



236 Third Street
Greenport NY
11944

Tel: (631)477-0248
Fax: (631)477-1877

MAYOR
GEORGE W. HUBBARD, JR.
EXT. 215

TRUSTEES
JACK MARTILOTTA
DEPUTY MAYOR

MARY BESS PHILLIPS
DOUGLAS W. ROBERTS

JULIA ROBINS

**VILLAGE
ADMINISTRATOR**
PAUL J. PALLAS, P.E.
EXT. 219

CLERK
SYLVIA PIRILLO, RMC
EXT. 206

TREASURER
ROBERT BRANDT
EXT. 217

January 21, 2016 at 7:00 PM
Mayor and Board of Trustees - Work Session Meeting
Third Street
Firehouse
Greenport, NY 11944

PLEDGE OF ALLEGIANCE

MONTHLY REPORTS FOR THE FOLLOWING:

- o **FIRE DEPARTMENT - CHIEF HARRY BREESE**
Including compilation of all monthly meeting minutes

PRESENTATION:

CURTIS SLIWA - GUARDIAN ANGELS

MONTHLY REPORTS FOR:

- o **VILLAGE ADMINISTRATOR** - PAUL J. PALLAS, P.E.
Road and Water Department
Sewer Department
Light Department
Building Department
Recreation Department
Harbor Department
Marina Manager
- o **VILLAGE TREASURER** - ROBERT BRANDT
Meter Department
Housing Authority & Community Development
- o **VILLAGE CLERK** - SYLVIA PIRILLO, RMC
- o **VILLAGE ATTORNEY** - JOSEPH PROKOP, ESQ.

REPORTS FROM COMMITTEES

MAYOR AND VILLAGE BOARD OF TRUSTEES

PUBLIC TO ADDRESS THE BOARD



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ROBERT BRANDT
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Submitted: January 12, 2016
Meeting: January 21, 2016 7:00 PM
Work Session Meeting
To: Mayor George W. Hubbard, Jr.
Board of Trustees
Prepared By: Debbie Boyle, *Assistant*
From: Debbie Boyle, *Assistant*
Department: Village Clerk Department

Fire Department Work Session Report

Attachments:

Fire Department Work Session Report 1_21_2016 (PDF)

CHIEF HARRY BREESE
1ST ASST. CHIEF WAYNE MILLER
2ND ASST. CHIEF JEFFREY L. WEINGART
CHAPLAIN C. KUMJIAN
TREAS/SECRETARY J. KALIN



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GREENPORT, NY 11944
Email: gdfire@optonline.net
www.greenportfd.org

Requests/Resolutions

December 2015

Please accept all minutes and reports for the month of December 2015

Request permission to hold the 171st Washington's Birthday Parade Saturday February 13th at 1:00pm.

We would also like to make a couple budget modifications.

We need to take \$5000.00 from line A3410-404 and add it to line A3410-456.

We need to take \$3000.00 from A3410-453 and \$3000.00 from line A3410-454 and put it in line A3410-200.

CHIEF HARRY BREESE
1ST ASST. CHIEF WAYNE MILLER
2ND ASST. CHIEF JEFFREY L. WEINGART
CHAPLAIN C. KUMJIAN
TREAS/SECRETARY J. KALIN



Organized 1845

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MEETING OF THE BOARD OF WARDENS

Wednesday December 16, 2015

OPENING:

Chief Harry Breese opened the meeting at 7:05 pm with the pledge of allegiance to the flag and a moment of silence for departed members. Most recent Ex Chief Ken White & Don Cooke former member of Hook & Ladder.

ATTENDANCE: Wardens Warren Jensen, Joe Milovich, Tony Volinski, Norma Crowin, Joe Barszczewski, Ray Corwin, James A Pirillo, James J Pirillo, James Kalin.

Warden John Grilli excused.

THOSE WISHING TO SPEAK TO THE BOARD: Jerry Martocchia spoke about the Dept. physicals would like to know if every Fire Fighter will be done on an annually basis or will it be only those that are interior . Much Discussion, out come Jerry will draft up a procedure and bring it back in January.

Lt Bob Corwin spoke about how some members were told it was ok to use their own Dr Physicals and others were not allowed. Chief Breese mentioned that those members that used their own Dr. Physicals were OK'd by Dr Bono to use.

READING OF THE PREVIOUS MINUTES:

Motion made by James Kalin seconded by James J Pirillo to approve the minutes of the Nov 17,2015 meeting of the Board of Wardens as printed and distributed. Motion carried.

