the expenses, the normal operating expenses of the General Fund, you also transferred $330,000 to the Capital Projects Fund for certain street paving and sidewalk projects.

The way the governmental accounting reporting requirements are, is that any time you have a significant capital improvement, capital project, they want you to take it out of the Operating Fund and move it to this separate fund, Capital Projects Fund, so that you could easily see what's going on, see the revenue and the expenses on there, so it doesn't get commingled with everything else. So in order for that to happen, and for you to do your improvements to your streets and your curbs, street repaving, sidewalks, you move that money from the General Fund to the Capital Projects Fund to fund those operations, and then the expenses were paid for out of the Capital Projects Fund. It's just one
of those quirky things that the Federal Government
and State Government require you to do so that you
isolate those dollars.

Let's see. Cash balances in the General
Fund were about 2.7 million dollars at the end of
May, 31st, 2017. Of that 2.7, 1.4 million is
unrestricted and available for future budgets, and
1.3 million, the remaining dollars, is restricted
for the payment of future debt, principal and
interest, and the purchase of certain capital
equipment and fire equipment. So those dollars
are set aside of your cash balances.

At the end of May, the General Fund has
outstanding bonds of about $2.3 million. Most of
that is related to the future -- the previous
bonds that were owned and issued by the Recreation
Fund in regards to the Marina. So those are still
out there.

The bonds of the General Fund have an
expiration date. There's -- currently, there's
three bonds outstanding, and they expire between
the years 2020 and 2042, and there's only three of
them left.

Your fund balance at the end of May in the
General Fund was $4.4 million; 3.8 million of that
4.4 million is restricted or earmarked by the Board for several things. It's earmarked or restricted for future debt payments, for future capital -- anticipated capital improvements. And also, for the first time in your reporting, the one thing that has to move into the General Fund on a restricted basis is the dollars that are in the Fire Department's Length of Service, the LOSAP, okay? Because what you have out there now is you have investments that are underlying, the capital accounts of all the participants in that program, and that, those dollars are now required to be reported in the General Fund. So you now have investments of X dollars and -- but those are restricted because you can't use them, so -- because they're basically held in trust for the firemen.

And finally, other financial data that we probably should chat about real quickly here, is that one of the requirements of a local governmental is that all your cash deposits that are being held by the banks at any given time during the year need to be fully collateralized by the bank, whether it be through the FDIC insurance, or securities that the bank pledges on
your behalf. And one of the things that we have
to do every year is we have to -- we have to
monitor as auditors that the banks were in
compliance to safeguard your deposits, because you
would never want to have any of your deposits in
the bank in any fund at risk. Safe to say you did
not have that situation at Greenport for -- during
the year, or as of May 31st, 2017. So all your
bank balances, cash balances in the bank were
fully secured by insurance or pledged investments,
okay? That's -- and as a Board, that's a very
important thing for you to feel comfortable about,
okay?

The total debt in the Village, between
Water, Sewer, Electric and the General Fund, is at
$11 million. It was 11.3 million in the prior
year. So you had scheduled paydowns of $300,000
for the year. That $11 million is made up of
5.7 million in bonds, $1.6 million in State EFC
loans. And the last big debt is $3.7 million,
which is called OPEB, it's Other Post Employment
Benefits. What you have there is for -- every
year you have an actuary determine what the future
liability is for post retirement health benefits
for the folks that are currently retired from
Greenport, and the people who are earning that right to get those benefits. That number at any local government is usually a pretty big number, once the actuaries get -- do the calculations, and that sits for the Village of Greenport at $3.7 million. Now, just remember, that's not a check that you're writing any time soon, that's a pay-as-you-go type of thing. But they have to -- accounting principles make you bring the liability onto the books for the full value of what could happen down the road. So a lot of people are like, you know, when do we need to write that check? That's -- it's a pay-as-you-go basis on what the health premiums are every year.

Major capital asset additions for all your funds total $2.1 million during 2017, which is a very similar number as the prior year, and that was to purchase certain Fire Department equipment. Your infrastructure in regards to your roads, sidewalks, curb repairs, various sewer equipment, Recreation Department upgrades, including the work that was done on the Carousel during the year, and certainly the continued capital improvements that are being done to the electric distribution system.
Last two items here, again, we chatted about this a little while ago here. The Village is a recipient of about a million dollars every year in Federal Financial Aid related to its Section 8 housing program.

And in regards to the remaining pieces of the financial statement, the very front of your financial statement has an area that's called "Management's Discussion and Analysis", and basically it puts your financial statements into a Reader's Digest format, so that you can kind of breeze through it pretty quickly, and that is actually written, for the most part, by the Treasurer's Department. We -- it's subject to our audit. We help with some of the numbers and things like that. But if you really wanted to get a good feel on how the Village did for the year in a narrative perspective, versus reading financial statements, or have me up here speaking to you, those five, six, seven pages in the front there have a ton of information in regards to what the Village did during the year and where you stand at the end of the year. So I suggest, anybody that's really interested in taking a look at your financial statements, to really go through those
six or seven pages to get a narrative aspect of understanding where the Village was.

And that's pretty much the presentation of the audit. We very much enjoyed working with the Treasurer's Department and the rest of the team, and we certainly appreciate the opportunity to get in front of you here to speak of a pretty mundane subject. But I think the Village had a nice year, it really did.

So if you ever have any questions on a go-forward basis, there's tons of different ways to get in touch with us, so just let us know, okay?

MAYOR HUBBARD: Okay. Well, thank you very much for the presentation.

TRUSTEE ROBINS: Thanks, Bill.

TRUSTEE PHILLIPS: Thank you.

TRUSTEE ROBERTS: Thanks, Bill. Thank you, Robert Brandt.

MR. BRANDT: Thank you.

TRUSTEE ROBERTS: Nice work.

MAYOR HUBBARD: Okay. We have two liquor license applications. A renewal application for the Triangle Yacht Club, Inc. at 300 Atlantic Avenue. And a new application for Kathleen...
McDowell of corporation to be formed at 19 Front Street. That's a new application. Any comments can be addressed to the State Liquor Authority.

There was one public hearing that was scheduled, but it's been postponed pending permit paperwork, okay? I just want to show you, turn to that, so I'm not going to read through the whole thing, because there's no reason to. And we'll reschedule that for a later date.

All right. At this point -- have a good night, Bill. So long, Robert.

TRUSTEE PHILLIPS: Good night, Bill. Thank you.

MAYOR HUBBARD: We'll open up to the public to address the Board on any topic.

TREASURER BRANDT: Not me.

MAYOR HUBBARD: No.

(Laughter)

TRUSTEE ROBERTS: Get out of here.

TRUSTEE PHILLIPS: Good night Robert.

TREASURER BRANDT: Good night.

MAYOR HUBBARD: Good night. Thank you. Anybody want to address the Board? Yeah, go ahead. Just your name and address for the record and --
MS. ELKIN: Yeah. Bridget Elkin, 912 Main Street. Happy New Year.

I was here in December, and we had talked about the speed limit. And then Trustee Roberts caught up with me and just kind of kept me up to speed, which I appreciated. And I just, you know, recently got to read through minutes, and I appreciate that you guys went through it on your work session. So I just was kind of looking for -- want an update on where that stood, I guess, where we are in terms of that.

And then, you know, in the -- in the minutes, I kind of -- I read -- you know, I read through them a few times, and it seemed like the discussion kind of stopped at 25 miles per hour. And I just want to point out again that, you know, I'm not an expert in the psychology of speeding, if you will, I don't -- you know, I don't know if any of us are, but it seems that Sag Harbor and East Hampton, you know, our neighbors across the way, learned their lessons in terms of going down to 25, and then having to do it all over again and go to 20, to really make that an impact.

You know, generally, and Officer Flatley kind of echoed this, this finding, that people
generally drive 30 -- 10 miles over the speed limit. That's just 5 to 10. We all probably do it on occasion. And if we think that 30 is unsafe, going down to 25, like 35 isn't going to be much safer.