COMPANY OFFICERS MEETING MINUTES: Not Available

TREASURER'S REPORT:

The treasurer's report for the period of Nov 17, 2015 through Dec 16, 2015 was read by Secretary / Treasurer James Kalin. Motion made by James A. Pirillo seconded by Ray Corwin, to accept the treasurer's report as read. Motion carried. (At time of meeting treasure's report was not printed as computer was not working)

BILLS: none

COMMUNICATIONS RECEIVED:

1. \$25 Donation in Memory of Ken White from Eric Anaerstad
2. \$25 Donation In Memory of Ken White from Ann Heller.
3. \$20 Donation in Memory of Julia Sills from Felicia & Dominick Tribzio

APPLICATION(S) FOR NEW MEMBERSHIP:

1. Kelly Hydell to Star Hose.
2. Dawn Raynor to Rescue only
3. Bill Cosby Rescue only

Motion by Warren Jensen seconded by Tony Volinski, to accept application(s). Motion carried

REPORT OF COMMITTEES:

BUILDING AND GROUNDS:

1. Joe Milovich received estimates on Joel Daly for work to be done in basement and also from Vanetten Plumbing.
2. C-Cat estimate for lights around building

Motion Made by Tony Volinski to have work done seconded by James A. Pirillo. Motion Carried.

BY-LAWS: None

FINANCE: Chief Breese read minutes for information only

FIRE DISTRICT:

PRE-INCIDENT PLANNING:

SERVICE AWARDS: Chief Breese spoke to Tony Hill reference to the new Pen flex not to much difference from old to new. Much discussion, out come to go with what the state law suggests us to go by.

Motion Made by Tony Volinski Seconded by James J.Pirillo to go with new Pen Flex Rules. Motion Carried.

RECRUITMENT: none

CASUALTY FUND: none

FUNERAL: Chief Breese to set up to have a Funeral Committee Meeting in January.

COMMUNICATION: Tony Volinski spoke about email that was received and needs to be signed by Village.

TRIPS AND TRAVEL:

COMPANY REQUESTS

EAGLE HOSE CO. # 1 Budget

RELIEF HOSE CO. # 2 Budget / Company would like to see before Washingtons Day , to have the Bath rooms , Kitchen and Meeting rooms . Norma Corwin had estimates with from, Wright way Painting, and Joe Yan Corp. What Colors to be painted. Will go with a light color.

Motion made by Tony Volinski to go with Joe Yan Corp Seconded by Warren Jensen as long as it is 2 coats. Motion Carried

STAR HOSE CO. # 3 Budget, and Steps for new 833 Truck 4 new steps.

Motion made by Ray Corwin to purchase all new steps seconded by Norma Corwin. Motion Carried.

STANDARD HOSE CO. # 4: Soap for bathroom, and light bar for 8315. 834 needs to be looked out, air pack was leaking. Chief Breese suggested checking the air suction.

PHENIX HOOK & LADDER CO. # 1 Budget / Ex-Session to discuss personnel

RESCUE SQUAD Ambulance still in hands of lawyer, Chief Breese to check with Village on 12/18/15

WATER RESCUE

FIRE POLICE

UNFINISHED BUSINESS Tony Volinski mentioned about Fence from Riverhead Fence Split Rail, to be installed around the building.

Ray Corwin asked about the Cement work to be done Chief Breese received two quotes Don Borne & Rick Berry.

Motion made by Tony Volinski to have Cement work to be done by Don Borne Seconded by Warren Jensen. Motion Carried.

Motioned made by Tony Volinski and Seconded by Ray Corwin to purchase fence from Riverhead Fence.

REPORT OF DELEGATES none

NEW BUSINESS none

GOOD OF THE DEPARTMENT

1. Chief Breese spoke about having gear on before getting to an alarm. Many members not wearing gear and should be that is what the gear is for. James Kalin asked did members show up in own vehicle or on the apparatus. Chief Breese stated one showed up in own car and we asked to leave the scene.

2. Joe Milovich spoke about the grant what would happen if it did not go through he had break downs for what each district would have to pay out.

Motion made by Warren Jensen that they are in favor of going ahead with the Hi Band project if the Grant does not go Through Seconded by Tony Volinski. Motion Carried.

3. James Kalin asked for use of the Meeting room for the dates of Jan 25 & 26 Feb 23 & 24 for defensive driving classes.

4. James A. Pirillo requests a letter to go to Southold and East Marion for the use of their ladder trucks for Ex Chief Ken White funeral. As Per Chief Breese will get it done as soon as he gets a Secretary.
5. Norma Corwin request use of a Dept vehicle to go Queens to take EMT-CC Exam on 1/21/2016.

Motion Made by Tony Volinski the use of the meeting room with no conflict of any other Dept issues and to allow Norman Corwin to use the Dept Van for her exam. Seconded by Warren Jensen. Motion Carried.

6. Warren Jensen asks to make sure that the new point system was adopted with the effect dates and have it put in company boxes.

EXECUTIVE SESSION Motion by James Kalin seconded by Tony Volinski to adjourn to an executive session to discuss personnel. Motion carried. Into an executive session at 8:13 pm.

Motion by Tony Volinski seconded by James Kalin, to return to the regular meeting. Motion carried. Regular meeting at 8:26 pm.

READING OF THE MINUTES

Motion made by Ray Corwin seconded by Tony Volinski to dispense with the reading of the minutes of tonight's meeting. Motion carried.

ADJOURNMENT

Motion made by James Kalin seconded by Tony Volinski to adjourn.

Motion carried. The meeting was adjourned at 8:26 pm

Respectfully Submitted by,

Jennifer Grilli


Recording Secretary

Greenport Fire Dept.

January 2016

January 2016							February 2016						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30	31			
31													

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
Dec 27	28	29	30	31	Jan 1, 16 New Year's Day	2
3	4	5	6	7	8	9
	Relief Hose Standard Hose	Eagle Hose 19:30 HazMat Ref. (Southold FD)		19:00 Water Rescue		
10	11	12	13	14	15	16
10:00 Juniors (St.1)	Star Hose	19:00 Rescue Squad 19:30 Finance	Hook & Ladder	TIPS (St. 1 TTBA)		
17	18	19	20	21	22	23
	Martin Luther King Dá	19:00 Company Officers (St.2)	19:00 Wardens (St.1)	19:00 Dep Training 835 19:00 Village Wk Ses 19:30 HazMat Ref. (Cutch. FD)		
24	25	26	27	28	29	30
		19:30 HazMat Ref. (Jamesport FD)		18:00 Fire Police 19:00 Village BD Mtg		
31	Feb 1	2	3	4	5	6

8330: 831-0985
Chief Breese

8331: 831-5645
Chief Miller

8332: 445-0204
Chief Weingart

Duty Company 832 & 833 with 832 1st Due on 24

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December 8, 2015

Attendance: Chief Breese, 1 Ast. Chief Miller, Wardens J. Barszczewski, W. J. Kalin, J. A. Pirillo A. Volinski & Administrative Assistant Richter

All bills reviewed

Company Requests:

- 831- Budget
- 832- Budget
- 833- Reimbursement for equipment \$884.00 & New truck modification \$709.00 to be discussed at wardens meeting
- 834- soap for bathrooms
- 835- Budget
- Rescue Squad-
 - Hammer Medical: \$281.75
 - Emergency Medical Products: \$211.80
- Water Rescue- none
- Fire Police- none

Quotes reviewed for rear property fence at St. 1

- Riverhead Fence: \$5050.00
- Residential Fences: \$5320.00
- Chris Mohr Lawncare & Landscaping: \$5663.50

Quotes reviewed for cement work behind St. 1

- James Berry: \$5800.00
- Don Born: \$2850.00

Respectfully submitted,

Harry R. Breese
Chief Engineer



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Submitted: January 12, 2016
Meeting: January 21, 2016 7:00 PM
Work Session Meeting
To: Mayor George W. Hubbard, Jr.
Board of Trustees
Prepared By: Derryl Baumer, *Engineering Aide*
From: Paul Pallas, *P.E. Village Administrator*
Department: Village Administrator

Work Session Report Village Administrator - Utilities

Work Session Report for Road and Utilities

January 21, 2016

Administrator's Office

Statistics

Work Orders:

Electric = 29 Written, 29 Completed
Water = 11 Written, 11 Completed
Sewer = 44 Written, 44 Completed
Road = 47 Written, 46 Completed

Reports

❖ DOH-360: This is a monthly report for bacteriological presence and residual chlorine levels, it was sent on 01-08-2016. The results are detailed below in the Road Department's *Sampling* section.

❖ GADS Data: This is a monthly report about run and usage data for the generators at the Power Plant, it was sent on 01-12-2016.