So I would just ask that we -- if we have to go to the State to change it because it's a State road, let's change it, you know, or let's at least look to an expert and see what they say in terms of changing it to 25 versus 20, because again, it's a 1.3 mile stretch. We're not talking about multiple miles here, it's one mile. You know, I can't see the -- I cannot see the downside of going down to 20 versus 25.

I understand that it's time, but so far the solution doesn't seem to be costing any money, which is great. One thing that does cost a little bit, but I thought could be a good idea in the mid term is maybe adding one of those signs, like a lot of villages have, that says this is your speed, it flashes, it -- you know, it works -- operates off solar. I think especially coming into the Village, that would really kind of prompt drivers, like the hospital staff and other people that, oh, yeah, we're not on, you know, Route 20
-- 48 anymore.
So, yeah, that's all.
MAYOR HUBBARD: Okay.
MS. ELKIN: I appreciate you talking about it, and look forward to seeing what happens.
MAYOR HUBBARD: Thank you.
MS. ELKIN: Yup.
MAYOR HUBBARD: Anybody else wish to address the Board?
MR. SALADINO: John Saladino, Sixth Street. I don't have an agenda for the agenda number, but I kind of wanted to talk to you about the merging of lots. We had spoke about it at the -- at the work session. I'm not sure if it's --
MAYOR HUBBARD: Item No. 12, just so you know.
MR. SALADINO: Lucia, Item No. 12. I'm not sure if it's -- in my opinion, I'm not sure it's the best idea to word it the way it's worded. When you had first proposed joining -- merging of lots, the original resolution kind of read -- the original idea kind of read merging of a substandard lot with a standard lot, with a conforming lot. Now we've left that out of -- out of the conversation. I think, I think to do that,
I think to do that opens up -- it opens up a Pandora's door to -- a Pandora's box to a lot of different scenarios that perhaps we haven't talked about.

To merge a substandard lot with a conforming lot I think is -- is kind of okay. And to have some kind of statutory board, whether it be Planning or Zoning, to oversee it, as opposed to just the Building Department, was okay. But now the way it's worded, that just any lot can be joined with any lot, I think opens up a question about building size, and intention, and how many lots can be joined, and, you know, will it change the face of a particular residential neighborhood by joining four lots and creating a 40,000 square foot lot by joining two lots that make it 16,000 feet, and enable perhaps a multi-family conversion on that particular lot.

I think if the Board wants to accommodate a particular applicant, I think George had mentioned that the, you know, the guy wanted to build a porch and encroach on a lot, you know, there's other -- there's other avenues to do that. He could just do it, you know. If he owns the lot and he owns the lot next door, and he wants to
encroach on that lot and build a porch, unless
he's looking to sell, it's really a nonissue. But
there's always the opportunity for a lot line
change, as long as you're not creating a new lot,
which he's not, because there's a non -- there's a
lot next to him.

So, like I said at the work session, you
guys are basically honest. You guys are honest,
you look at things with an honest eye, and
sometimes developers and real estate people,
they're not. They see things -- they see an
opportunity to, like, enhance profit or to
circumvent the code. So maybe that's something,
before yous vote on this, maybe you want to think
about. I know it's been kicking around for a
while.

So the other thing that I --

TRUSTEE PHILLIPS: Mr. Saladino, before you
finish, can I ask a question?

MR. SALADINO: Sure

TRUSTEE PHILLIPS: Your understanding was,
when we had the public hearing, that we were
dealing with substandard and nonconforming lots,
correct?

MR. SALADINO: I thought the original
wording was that. I thought the original wording was to merge a substandard lot with a conforming lot. In reading the new -- and, again, I don't have the agenda in front of me. In reading the new -- the Local Law that was on the website, it doesn't mention substandard lots, it mentions merge a lot with a lot. So --

TRUSTEE PHILLIPS: So in asking the question, at the public hearing, when you made the comments, you were really dealing with a nonconforming -- that's what you thought that public hearing was being discussed, correct?

MR. SALADINO: I thought that was the original intention, yeah.

TRUSTEE PHILLIPS: Okay, okay.

MR. SALADINO: If that's changed since then, for whatever reason, if that's the original intention, I had spoke -- originally, the law was progressed, that it would be reviewed by an -- by someone in the Building Department. I was uncomfortable with that. I thought there should have been a statutory board, be it Zoning, or Planning, or the Village Board, that had oversight over that. I didn't think -- I didn't think the Building Inspector or Building Clerk should decide
what should be merged and what shouldn't be merged, and I spoke to that.

You changed the wording that the Zoning Board would have oversight, and it would -- it would take the normal -- the normal procedure for area variance. But the portion of the code, the Zoning Board is charged with reducing nonconformities in the Village -- in the Village. And then the subsequent wording is that you can merge a lot with a lot.

So we took the nonconforming, we took the substandard lot out of the equation. So now you have a scenario where there's a conforming lot, a 7500 square foot lot, and the owner wants to join an adjacent, owned in -- that he owns also, with that 7500 square foot lot, or an 8,000 square foot lot, and he winds up with a 15,000 square foot lot.

We're talking about lot coverage. We know in the Village, you know, there's 30% lot coverage. Thirty percent lot coverage on a 15,000 square foot house is 5,000 square feet. You go up two stories, it's a 10,000 square foot house.

I'm not sure what street in the Incorporated Village would support a 10 or a 12,000 square foot
house, if it would be out of character with the
rest of the neighborhood. Also, it opens up the
scenario where we have a portion of our code where
a multi-family conversion is possible on a lot
15,000 square feet or above. So now you have a
scenario where you have a 15,000 square foot lot,
a guy has a 3,000 square foot house. If the lot
next door is vacant, he puts a 2 or 3,000 addition
as of right on that 3,000 square foot house or a
2,000 square foot house and goes up two stories,
he winds up with 9, 10, 11,000 square feet.

The code says that the apartment has to be
1,000 square feet. Now you open -- now you open
the door with a variance, not a use variance, but
an area variance, to a building that would
potentially have 8, 9, 7, 10 --

TRUSTEE PHILLIPS: Apartments.
MR. SALADINO: -- apartments in that
building. If that's the paradigm this Board wants
to follow, then fine. If you think that's out of
character with the Village, all I'm saying is
that's a possibility with voting for this
particular code change.

I'm kind of belaboring this. I said this
all at the work session, I apologize.
The other thing, I read on social media --
and I apologize for taking up a lot of time. I read on social media about how Greenport needs additional housing. I went to Trustee Roberts' website, I downloaded an article that he -- that he posted, and in reading it, in reading it, I find that Greenport -- I'm just going to quote from a couple of paragraphs. It says, out of 292 communities, as defined by the U.S. Census Bureau, only five have more than 50% rental homes, the Villages of Manorhaven, Hempstead, Greenport and Patchogue. Greenport's number four.

Liz and I, we kind of dispute how many rental properties are in Greenport, how many -- how many taxable properties are in Greenport. I keep hearing 950, 900, 1,000. But 53% of them would be well over 500, and five -- those 500 would be rental properties. So, in my mind, Greenport is kind of doing its share as to providing rental opportunities. Whether they're affordable or not, that's up to debate, you know, like we have to decide what's affordable, you know, 114% of the national average. I don't know what people in Greenport make.

The other thing is that out of those over
500 properties, if you look on short-term rental websites, VRBO, Airbnb, they advertise -- I think George -- I read an article from a year or so ago, or maybe a year-and-a-half ago, that the Suffolk Times printed about the rental permit law, and I think George said that there was 189 properties. I checked again today and they list it at 296 properties for rent in Greenport.

TRUSTEE ROBERTS: In the Village of Greenport?

MR. SALADINO: In 11944.

TRUSTEE ROBERTS: Well, that's a huge area. Just as a point of information, I did a --

TRUSTEE ROBINS: It's not the Village.

MR. SALADINO: Well, wait. Let me ask you this --

TRUSTEE ROBERTS: Sure.

MR. SALADINO: -- before you go further.

TRUSTEE ROBERTS: Sure.