Resolutions:

Hiring of Reginald Miller, Andrew Aurichio, Elijah Smith, and Mercedes Edwards to work at Ice Rink/Carousel

Hiring of Edina Wiawek to work in the Recreation Department

Water Training for Pete Manwaring and Steve Rutkowski

Bid for Fire Alarm System at Power Plant

Bid for Automatic Gate System at Power Plant

Administrator to attend APPA Legislative Rally

Engineering for Design of South Street and Carpenter Street

Engineering for Design of Retaining Wall at WWTP

Topics of Discussion:

McCann's expansion and rate increase

Repair to East Pier

Road/Water Department

Statistics

Water Distribution:

5,896,600 Gallons Sold

Sampling:

All water samples complied with Department of Health requirements.

Locations: Harbor Front Deli
Total Coliform = Negative
E Coli = Absent
Residual Chlorine = 0.51 mg/L

Third Street Firehouse
Total Coliform = Negative
E Coli = Absent
Residual Chlorine = 0.49 mg/L

The form, DOH-360, was filed with the DOH on January 8, 2016 outlining the above results.

Report

Tasks Accomplished:

- ❖ Performed Water Machine maintenance.
- ❖ Cleaned the tops of all storm drains.
- ❖ Shut off water services for seasonal outfits, worked on the hydrant list and made repairs where necessary.
- ❖ Repaired a curbstop on Second Street and replaced a curbstop on Center Street.
- ❖ Stored the compaction roller at the No. 10 Building
- ❖ Helped to setup Christmas decorations throughout village and delivered staging for the lighting ceremony in Mitchell Park.
- ❖ Made repairs to several vehicles; new lights on G-9, fixed windshield wipers on G-66, and fixed headlight on G-2
- ❖ Completed some light tree trimming and branch removal. Did a pickup of Christmas Trees.
- ❖ Removed a tree on Main Street
- ❖ Removed graffiti at 5th Street Beach

Projects:

Road Crew has been staying busy during this abnormal winter. While the road equipment is prepped and ready for action, several small sidewalk issues were repaired along with the continued removal of trees and branches throughout the village.

The crew also has been completing a round of testing on village RPZ units. We have found some defective units that are in process to be repaired.

Sewer Department

Statistics

Flow and Sampling:

The plant continues to run well, and performs under DEC permit requirements.

Total plant flow for the month of December, = 7,417,000 gallons.

Average Daily Flow = 0.239 million gallons day. (MGD). Permit limit = 0.650 MGD

Total Suspended Solids, (TSS) % removal = 98% Permit limit = 75%

Carbonaceous BOD Removal, (CBOD) = 99% Permit limit = 75 %

Coliform Fecal General = < 1.8 MPN/100 Permit limit = 200 MPN/100

Coliform Total General = 2.5 MPN/100 Permit limit = 700 MPN/100

Total Nitrogen in effluent = 4.0 mg/L, and 8.5 lbs/day

Sludge Removal:

28,000 Gallons of sludge hauled during December.

Report

❖ Treatment Plant:

Plant operations were normal for the month of December. We removed the Huber Influent Screen from service for the winter.

The foaming problem noted last month has been rectified. Plant operators sprayed liquid chlorine to inhibit the foaming.

❖ Collection System:

One back-up on 6th Street was reported. The crew worked to clear the line.

Electric Department

Statistics

Monthly Power Usage:

Maximum usage day = December 7 @ 148.30 Mwh

Minimum usage day = December 11 @ 60.00 Mwh

Average usage for the month per day = 77.64 Mwh

Monthly total usage = 2251.70 Mwh

Service calls/call outs = 4

Street light repairs = 14

Customers shut off for none payment = 2

Customers turned on for payment = 1

Customers turned on for the season = 0

New Services/Service Upgrades = 0

Tasks Accomplished:

- ❖ The concrete pad in front of the fuel tanks has been completed.
- ❖ New fuel system is online and working good
- ❖ Completed an assessment of lighting on Main and Front Street in preparation of a lighting grant.
- ❖ General maintenance of the building and the grounds.

Projects:

Line crew completed a relocation of a service on Flint Street. The service previously traversed a property on the next block over and was attached improperly to a tree in the neighbors yard.

The water meter and subsequent RPZ valve at the Power Plant was replaced by a plumbing company. The Facility now complies with Suffolk County Health Department Cross Connection Control Regulations.

Attachments:



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Board of Trustees
Prepared By: Derryl Baumer, *Engineering Aide*
From: Paul Pallas, *P.E. Village Administrator*
Department: Village Administrator

Work Session Report Village Administrator - Building

Work Session Report for Building Department

January 21, 2016

Building Inspector's Office

Statistics

Summary of Transactions:

Building Permits Issued	4
Building Permit Application	3
Fence Permits	2
Use Evaluation Application	0
Wetland Permit Application	1
Wetland Permit Issued	0
HPC Application	0
Zoning Board Applications	1
Planning Board Applications	3
CO Searches	18
CO Fees	2
Yard Sale	0
Road Opening	0
Sewer Inspection Fee	0
Dumpster Permit	0
Sign Permit	0
Rental Permit Fees	1

Total Fees Collected: \$3,215.00

Reports

- ❖ The Building Department revenue has exceeded last year's by more than 15%
- ❖ The Building Inspector is in the process of completing the required yearend audit for the Department of State.
- ❖ The yearend audit for the Historic Preservation Commission is expected to be completed by February.
- ❖ Letters regarding a new state requirement for all commercial properties to have carbon monoxide alarms are being drafted. The requirement is to become effective this June.
- ❖ The Building Department has been receiving many rental permit applications, but they are incomplete in most cases. This requires additional time to be spent in processing them.
- ❖ New York State has adopted the 2016 NYS Uniform Building and Fire Prevention Code, which has drastically changed from prior years. Mandatory in-service training classes are being scheduled.

Code Enforcer's Office

Reports

- ❖ The Code Enforcement Officer conducted a Rental Permit Inspection at a 2-family residential property and as a result, the owner installed four (4) new smoke alarms.
- ❖ The Code Enforcement Officer conducted a NYS Fire Safety and Rental Permit Inspection at a 3-family residential property and as a result, the owner installed GFCI outlets in an apartment.
- ❖ The Code Enforcement Officer has continued to work with two property owners whose properties previously failed inspection.
- ❖ The Code Enforcement Officer issued a Notice to Cease Use and Occupancy to a commercial property owner who has been using a portion of the property without Planning Board approval and without the required permits.
- ❖ The Code Enforcement Officer issued Order to Remedy Violation Notices to a residential property owner for allowing the porch, roof and exterior walls to fall into a state of disrepair.
- ❖ The Code Enforcement Officer issued an Order to Remedy Violation Notice to a residential rental property owner for abandoned vehicles and public nuisance.
- ❖ The Code Enforcement Officer issued a Notice of Violation to a residential property owner for an abandoned vehicle.
- ❖ The Code Enforcement Officer issued a Notice of Violation to a residential property owner for commencing construction of a shed without a Building Permit.
- ❖ The Code Enforcement Officer drafted a form to use for NYS Fire Safety Inspections of Tents, Canopies and Membrane Structures.
- ❖ The Code Enforcement Officer assisted the Building Inspector with the preparation, issuance and filing of Village Rental Permits.
- ❖ The Code Enforcement Officer conducted brush patrol throughout the Village reminding residents that brush pickup has concluded for the year.

- ❖ The Code Enforcement Officer made frequent checks of a residential property that has generated complaints of overcrowding and unruly behavior.
- ❖ The Code Enforcement Officer conducted random motor patrol throughout the Village and foot patrol throughout the business district.
- ❖ The Code Enforcement Officer appeared at Southold Town Justice Court on two (2) dates.

Code Enforcement Worksheet is attached.

Yearly Revenue Chart is attached.

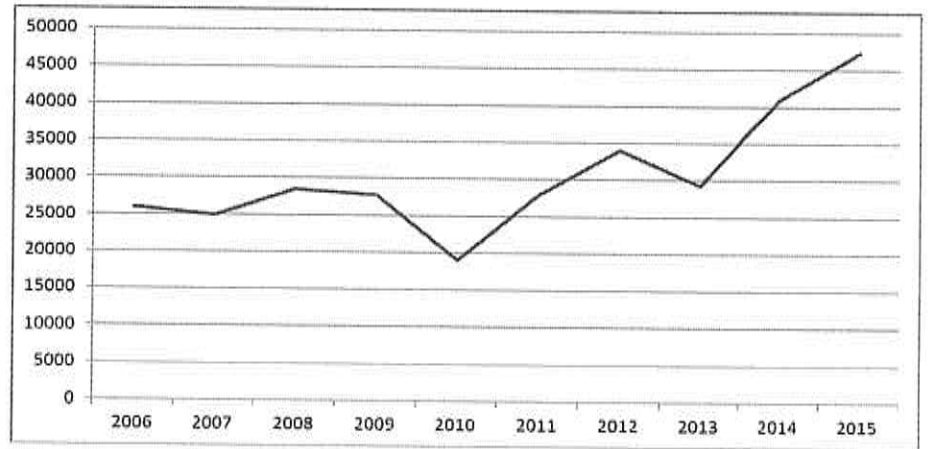
Attachments:

Build Rev Rep (PDF)

Code Enf Rep (PDF)