MR. SALADINO: If you have an employ that wants to work for you in the Incorporated Village at say a place like -- like Andy's, do you think it would be unreasonable for that employee to live in the 11944 --

TRUSTEE ROBERTS: Oh, no.
MR. SALADINO: -- area code? So that's my point.

TRUSTEE ROBERTS: Just a point of information.

MR. SALADINO: There is available how -- there is -- in the 11944 area code, they advertise 296 short-term rentals. I honestly don't know how many out of that 296 are in the Incorporated Village. But it would seem, it would seem to me, out of the 500 available properties, if 296 are short-term rentals and we reduce that number by, you pick a number, 25%, 30%, I mean, that's 200 properties that aren't available to people for long-term rental in Greenport.

So to build skyscrapers on Front Street or on Main Street seems less than reasonable, as opposed to maybe limit short-term rentals in the Incorporated Village. I only say that because in the past couple of weeks, I've read increased interest, increased commentary. I don't belong to Facebook. My wife let's me read on her page just to infuriate me.

(Laughter)

TRUSTEE ROBERTS: Seems you spend a lot of time on Facebook for a guy with no Facebook
account.

MR. SALADINO: Have you ever seen me comment on Facebook?

TRUSTEE PHILLIPS: No.

TRUSTEE ROBERTS: No.

MR. SALADINO: Because I don't belong to Facebook. So if your page is public, you let me read it.

TRUSTEE ROBERTS: Absolutely.

MR. SALADINO: If Trustee Phillips' page is public, I get to read it like a newspaper.

TRUSTEE ROBERTS: Yeah.

MR. SALADINO: If I was interested in commenting, I would join. But I don't want you to know about me, so I don't join.

(Laughter)

MR. SALADINO: So in the last few weeks, there's been additional commentary on a few different sites. Trustee Phillips put up about the Arcade, which generated a lot of controversy, and I hear -- I hear -- I hear reasonable stuff, and I hear stuff like let's make it a parking garage, which I wish that person would come here so I could have a conversation with them.

(Laughter)
MR. SALADINO: But also about housing. If we really wanted to do something about providing more housing in Greenport, the first thing we have to look at is short-term rentals.

So I printed this out. I'm not sure if you -- if you provided this to the Board.

TRUSTEE ROBERTS: Probably twice.

MR. SALADINO: I printed it out from your website.

TRUSTEE ROBERTS: Thanks.

MR. SALADINO: I'm going to give it to you now. And thanks.

MAYOR HUBBARD: Thank you.

MR. SALADINO: Thanks for listening.

TRUSTEE ROBERTS: May I, John? Just so I had -- thank you. I had an intern this past summer, a Greenport grad who's at SUNY Albany, who I asked to answer this question, how many of these STRs are in the Village, and she sat there with a map and went through the listings. And she searched like in February so we'd be sure to find all of the properties. So I have a spread sheet that I shared with everyone here, and I could certainly share with you or anyone else, that lists what we think are -- or what were in July
the lift of STRs in the Village. I don't remember the exact number, but it was about half of the overall 11944, so which is what I would guess.

MR. SALADINO: So if the overall 11944 is 296, 300, so a guy like me can do the math,

TRUSTEE ROBERTS: Yeah.

MR. SALADINO, you know, we divide by two, it's 150.

TRUSTEE ROBERTS: Yeah.

MR. SALADINO: I mean, if -- I'm not sure. You know, we all have a place to live, I have a place to live. People that are looking for a place to live, perhaps another 150 of those places were available. Maybe -- maybe we wouldn't, like I said, be looking to build skyscrapers on Front Street, we could -- we could spread it out and over the course of the entire Village.

TRUSTEE ROBERTS: Thanks.

MR. SALADINO: Thank you.

MAYOR HUBBARD: Thank you.

MR. SALADINO: Thanks for listening.

TRUSTEE PHILLIPS: Thank you.

MAYOR HUBBARD: Anybody else?

MR. TASKER: Good evening. Arthur Tasker, Beach Street in Greenport.
I'd like to further augment some of the discussion on the merger proposal, and perhaps more specifically answer Trustee Phillips' question about what exactly is the difference between the original proposal and the present proposal that's before you.

The proposal dated October 10, 2017, which was addressed at the October 26 public hearing regarding the merger lot, had several characteristics. First of all, it was automatic. In other words, if the particular condition of a substandard lot existed and it was adjacent to the same ownership, it automatically merged, so there was the characteristic of automatic. Second of all, it required that -- it applied only to two lots in the same ownership. Third of all, it was mandatory merger. And the fourth characteristic was if it remained non -- if the -- if the merger of the nonconforming lot didn't come up with a conforming lot, it was still in -- the collective, if you will, was still nonconforming.

It was presented that there were two applications or two people interested in merging lots. Now I don't know what kind of conversation went on between the people who wanted to merge the
lots and the people who drafted this first draft of the ordinance, but whether or not that was satisfactory to those proposals to merge, I have no idea. Perhaps someone can elucidate as to what exactly was going on here. But it seems that the provision -- the October 10 proposal didn't satisfy somebody for some reason, because what came back with the December 30th proposal was transmogrification into something that's really quite unbelievable, because you now have the characteristic of this:

That, first of all, it's not required to be the same ownership, because 118-15, as the proposal reads, owners of lots, or an owner of lots. The second case is an owner of two lots, shall we say. The first case is two owners, separate owners of adjacent lots.

MS. WADE: No.

MR. TASKER: Yes. Who said no?

MS. WADE: I only said I think it would be three people on one lot.

MR. TASKER: No, that's not what it reads. It says owners of lots, that's pretty plain.

Owners is plural, lots is plural.

So we're in the situation where any
combination -- any adjacent lots owned by whoever now come under the purview of the proposed code, and there is nothing to do with the size of any of the lots. What's the purpose of permitting this merger of any lots whatsoever? The purpose, as Mr. Saladino pointed out, one of the purposes of the Zoning Code is to eliminate nonconforming uses. The original proposal of December of -- yeah, of October met that requirement. It was in furtherance of eliminating nonconforming uses. But somewhere along the line, this whole thing got flip-flopped until it's a wide open situation.

Mr. Saladino has concentrated on the potential effect in the residential areas in the Village. I'd like you to think about the potential effect in the commercial areas of the Village.

This is perhaps an extreme example, but, you know, if you have enough patience and enough money as they do in New York City, you can buy an -- you can buy an entire city block one parcel at a time, until you get to the point where you can squeeze the last owner out, and now you've got a whole lot, and it's Katy bar the door in terms of what's going to happen on that lot.
So I think that the lack of any boundaries 
or constraints that sit in the ordinance as it is 
presently proposed is going to be a very dangerous 
situation and you will rue this day. I urge you 
to vote against this proposal. Thank you.

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

(No Response)

MAYOR HUBBARD: Okay. At this time, we'll 
move on to the regular agenda.

I'll offer RESOLUTION #01-2018-1, 
RESOLUTION adopting the January, 2018 agenda as 
printed. So moved.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBERTS: RESOLUTION #01-2018-2, 
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 ROBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBINS: RESOLUTION #01-2018-3,
RESOLUTION approving the application for
membership of Kylie Stoner to the Rescue Squad of
the Greenport Fire Department, as approved by the
Greenport Fire Department Board of Wardens on

TRUSTEE MARTILOTTA: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE MARTILOTTA: RESOLUTION #01-2018-4, RESOLUTION determining that the application for the Suffolk County Water Quality Protection Program and Land Stewardship Initiatives is a Type II Action for purposes of SEQRA, and authorizing the Village of Greenport management staff to submit paperwork for the application for the Suffolk County Water Quality Protection Program and Land Stewardship Initiatives for the construction of stormwater retention road ends at specified Village properties, as a "50/50 match" financial commitment on the part of the Village of Greenport, and further authorizing Mayor Hubbard to sign any necessary corresponding agreements or contracts. So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE PHILLIPS: RESOLUTION #01-2018-5,

RESOLUTION authorizing an increase in the hourly wage (rate) for Douglas Rocco, from $20.40 to $21.52 per hour, effective January 31st, 2018 based on the completion of a job-related course of study, per Article VII, Section 9(c) - Earned Credits - of the collective bargaining agreement currently in force between the Village of Greenport and CSEA Local 1000. So moved.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBERTS: RESOLUTION #01-2018-6,

RESOLUTION ratifying the hiring of Jalaiah Primm
as a part-time, seasonal Ice Rink/Carousel
employee at a pay rate of $11.00 per hour,
effective January 14, 2018. So moved.