Building Permit Fees 2006- 2015

2006	\$25,936.68
2007	\$24,889.70
2008	\$28,428.10
2009	\$27,731.95
2010	\$19,096.45
2011	\$27,872.80
2012	\$33,946.99
2013	\$29,245.35
2014	\$40,955.35
2015	\$47,332.95



Building Permit and Certificate of Occupancy Data

	Total collected	Building permits	Certificate of occupancy	Pre CO	Temporary Certificate of Occupancy	Certificate Compliance
2006	27,103.75					
2007	24,889.70					
2008	28,428.15	58	34	4	2	
2009	27,731.70	49	30	8	5	
2010	19,096.45	46	26	1	5	2
2011	27873.00	40	21	6	2	1
2012	33947.00	46	30	3	5	1
2013	29070.00	53	37	8	4	0
2014	40955.35	53	41	7	1	4
2015	47,332.95	55	36	5	2	1

Appearances Tickets Issued

Date	SCTM#	Address of Occurrence:	Charge:	Defendant's Address:	Ticket #

Property Inspections

Date	SCTM #	Address	Reason for Inspection	Results/Remediation	Pass/Fail
12/2/2015	6.-3-15	439 Fifth Street	Rental Permit	<p><u>12/2/2015:</u> Basement apartment passed. First floor apartment only has a smoke alarm installed in the hallway outside of the bedrooms. Owner agreed to install smoke alarms in each of the four bedrooms.</p> <p><u>12/3/2015:</u> The property owner provided a receipt for new smoke alarms and stated that he had installed them in each bedroom.</p>	Pass on 12/3/2015
12/18/2015	5.-4-31.1	15 Front Street	NYS Fire Safety and Rental Permit	<p><u>12/18/2015:</u> No smoke alarms were observed in 2 of the 3 first floor stores.</p>	Fail
12/21/2015	2.-5-11	210 Broad Street	NYS Fire Safety and Rental Permit	<p><u>12/21/2015:</u> Old house with some pre-existing non-conforming conditions. GFCI outlets are required in the remodeled kitchen and bath in the unoccupied, 1st floor, rear apt.</p> <p><u>12/31/2015:</u> The property owner provided a receipt for the required GFCI outlets.</p>	Pass

Property Inspections Awaiting Repairs

Date	SCTM #	Address	Reason for Inspection	Results/Remediation	Pass/Fail
11/19/2015	5.-3-18	140 Main Street	NYS Fire Safety and Rental Permit.	<p><u>11/19/2015</u>: Violations were observed with exit signs, fire extinguishers, fire-resistance rating, and access to the entire building was not available during the inspection. Owner will correct the problems and reschedule the inspection.</p> <p><u>12/10/2015</u>: Observed that the exit signs violations have been corrected, the fire extinguishers have been replaced, and the sheetrock has been repaired. Still need to inspect the smoke alarms in the front rental apartment. Owner will reschedule when the tenant is available to let us in.</p>	Fail
11/23/2015	3.-5-5.1	520 Carpenter Street	Rental Permit	<p><u>11/23/2015</u>: Smoke alarm outside of front bedrooms in first floor apartment was removed and needs to be replaced. The exterior of the electrical panel box located in the basement is rusted and corroded. Owner advised to have a licensed electrician inspect/replace the panel.</p> <p><u>12/10/2015</u>: Telephone interview with the property owner who stated that she has been waiting for the electrician to become available.</p>	Fail

Notice of Violation / Order to Remedy Violation Sent:

Date	SCTM #	Address	Nature of Violation	Remediation	Closed:
12/17/2015	6.-7-18	306 Fifth Street	Porch, Roof and Exterior Walls in a state of disrepair, in violation of the Property Maintenance Code of NYS.	<u>12/17/2015</u> : Order to Remedy Notice issued.	
12/23/2015	6.-4-4	444 Fifth Street	Public Nuisance. Junk and debris on porch and in yard. Abandoned Vehicles.	<u>12/23/2015</u> : Order to Remedy Notices issued.	
12/28/2015	4.-4-13	527 Madison Ave	Abandoned vehicle.	<u>12/28/2015</u> : Order to Remedy Notice issued.	

12/28/2015	2.-5-10	216 Broad Street	Commenced construction of a shed without a Building Permit.	12/28/2015: Order to Remedy Notice Issued.	
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New Complaints

Date	SCTM#	Address	Nature of Violation	Remediation	Closed:
12/17/2015	2.-5-12	200 Broad Street	Fence violation.	<u>12/17/2015</u> : Inspected the property and observed that the fence does not comply with Code. Called the property owner and left a message.	

Open Cases

Date	SCTM#	Address	Nature of Violation	Remediation	Date Closed
11/9/2015	4.-4-29	221 Fifth Ave	Construction equipment stored in yard.	<u>11/18/2015</u> : Inspected the property and observed a yellow wood chipper stored in the yard. Telephone interview with the complainant who confirmed that the wood chipper is the only piece of equipment. Issued a Notice of Violation to the property owner. <u>12/17/2015</u> : Inspected the property and observed that the wood chipper has been removed.	12/17/2015
10/9/2015	5.-2-13	160 Bay Ave	Complainant reports that there is a hole in her neighbor's fence that allows deer to enter her yard.	<u>10/15/2015</u> : Inspected the fence, observed the hole, and left a telephone message for the complainant. <u>11/17/2015</u> : Unable to contact property owner at the property. Order to Remedy Notice issued to property owner. <u>12/10/2015</u> : Telephone interview with the property owner who stated that he would repair or replace the fence.	
10/22/2015	7.-1-1	311 Sixth Street	Shrubbery is encroaching upon the sidewalk and the fence is not being maintained.	<u>10/22/2015</u> : Inspected the property and observed that the shrubbery is overgrown and is encroaching upon the sidewalk and the fence does need some attention. <u>10/26/2015</u> : Inspected the property again with the father of the complainant. <u>11/6/2015</u> : Order to Remedy Violatio Notice issued to the property owner. <u>11/13/2015</u> : Telephone interview with the property owner who described the ongoing neighbor dispute and stated that she will have the landscaper trim the hedges and will call a fence company to repair the fence. <u>11/30/2015</u> : Inspected the property and observed that the hedges have been trimmed.	

9/21/2015	6.-6-18.1	Harbor Knoll B&B 424 Fourth Street	Anonymous reports a Trip Advisor review of the property in which the reviewer writes that they visited as part of a group of 16 persons and stayed in a 3rd floor guest room.	<p><u>9/24/2015</u>: Investigated the complaint by researching the property and the Internet. It was observed that the property's website advertises 4 guest rooms that can accomodate a total of 10 guests.</p> <p><u>9/30/2015</u>: Investigation determined that the property owner is advertising four rooms for rent with a total occupancy of ten guests. Tickets 15083, 15084 and 15085 were issued to the property owner.</p>	
7/14/2015	5.-1-1	117 Ludlam Place	90-2. Public Nuisance. Junk and debris in yard, exterior siding and walls in a state of disrepair, and unmaintained porch. 112-11. Abandoned Vehicle.	<p><u>6/25/2015</u>: Inspected and photographed the property.</p> <p><u>7/14/2015</u>: Issued an Order to Remedy Violation Notice to the property owner.</p> <p><u>8/20/2015</u>: Inspected and photographed the property.</p> <p><u>8/21/2015</u>: Issued Tickets 15069, 15070, 15071 and 15072 to the property owner.</p> <p><u>9/8/2015</u>: Inspected the property and observed that the abandoned vehicle has been removed but the debris still remains.</p> <p><u>9/24/2015</u>: Received a letter from the property owner stating that the abandoned vehicle has been removed, the yard has been cleaned, and a contractor has been hired to paint the house.</p> <p><u>9/25/2015</u>: Inspected the property and observed that some of the debris has been removed but that there is still more work required.</p> <p><u>10/01/2015</u>: Inspected the property and observed that the violations still remain.</p> <p><u>11/6/2015</u>: The property owner and his lawyer appeared in Southold Town Court. They stated that they could not get the tenants to clean the property and requested that we send them a Notice of Violation.</p> <p><u>11/17/2015</u>: Order to Remedy Notices issued to the 2 tenants and copies emailed to the attorney.</p> <p><u>11/23/2015</u>: Interview at Village hall with one of the tenants who stated that the junk does not belong to her family. She stated that they own the dog cage on the porch and the children's toys in the yard but that they are not unused objects.</p>	