TRUSTEE ROBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBINS: RESOLUTION #01-2018-7,
RESOLUTION authorizing Treasurer Brandt to perform
attached Budget Amendment #3788, to fund the
replacement of the sludge pump at the Wastewater
Treatment Plant, and directing that Budget
Transfer #3788 be included as part of the formal
meeting minutes for the January 25th, 2018 regular
meeting of the Board of Trustees. So moved.

TRUSTEE MARTILOTTA: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.
Opposed?
(No Response)
MAYOR HUBBARD: Motion carried.
TRUSTEE MARTILOTTA: RESOLUTION #01-2018-8,
RESOLUTION authorizing the Village of Greenport to add the outstanding water and sewer balances in arrears to the Village of Greenport 2018 tax bills for the respective property, per calculations to be completed by or on before -- by or on -- or before April 30th, 2018. So moved.
TRUSTEE PHILLIPS: Second.
MAYOR HUBBARD: All in favor?
TRUSTEE MARTILOTTA: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.
Opposed?
(No Response)
MAYOR HUBBARD: Motion carried.
TRUSTEE PHILLIPS: RESOLUTION #01-2018-9,
RESOLUTION adopting the attached SEQRA resolution
regarding the proposed local law of 2018 amending
Chapter 132 of the Village of Greenport Code
(Vehicles and Traffic); adopting lead agency
status, determining the adoption of the local law
amending Chapter 132 to be an Unlisted Action,
determining that the adoption of the local law
will not have a significant negative impact on one
or more aspects of the environment and adopting a
negative declaration for purposes of SEQRA. So
moved.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBERTS: RESOLUTION #01-2018-10,

RESOLUTION adopting Local Law # blank of 2018,
amending Village of Greenport Code Chapter 132
(Vehicles and traffic) to adopt regulations to add
eleven (11) additional timed (60 minutes) parking
spaces at the southeast part of the IGA parking lot facing the west side of the IGA building. So moved.

TRUSTEE ROBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBINS: RESOLUTION #01-2018-11

RESOLUTION adopting the attached SEQRA resolution regarding the proposed local law of 2018 amending Chapter 118 of the Village of Greenport Code (Sub-Division and Merger of Land); adopting lead agency status, determining the adoption of the Local law amending Chapter 118 to be an Unlisted Action, determining that the adoption of the local law will not have a significant negative impact on one or more aspects of the environment and adopting a negative declaration for purposes of SEQRA. So moved.
TRUSTEE MARTILOTTA: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

TRUSTEE PHILLIPS: Opposed.

MAYOR HUBBARD: Okay. Four to one, the motion passes.

TRUSTEE ROBERTS: That was just the SEQRA, though, right?

TRUSTEE PHILLIPS: Uh-huh.

TRUSTEE ROBERTS: Okay.

MAYOR HUBBARD: That's the SEQRA resolution, yes.

TRUSTEE PHILLIPS: That's just the SEQRA.

TRUSTEE MARTILOTTA: Okay. So next one?

MAYOR HUBBARD: Yeah.

TRUSTEE MARTILOTTA: RESOLUTION #01-2018-12, RESOLUTION adopting Local Law #, to be determined, of 2018, amending Village of Greenport Code 118 (Sub-Division and Merger of Land) creating regulations regarding the development and/or merger of lots in the Village of Greenport. So
moved.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: Discussion?

TRUSTEE PHILLIPS: I've already told the Board and the Mayor that I'm voting no. Number one, I'm voting no because I believe that this amendment that we're voting on has significantly changed from the original public hearing, and I think it needs to either go back out to public hearing. It's got a significant change, in reviewing it, compared to the original setting.

I also have a problem with the fact that I think in the ZBA, reviewing their five questions that they need to review, they're being handicapped, because they'll eventually just have to say yes to any application that comes before them with those particular applications, and I just -- I'm uncomfortable with it.

I can't -- what was some -- what was the other reason? The biggest reason is I think it has significantly change from what we originally -- originally had at the public hearing, and I think that it's something that needs to be reviewed. I'm sorry. I have no problem with the ZBA dealing with the problem or
Planning Board, but I think it needs to be dealing with nonconforming and substandard lots and not all lots, because I do happen to have the same thought, that it's not only residential areas that's going to be affected, but it's commercial areas as well. So I'm voting no.

MAYOR HUBBARD: We're just discussing it now --

TRUSTEE PHILLIPS: Okay.

MAYOR HUBBARD: -- we're not voting on it. Some of this input, if we had had this at the work session, we could have modified it before we got to this point. I mean, we'll -- discussing this with the Village Administrator today, changing the wording to be the nonconforming lot, which we could have discussed last week, to put that back in and just put it back to nonconforming lots would not require a new public hearing, because it's a minor change on it, it goes back to the original discussion. Well, that's the discussion we had, you were checking on that.

MR. PALLAS: Yeah.

TRUSTEE PHILLIPS: Mayor, I'll be honest with you, at the work session, I believe some of us did ask how it got back to -- how it got to be
to the point of all lots. I know I asked it. I think Jack said the same thing --

TRUSTEE MARTILOTTA: I believe so.

TRUSTEE PHILLIPS: -- is we were not sure how it got from nonconforming substandard to all, and someone was supposed to get back to us on it, and I never saw anything. So that's why I'm sticking my feet into the ground right at the moment. Plus the fact is, is I do significantly -- I do feel that the change is significant, that it's not the same as what we presented to the public at the public hearing, so --

TRUSTEE ROBERTS: Trustee Phillips, can we get an answer to that question as to how the change -- I'm curious, as well.

TRUSTEE ROBINS: I have a question to ask for clarification from Paul Pallas, that originally we were supposed to be going -- using as a guide the State Code on this merger of lots. Is this a variation of that now?

MR. PALLAS: Well, let me try to attack it this way. The change from -- excuse me. The change from nonconforming to all lots, I think that came out of some prior discussions on the
original language as to why it was being limited. So the law was changed to -- it was all done at the same time, as we went from administrative approvals to statutory board approvals. All these things were going on at the same time, so that's why it got picked up at that time to change it to the lots. I don't think there was any specific reason, if you will, to change it, it was just part of an overall discussion. And the -- and Joe I'm sure will clarify more of that or correct what I just said.

The basis for doing this is that the State Law allows for merger of lots. Our code specifically prohibits merger at all. And I don't believe that we're -- I don't think that's appropriate or proper, that we have to have some mechanism to allow it, and the mechanism, the mechanism itself by going to ZBA I think is fine. I think in discussion the Village Attorney and I have had, I think that's perfectly legitimate.

And in terms of changing at this point to the -- to only include substandard lots as part of that mechanisms, and continue to prohibit conforming lots is not a problem, necessarily. But I think there may be a mechanism, a process
that would have to be done. I don't think it could be done -- I thought it could be done tonight, but I don't believe that that's correct. So I hope I've answered all of that.

TRUSTEE PHILLIPS: Okay.

TRUSTEE ROBERTS: So does the State Law only discuss substandard lots, or does the State Law say lots?

MR. PALLAS: I have not -- I'll be completely honest, I have not read the specific law, so I can't comment.

TRUSTEE ROBERTS: Joe?

MR. PROKOP: If there's -- I don't believe that there's a State Law, State -- a law that regulates mergers or prohibits mergers statewide.

MR. TASKER: That's correct.

MR. PROKOP: I think the common law, case law may determine this, but I don't believe either that there's a case law that's been determined that either mandates or prohibits mergers.

To the procedural questions that were raised, the -- any -- if there were any substantive changes to the law after the public hearing was closed, then a new public hearing would be required. However, I don't think that
that -- my recollection is that that did not take place here, but somebody would have to check when the public hearing was closed.

The other thing that was mentioned was we cannot change wording tonight and vote on the law. We would -- if there's any -- if there's any interest in changing wording, then it would have to be at a meeting -- the vote on the law would have to be at a meeting that's at least eight days from tonight.

TRUSTEE ROBERTS: And this law procedurally was done correctly, right, it was posted eight days prior?

MR. PROKOP: This law was procedurally done correctly, yes --

TRUSTEE ROBERTS: So we had the --

MR. PROKOP: -- as per the wording.

TRUSTEE ROBERTS: We had the eight days notice, so -- right. Because we came to work session and it was this way, and that was seven days ago.

MR. PROKOP: And I just want to -- only because it was raised before. There was a question asked about -- I drafted the law, working with the Village, and I -- I don't know who these
two people are, I have no idea who they are, or
they gave no input to the Village as to this law.
That question was raised in public comment. I
just wanted to respond to that.

TRUSTEE ROBINS: I'll just make a comment.
So I'm prepared to vote for this law yes tonight.
However, seeing that there's so much conflict
between the rest of the members of the Board, I
imagine that we probably should go back and give
ourselves another month. I don't know whether
that should be in the form of tabling it, or,

George --

MAYOR HUBBARD: Well, if somebody would like
to table the motion, we can go and have each Board
Member give input on what they think the law --
how they want it worded, what they want in there
to include it. You could easily just table the
motion tonight, have it rewritten, have the Board
go and say what they want to see in the law, so
the wording is correct, what they want, and then
we'll just readvertise for a new public hearing,
and just change the law and go back and start
over.

TRUSTEE ROBERTS: I don't know, Mr. Mayor.
I'm with you on this. I think there was
discussion. We talked about making it so that it would be ultimately flexible for somebody to be able to merge lots if they owned the lots, and that we would -- I remember having a discussion. I think I might have been the one who raised, you know, we have to look out for this situation that Mr. Tasker brought up or someone can buy a whole block.

And so we need to -- I was very concerned when it was just going to be up to staff, and the -- I was really happy to see this go into the hands of our very capable Zoning Board of Appeals, who I would only assume is going to continue to be capable as new Mayors are elected to appoint them, etcetera. So the people of the Village are always going to have a say indirectly by electing their Mayor and Board, who will then appoint the ZBA, they'll always have a say in what kind of place they live in. And, you know, to tell somebody who owns two lots that, you know, he can build something illegally, I don't think that that's the position we should -- you know, go ahead, build a shed over there on your -- the other lot you own with an accessory structure, it's illegal. By the way, we just gave a violation to a bunch of people
who had an acoustic guitar concert with 25 kids in a room. So I don't that we should --

TRUSTEE PHILLIPS: It has nothing to do with this.

TRUSTEE ROBERTS: I don't know that we should be telling people to go build illegal structures because they can't merge their lots.

I think we discussed this, we talked about making the change to give it to ZBA. I trust that our ZBA -- I trust in the process, and our ZBA will be here to say that -- I mean, Trustee Phillips, I really want to ask you to clarify your point, because it's resonating with me, the five questions, right? But, I mean, if the -- I think there are definitely kinds of applications that could come before us where they would say it's going to change the character of the neighborhood. Someone brought up 10,000 square foot house. So you put a 10,000 square foot house on -- let's pick a block. I don't know, 4th Avenue, 10,000 square foot house on South Street or 4th Avenue would be a yes to -- right, that will change the character of the neighborhood. Could the benefit be sought in having a huge house some other way? No. Is the area variance substantial? Well, yes.
There are no other 10,000 foot houses there.

MR. SALADINO: But you don't have to -- you don't have to state your purpose when you're asking for a lot merger. You don't have to say, "I'm going to put a 10,000 square foot house."

TRUSTEE PHILLIPS: That's correct, you don't.

MR. SALADINO: You don't have to say --

TRUSTEE ROBERTS: Respectfully --

MR. SALADINO: I'm sorry.

TRUSTEE ROBERTS: -- the Trustee raised the question. She's saying -- and she was the Chair of ZBA, so I want her insights on this, because she's saying every application will be a -- I guess you mean a no to all these questions. So can you tell me more about what you're thinking?

TRUSTEE PHILLIPS: Well, first of all, Doug, when you start getting into an area variance, it's supposed to be the minimal amount of relief. If you have two lots which are merged into the bigger lot, you're now dealing with a bigger building -- a bigger building envelope, and that minimum is now going to be changed. So, of course, it's going to be -- it's not going to be changing the character of the area, because the lots -- you're
merging the lots.

Part of the problem is that we -- and the ZBA needs something in order to have a -- to make a determination. And Mr. Saladino is correct, you have to have some reason for why you're merging the lots, and you don't have to explain that in an area variance. You're just asking for the two lots to be merged, that's it. There is no reason why you're doing it, how you're doing it, what you want to put on there. That's -- that's -- it just becomes an automatic combination of property.

So that is the reason I'm not going to disagree. Mr. Saladino is right on on a lot of the stuff that he does at ZBA, and the ZBA members. But I have three problems. Number one is -- and I did, I asked the question, how did we get to be all lots? And I never got a clear answer until tonight. And I'm still now hearing two different versions of State Law changes, because Paul's saying one thing. I had a conversation with the Village Attorney this afternoon, who was telling me that he didn't say that or it wasn't brought up.

So now I am -- I'm sorry, Mr. Mayor, I did ask those questions and never got an answer. So
however we vote, I'm just for calling a vote on it and -- or tabling it until we get this straightened out, one or the other, but it's an issue. I think there's a significant change from our original public hearing to what we have now presented before us today, so --

TRUSTEE ROBERTS: So your argument is that -- because I think the Attorney and the Mayor's argument is that it was a minor change, therefore, eligible for the eight-day -- the eight-day window. And you're saying you think it's a significant change, that should be a new public hearing?

TRUSTEE PHILLIPS: Yes.

TRUSTEE ROBERTS: All right. On procedural grounds, I might be with you, then.

MAYOR HUBBARD: Okay.

TRUSTEE ROBERTS: I hate to -- I just hope the public will hang with us. It's just a -- it's a bumpy process, and I feel like we -- I don't know.

MAYOR HUBBARD: Okay. If I could just ask the Village Attorney, what Mr. Tasker brought up with the wording when it says "people", does it -- is that true, that two different owners of
adjoining properties can merge them together, is
the way that's written?

MR. PROKOP: It could be, yes. It could
be --

MAYOR HUBBARD: It could be determined that
way?

TRUSTEE ROBERTS: That's the current -- the
language currently reads owner or owners, so there
was no concern before about that. But right now
it just says --

MR. TASKER: No, it doesn't.

TRUSTEE ROBERTS: Yeah, it does.

MAYOR HUBBARD: Right. Just --

TRUSTEE ROBERTS: Owners can't merge, is
what it says now.

MR. PROKOP: It could be two, two people,
two people that own adjoining lots. It doesn't
have to be one person that owns adjoining lots,
that --

TRUSTEE ROBERTS: Two different people?

MR. PROKOP: Two different people, right, or
as was brought up --

MAYOR HUBBARD: Right. We're talking about
a common owner could merge their lots, if it's --

TRUSTEE ROBINS: What if it just said an
owner, an owner, right, wouldn't that --

MAYOR HUBBARD: Right, but --

TRUSTEE ROBERTS: The existing --

TRUSTEE ROBINS: He can merge the lot.

TRUSTEE ROBERTS: The existing language says owner or owners may not merge lots. And I think what you did was just you amended it to say owner or owners may merge lots and -- but may not merge lots except in these ways. So we're taking the old language. Probably it needs to be looked at.

MAYOR HUBBARD: Right. Well, exactly, because you could have business partners that buy two lots and want to merge them together.

Originally, it was a common owner with two lots could merge them together.

So does somebody want to offer a motion to table this? And we'll go back to the drawing board on it.

TRUSTEE PHILLIPS: I'll offer a motion to table Resolution #01-2018-12.

TRUSTEE ROBERTS: Second. But may I put something else out there first?

MAYOR HUBBARD: Sure.

TRUSTEE ROBERTS: If this point of you can -- you can ask for the area variance before
anyone knows what you plan to do with the land, might this be better left with the Planning Board, because then they would have to know what the plan is for the land? So you can't just ask for a merger, you got to come in with, here's what I'm going -- I'm going build a huge hotel, or whatever. Just a thought. It will probably just go into the process.

MAYOR HUBBARD: Okay. All right. I'll call a vote on tabling Resolution 12. All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

All right. Trustee Phillips.

TRUSTEE ROBERTS: Nicely done, Trustee Phillips.

TRUSTEE PHILLIPS: I'm sorry. What?

TRUSTEE ROBERTS: I said nicely done.

TRUSTEE PHILLIPS: Oh, thank you.

TRUSTEE ROBERTS: Makes sense.
TRUSTEE PHILLIPS: #01-2018-13,
RESOLUTION approving the Public Assembly Permit Application submitted by TK Krumenacker on behalf of the Greenport High School All Class Corporation to use the Fifth Street Beach/Park from 7:00 a.m. through 8:00 p.m. on July 21st, 2018 for the biennial Greenport High School all-class reunion. So moved.

TRUSTEE ROBERTS: Second.
MAYOR HUBBARD: All in favor?
TRUSTEE MARTILOTTA: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBERTS: RESOLUTION #01-2018-14,
RESOLUTION approving the Public Assembly Permit Applicant submitted by Amie Sponza, on behalf of Northeast Stage, to use a portion of Mitchell Park from 6 p.m. through 10 p.m. from July 31st, 2018 through August 4th, 2018 for the annual "Shakespeare in the Park" event. So moved.
TRUSTEE ROBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBERTS: I'll be recusing.

TRUSTEE ROBINS: RESOLUTION #01-2018-15,

RESOLUTION approving the Public Assembly Permit Application submitted by Porters Hospitality Corporation to close a portion of the Adams Street parking lot from 10 a.m through 2 p.m on February 4th, 2018 for a Football Passing Competition. So moved.

TRUSTEE MARTILOTTA: Second.

TRUSTEE ROBINS: I'm going to comment on this.

MAYOR HUBBARD: Uh-huh.

TRUSTEE ROBINS: I am opposed to this on -- because closing that section of the parking lot is going to eliminate about 54 parking spaces to the
exclusion of all the other businesses and people
that would like to be parked there. And I think
that, you know, it's obviously favoring the one
business that's sponsoring it, so I think it's not
fair.

I drove down there on Sunday. There were a
lot of cars parked there on a very quiet Sunday.
There are other restaurants in town that certainly
want to have, you know, business on a Sunday
afternoon, Super Bowl Sunday, so I'm a no on this
one. Thank you.

MAYOR HUBBARD: Okay. Any other discussion?
TRUSTEE MARTILOTTA: Just one point.
MAYOR HUBBARD: Yeah.
TRUSTEE MARTILOTTA: Fifty-four spots?
TRUSTEE ROBINS: I counted them.
MS. ALLEN: Yeah.
TRUSTEE MARTILOTTA: It's a portion of the
Adams Street parking. Just, so in fairness, I've
been to this before in years past. I would have
to say like I wish I knew someone that could throw
it over 54 spots. Like that's a big area, I'd
sign them up. But, you know, it's something
that's been going on for years. And I just like
the fact that they came and got a permit for it.
It's been going on -- it's been going on for --

TRUSTEE PHILLIPS: In the past they've never gotten it.

TRUSTEE MARTILOTTA: Oh, I'm sorry. I don't --

TRUSTEE PHILLIPS: That's okay.

TRUSTEE MARTILOTTA: They haven't?

TRUSTEE PHILLIPS: (Shook head no.)

TRUSTEE MARTILOTTA: I mean, I've been doing it for years. So I just like that they went and got the permit. It's been going on forever.

TRUSTEE PHILLIPS: Well, the other thing is it's been going on for years. And in -- and I did check with the Village Administrator, and that Adams Street, and it's still the same thing, Adams Street is a street with diagonal parking, Paul?

MR. PALLAS: I'm sorry, I missed that.

TRUSTEE PHILLIPS: Adams Street, Adams -- that behind Adams Street is a street with diagonal parking. Did we determine that that was the case?

MR. PALLAS: As near as I can tell, that the boundaries are the parking spots.

TRUSTEE PHILLIPS: Okay. And in our code, it does say that it's the Mayor or the Southold Town Police Chief that can authorize to close
that, if I remember reading the code correctly.

MR. PALLAS: Well, there's wording --

TRUSTEE PHILLIPS: It's worded to that effect. And I, in the past, I know previous years, and going way back, probably, Jack, before you ever arrived, and -- here in Greenport. And when the original owners of Rhumb Line and the -- Meyer's used to have the same competition in the back, and it really didn't take up that much, it was a smaller portion. So that's -- you know, I've been to it, too, so.

MAYOR HUBBARD: Okay. Any other discussion?

(No Response)

MAYOR HUBBARD: I'll ask the Clerk to call the roll.

CLERK PIRILLO: Trustee Roberts is recused?

MAYOR HUBBARD: Is recused, correct.

(Roll Call by Sylvia Pirillo, Village Clerk)

TRUSTEE ROBINS: No.

TRUSTEE MARTILOTTA: Yes.

TRUSTEE PHILLIPS: Yes.

MAYOR HUBBARD: Yes.

Motion is carried three to one, with one recused.

TRUSTEE MARTILOTTA: Throwing the football.
MAYOR HUBBARD: Okay.

TRUSTEE MARTILOTTA: I have 16, right?

MAYOR HUBBARD: Yes, you, yes.

TRUSTEE MARTILOTTA: All right. (RESOLUTION #01-2018-16) RESOLUTION approving the request of the Greenport Fire Department to host the annual Washington's Birthday Parade and Celebration on February 17th, 2018; and approving the closing to vehicular traffic of Village streets for the duration of the Parade, and approving the use of the Third Street Firehouse for the celebration. So moved.

TRUSTEE PHILLIPS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE PHILLIPS: RESOLUTION #01-2018-17, RESOLUTION accepting the attached 2017 year-end Length of Service Award Program points for the
Village of Greenport Fire Department. So moved.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBERTS: RESOLUTION #01-2018-18,

RESOLUTION approving the attendance of any Trustee or management staff member at the New York Conference of Mayors' Winter Legislative Meeting from February 11th, 2018 through February 13th, 2018 at the Albany Marriott in Albany, New York. The registration fee of $240 for the full program or $190 for the one-day program and the hotel cost of $155 per person/per night, plus all applicable travel and meal costs, will be expensed from the corresponding account numbers. So moved.

TRUSTEE ROBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.
Opposed?
(No Response)
MAYOR HUBBARD: Motion carried.
TRUSTEE ROBINS: RESOLUTION #01-2018-19,
RESOLUTION setting the 2018 Village of Greenport property tax lien sale for March 13th, 2018 at 10:00 a.m., and directing Clerk Pirillo to notice the tax lien sale accordingly. So moved.
TRUSTEE MARTILLOTA: Second.
MAYOR HUBBARD: All in favor?
TRUSTEE MARTILLOTA: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.
Opposed?
(No Response)
MAYOR HUBBARD: Motion carried.
TRUSTEE PHILLIPS: RESOLUTION #01-2018-20,
RESOLUTION accepting the bid of Demarest Holding Corporation, d/b/a Hands Fuel Company, the sole
bidder, per the bid opening on January 9th, 2018 in the amount of $0.13 per gallon over the rack rate for the delivery of 87 octane gasoline, and authorizing Mayor Hubbard to sign the contract between the Village of Greenport and Demarest Holding Corporation. So moved.

TRUSTEE ROBERTS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBERTS: RESOLUTION #01-2018-21, RESOLUTION accepting the bid of Demarest Holding Corporation, d/b/a Hands Fuel Company, the sole bidder, per the bid opening on January 9th, 2018 in the amount of $0.13 per gallon over the rack rate for the delivery of No. 2 heating oil, and authorizing Mayor Hubbard to sign the contract between the Village of Greenport and Demarest Holding Corporation. So moved.
TRUSTEE ROBINS: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.

MAYOR HUBBARD: Aye.

Opposed?

(No Response)

MAYOR HUBBARD: Motion carried.

TRUSTEE ROBINS: RESOLUTION #01-2018-22,

RESOLUTION accepting the bid of Demarest Holding Corporation, d/b/a Hands Fuel Company, the sole bidder, per the bid opening on January 19th (9th), 2018 in the amount of $0.13 per gallon for (over) the rack rate for the delivery of diesel fuel, and authorizing Mayor Hubbard to sign the contract between the Village of Greenport and Demarest Holding Corporation. So moved.

TRUSTEE MARTILOTTA: Second.

MAYOR HUBBARD: All in favor?

TRUSTEE MARTILOTTA: Aye.

TRUSTEE PHILLIPS: Aye.

TRUSTEE ROBERTS: Aye.

TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.
Opposed?
(No Response)
MAYOR HUBBARD: Motion carried.
TRUSTEE MARTILOTTA: RESOLUTION #01-2018-23,
RESOLUTION approving all checks per the Voucher
Summary Report dated on January 22nd, 2018, in the
total amount of $469,341.25 consisting of:
o All regular checks in the amount of
$451,878.23, and
o All prepaid checks (to include wire
transfers) in the amount of $17,463.02.
So moved.
TRUSTEE PHILLIPS: Second.
MAYOR HUBBARD: All in favor?
TRUSTEE MARTILOTTA: Aye.
TRUSTEE PHILLIPS: Aye.
TRUSTEE ROBERTS: Aye.
TRUSTEE ROBINS: Aye.
MAYOR HUBBARD: Aye.
Opposed?
(No Response)
MAYOR HUBBARD: Motion carried.
All right. At this time, the Trustees had
asked for an Executive Session to confer with
Counsel, so I will offer a motion to go to Executive Session to talk with the Lawyer at 8:30.

   TRUSTEE PHILLIPS: Second.
   MAYOR HUBBARD: So moved.
   TRUSTEE PHILLIPS: Oops, sorry. Second.
   MAYOR HUBBARD: All in favor?
   TRUSTEE MARTILOTTA: Aye.
   TRUSTEE PHILLIPS: Aye.
   TRUSTEE ROBERTS: Aye.
   TRUSTEE ROBINS: Aye.
   MAYOR HUBBARD: Aye.
   Opposed?

   (No Response)
   MAYOR HUBBARD: Motion carried. We're going to Executive Session. Everybody's got five minutes to confer, and we'll reconvene in five minutes. Thank you for coming.

   (The meeting was adjourned to Executive Session at 8:30 p.m.)
CERTIFICATION

STATE OF NEW YORK  )
) SS:
COUNTY OF SUFFOLK  )

I, LUCIA BRAATEN, a Court Reporter and Notary Public for and within the State of New York, do hereby certify:

THAT, the above and foregoing contains a true and correct transcription of the proceedings taken on January 25, 2018.

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 February, 2018.

__________________________________
Lucia Braaten

Lucia Braaten
loan [1] - 17:24
looked [1] - 72:10
looks [1] - 14:17
low [2] - 12:6, 15:4
lowest [1] - 15:4
LUCIA [1] - 86:7

M
Main [2] - 33:1, 43:16
major [3] - 3:21, 10:9, 29:15
mandates [1] - 63:20
mandatory [1] - 47:17
Manorhaven [1] - 41:11
map [1] - 45:20
March [2] - 2:15, 81:10
Margaret [1] - 2:7
Marina [2] - 21:11,
null
VILLAGE OF GREENPORT
Budget Adjustment Form

Year: 2018  Period: 1  Trans Type: B2 - Amend  Status: Batch
Trans No: 3788  Trans Date: 01/10/2018  User Ref: ROBERT
Requested: A. HUBBARD  Approved:  Created by: ROBERT  01/10/2018
Description: TO APPROPRIATE RESERVES FOR THE REPLACEMENT OF THE SLUDGE PUMP AT THE WASTE WATER TREATMENT PLANT
Account # Order: No  Print Parent Account: No

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<th>Account Description</th>
<th>Amount</th>
</tr>
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<tr>
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<td>APPROPRIATED FUND BALANCE</td>
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Total Amount: 18,000.00
BOARD OF TRUSTEES - VILLAGE OF GREENPORT

SEQRA RESOLUTION REGARDING THE AMENDMENT OF SECTION 54 OF CHAPTER 132
(VEHICLES AND TRAFFIC) OF THE VILLAGE OF GREENPORT CODE

WHEREAS THE Village of Greenport intends to amend Chapter 132 (Vehicles and Traffic) of the Village of Greenport Code to adopt regulations to add eleven (11) additional timed parking spaces at the southeast part of the IGA parking lot facing the west side of the IGA building; and

WHEREAS the Board of Trustees of the Village of Greenport has duly considered the obligations of the Village of Greenport with respect to the amendment of Chapter 132 (Vehicles and Traffic) to add eleven (11) additional timed parking spaces at the southeast part of the IGA parking lot facing the west side of the IGA building; and with regard to SEQRA, and completed a short form EAF for purposes of SEQRA, it is therefore;

RESOLVED that the Board of Trustees adopts Lead Agency status for purposes of SEQRA with regard to the amendment of Chapter 132 (Vehicles and Traffic) of the Village of Greenport Code to add eleven (11) additional timed parking spaces at the southeast part of the IGA parking lot facing the west side of the IGA building; and it is further

RESOLVED that the Board of Trustees hereby determines that the amendment of Chapter 132 (Vehicles and Traffic) of the Village of Greenport Code to add eleven (11) additional timed parking spaces at the southeast part of the IGA parking lot facing the west side of the IGA building, it is further;

RESOLVED that the Board of Trustees of the Village of Greenport hereby determines that the amendment of Chapter 132 (Vehicles and Traffic) of the Village of Greenport Code to add eleven (11) additional timed parking spaces at the southeast part of the IGA parking lot facing the west side of the IGA building is an Unlisted Action for purposes of SEQRA;

Will not have a significant negative impact on the environment in the action, and;

Will not result in a substantial adverse change in existing air quality, ground or surface
water quality or quantity, traffic or noise levels, substantial increase in solid waste production, a substantial increase in potential for erosion, flooding, leaching or drainage problems, and;

Will not result in the removal or destruction of large quantities of vegetation or fauna, substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on habitats, or other significant adverse impact on natural resources, impairment of a critical environmental area and;

Will not result in the creation of a material conflict with a community’s current plans or goals, and;

Will not result in the creation of a hazard to human health, and;

Will not result in a substantial change in land use, and;

Will not encourage or attract an additional large number of people to a place for more than a few days, and;

Will not result in the creation of a material demand for other actions, and;

Will not result in changes in two or more elements of the environment, each of which is not significant but when reviewed together are significant two or more related actions each of which is not significant but when reviewed together are significant.

RESOLVED that a Negative Declaration is hereby adopted for purposes of SEQRA.

Upon motion by Trustee / seconded by Trustee

this resolution is carried as follows:

Dated: January 19, 2018
December 30, 2017

LOCAL LAW NO. OF THE YEAR 2018

AMENDING SECTION 132-54 OF THE GREENPORT VILLAGE CODE

TO CREATE ELEVEN TIMED PARKING SPACES IN THE

IGA PARKING LOT

BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE

INCORPORATED VILLAGE OF GREENPORT AS FOLLOWS:

Section 1.0 Enactment, Effective Date,
Purpose and Definitions.

1.1 Title of Local Law

1.2 Enactment.

1.3 Effective Date.

1.4 Purpose and Intent of Local Law.

2.0 General Provisions

2.1 Amendment to Section 132-54

3.0 Severability

1.1 Title.

This Local Law shall be entitled “Local Law of 2018 Amending Section
132-54 of the Greenport Village Code to Create Eleven Timed Parking Spaces in the IGA
Parking Lot”

1.2 Enactment.

Pursuant to Section 10 of the Home Rule Law and the Village Law of the State
of New York, the Incorporated Village of Greenport, County of Suffolk and State of
New York, hereby enacts by this Local Law of 2018, a Local Law of the Village of
Greenport.
1.3. **Effective Date.**

This Local Law shall take effect on the filing of the approved Local Law with the Secretary of State of New York, which shall be within twenty (20) days after its approval by the Board of Trustees of the Incorporated Village of Greenport.

1.4 **Purpose and Intent of Local Law.**

The purpose and intent of this Local Law is to create additional timed parking spaces to create additional supply of parking and benefit commercial businesses and their customers in the Village of Greenport.

2.0 **General Provisions.**

2.1 Section 132-54 of the Greenport Village Code shall be amended to add the following eleven additional timed parking spaces:

<table>
<thead>
<tr>
<th>Name of Street</th>
<th>Sides</th>
<th>Time Limits</th>
<th>Hours</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>IGA Parking Lot (Adams Street)</td>
<td>Parking Lot</td>
<td>60 minutes</td>
<td>8:00 a.m. to 6:00 p.m.</td>
<td>Southeast part of IGA lot facing the west side of the IGA building</td>
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</tbody>
</table>

3.0 **Severability**

In the event that any section or portion of this Local Law or Chapter shall be deemed void or not effective, the remaining provisions of this Local Law and Chapter shall remain in full force and effect.
BOARD OF TRUSTEES
VILLAGE OF GREENPORT

SEQRA RESOLUTION REGARDING THE AMENDMENT OF CHAPTER 118 (SUB-DIVISION AND MERGER OF LAND) OF THE VILLAGE OF GREENPORT CODE

WHEREAS THE Village of Greenport intends to amend Chapter 118 of the Village of Greenport Code (Sub-Division and Merger of Land) to create regulations regarding the development and/or merger of lots in the Village of Greenport; and

WHEREAS the Board of Trustees of the Village of Greenport has duly considered the obligations of the Village of Greenport with respect to the amendment of Chapter 118 (Sub-Division and Merger of Land) to create regulations regarding the development and/or merger of lots in the Village of Greenport; with regard to SEQRA, and completed a short form EAF for purposes of SEQRA, it is therefore;

RESOLVED that the Board of Trustees adopts Lead Agency status for purposes of SEQRA with regard to the amendment of Chapter 118 (Sub-Division and Merger of Land) of the Village of Greenport Code to create regulations regarding the development and/or merger of lots in the Village of Greenport; and it is further

RESOLVED that the Board of Trustees hereby determines that the amendment of Chapter 118 (Sub-Division and Merger of Land) to create regulations regarding the development and/or merger of lots in the Village of Greenport is an Unlisted Action for purposes of SEQRA; it is further;

RESOLVED that the Board of Trustees of the Village of Greenport hereby determines that the amendment of Chapter 118 (Sub-Division and Merger of Land) to create regulations regarding the development and/or merger of lots in the Village of Greenport;

Will not have a significant negative impact on the environment in the action, and;

Will not result in a substantial adverse change in existing air quality, ground or surface water quality or quantity, traffic or noise levels, substantial increase in solid waste production, a substantial increase in potential for erosion, flooding, leaching or drainage
problems, and;

Will not result in the removal or destruction of large quantities of vegetation or fauna, substantial interference with the movement of any resident or migratory fish or wildlife species, impacts on habitats, or other significant adverse impact on natural resources, impairment of a critical environmental area and;

Will not result in the creation of a material conflict with a community’s current plans or goals, and;

Will not result in the creation of a hazard to human health, and;
Will not result in a substantial change in land use, and;

Will not encourage or attract an additional large number of people to a place for more than a few days, and;

Will not result in the creation of a material demand for other actions, and;
Will not result in changes in two or more elements of the environment, each of which is not significant but when reviewed together are significant two or more related actions each of which is not significant but when reviewed together are significant.

RESOLVED that a Negative Declaration is hereby adopted for purposes of SEQRA.

Upon motion by Trustee
seconded by Trustee
this resolution is carried as follows:

Dated: January 22, 2018
December 30, 2017

LOCAL LAW NO. OF THE YEAR 2018

A LOCAL LAW AMENDING SECTION 118-15 OF THE
AND CREATING SECTION 150-26D AND ARTICLE XVII
SECTION 150-51 OF THE GREENPORT VILLAGE CODE

REGARDING MERGER OF LOTS

BE IT ENACTED BY THE BOARD OF TRUSTEES OF THE

INCORPORATED VILLAGE OF GREENPORT AS FOLLOWS:

Section 1.0 Enactment, Effective Date,
Purpose and Definitions.

1.1 Title of Local Law

1.2 Enactment.

1.3 Effective Date.

1.4 Purpose and Intent of Local Law.

2.0 General Provisions

2.1 Amendment to Section 118-15 Merger or combining of lots prohibited.

2.2 Creation of Section 150-26D Zoning Board Approval of Merger of Lots.

2.3 Creation of Article XVII Section 150-51 Merger or combining of lots.

3.0 Severability.

1.1 Title.

This Local Law shall be entitled "Local Law of 2018 Amending Section 118-15
and Creating Article XVII Section 150-51 of the Greenport Village Code.

1.2 Enactment.

Pursuant to Section 10 of the Home Rule Law and the Village Law of the State
of New York, the Incorporated Village of Greenport, County of Suffolk and State of
December 30, 2017


1.3. Effective Date.

This Local Law shall take effect on the filing of the approved Local Law with the Secretary of State of New York, which shall be within twenty (20) days after its approval by the Board of Trustees of the Incorporated Village of Greenport.

1.4 Purpose and Intent of Local Law.

The purpose and intent of this Local Law is to create regulations regarding the merger of lots in the Village of Greenport.

2.0 General Provisions.

2.1 Section 118-15 of the Greenport Village Code, is hereby amended to read as follows:

“118-15. Merging or combining of lots prohibited.

Owners of lots or an owner of lots in the Village of Greenport shall be prohibited from combining or merging two or more of those lots except with approval of the Zoning Board of Appeals as provided in Section 150-26D and Article XVII Section 150-51 of the Greenport Village Code.

2.2 Section 150-26D of the Greenport Village Code shall be created to read as follows:

“150-26D Zoning Board of Appeals Approval of Merger of Lots

1. The Zoning Board of Appeals shall have the authority to grant permission for the merger lots as provided in Sections of 118-15 and 150-51 of the Greenport Village Code.

2. The criteria to be used by the Zoning Board of Appeals for review of applications
December 30, 2017

for the merger of lots shall be the same criteria as for area variances and such other considerations as the Zoning Board of Appeals shall deem relevant to the application.

2.3 Article XVII Section 150-51 of the Greenport Village Code is hereby created to read as follows:

"150-51 Merging or combing of lots prohibited.

Owners of lots or an owner of lots in the Village of Greenport shall be prohibited from combining or merging two or more of those lots except with the approval of the Zoning Board of Appeals as provided in Section 150-26D."

# 2017 Service Award Program Firefighter Records

## Village of Greenport Fire Department Service Award Program

<table>
<thead>
<tr>
<th>Last Name</th>
<th>First Name</th>
<th>MI</th>
<th>Date of Birth</th>
<th>Gender</th>
<th>Accrued Service Credit</th>
<th>2017 Points Earned</th>
<th>Mailing Address</th>
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Please reference the Instructions before completing the listing. All blank entries must be completed prior to certification.
## 2017 Service Award Program Firefighter Records

### Village of Greenport Fire Department Service Award Program

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Please reference the instructions before completing the listing. All blank entries must be completed prior to certification.
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<tr>
<th>Last Name</th>
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<th>Gender</th>
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Please reference the Instructions before completing the listing. All blank entries must be completed prior to certification.