5/7/2015	2.-6-50	629 Main Street	Illegal Apartment in Rear Garage.	<p><u>5/8/2015</u>: Telephone interview with the 1st complainant.</p> <p><u>5/11/2015</u>: Inspected the property from the property line. No activity observed.</p> <p><u>5/13/2015</u>: Inspected the property from the property line during the evening. No activity observed.</p> <p><u>5/14/2015</u>: Inspected the property from the property line. No activity observed.</p> <p><u>5/15/2015</u>: Inspected the property from the property line. No activity observed.</p> <p><u>5/18/2015</u>: Inspected the property from the property line. No activity observed. Telephone interview with the 1st complainant. Later the 1st complainant called back and left a message that the tenants were home in the garage at approximately 5:15 PM.</p> <p><u>5/19/2015</u>: The 1st complainant left a message that the male tenant was home in the garage at approximately 5:45 PM.</p> <p><u>5/20/2015</u>: Telephone interview with the 1st Complainant.</p> <p><u>5/21/2015</u>: Inspected the property from the property line. No activity observed.</p> <p><u>5/26/2015</u>: Received a written complaint from the 2nd complainant. Inspected the property from the property line. No activity observed. <u>5/27/2015</u>: Inspected the property from the property line. No activity observed.</p> <p><u>5/28/2015</u>: Inspected the property from the property line. No activity observed.</p> <p><u>5/29/2015</u>: Inspected the property from the property line. No activity observed.</p> <p><u>6/1/2015</u>: Inspected the property from the property line. No activity observed.</p> <p><u>6/3/2015</u>: Inspected the property from the property line. No activity observed.</p> <p><u>6/4/2015</u>: Inspected the property from the property line. No activity observed.</p> <p><u>6/6/2015</u>: 1025 hrs, Observed a 2011 VW NY reg # FJF7525 parked in front of the garage. Interviewed the property owner who stated that the garage is rented to a husband and wife during the period of April through the end of June, but that the building was used as a cottage long before he purchased the property.</p> <p><u>6/18/2015</u>: Ticket numbers 15054 and 15055 were issued to the property owners for a zoning violation.</p> <p><u>7/10/2015</u>: The owners appeared in Southold Town Justice Court to answer the tickets. The case was adjourned while they seek a zoning variance.</p>	
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5/21/2015	6.-3-17	431 Fifth Street	Shed too close to the property line.	<p><u>5/29/2015</u>: Telephone interview with the property owner who stated that he will begin the process next week to seek a variance for the shed.</p> <p><u>7/14/2015</u>: Left message for the property owner.</p> <p><u>7/16/2015</u>: Left message for the property owner.</p> <p><u>7/17/2015</u>: Telephone interview with the property owner who stated that he has begun the process to seek a variance.</p>	
4/7/2015	2.-6-48	615 Main Street	Construction was started without a Building Permit.	<p><u>4/7/2015</u>: Inspected property with the Building Inspector. Issued a Notice of Violation and a Stop Work Order.</p> <p><u>5/26/2015</u>: Telephone interview with the property owner who stated that she just received the stamped engineer's plans and will meet with the Building Inspector on 5/28/2015.</p> <p><u>5/28/2015</u>: Property owner met with Village Officials at Village Hall.</p> <p><u>7/22/2015</u>: A neighbor complained about the rear yard being overgrown and being used to store lumber and other debris.</p> <p><u>7/23/2015</u>: Telephone interview with the property owner who stated that she is in the process of renovating the house but agreed to cut the grass and maintain the property as best as she can under the circumstances. A written Notice was also issued.</p> <p><u>8/20/2015</u>: Inspected the property and observed that the rear yard has been cleaned.</p>	Building Permit Issued
4/14/2015	2.-4-2	320 Johnson Court	90-2. Public Nuisance. Junk and debris in the yard. Violations of the Property Maintenance Code of NYS. Holes in the roof and siding.	<p><u>5/29/2015</u>: Inspected the property and observed that nothing has changed.</p>	
4/20/2015	3.-4-3	610 Main Street	Illegal Apartment	<p><u>4/20/2015</u>: Issued Ticket # 15044 to property owner.</p> <p><u>6/5/2015</u>: Owner and his attorney appeared in Court and requested an adjournment while they go before the Zoning Board of Appeals.</p>	
12/15/2014	7.-4-11	149 Fifth Street	90-2. Public Nuisance. Roof of detached garage has caved in.	<p><u>1/7/2015</u>: Telephone interview with the property owner who stated that her daughter is in the process of buying the house and that the daughter plans on fixing or removing the garage.</p> <p><u>1/8/2015</u>: Telephone interview with the daughter who stated that when they buy the house, they will either repair or remove the garage.</p>	

12/26/2014	4.-9-29	100 Front Street	Numerous violations of the Property Maintenance Code of NYS.	<p><u>3/30/2015</u>: Interviewed a company representative who stated that they will be making repairs now that spring has arrived.</p> <p><u>5/29/2015</u>: Telephone interview with the representative who stated that they are having issues with contractors and pricing and that they will get the repairs done as soon as possible.</p> <p><u>6/4/2011</u>: Inspected and photographed the property.</p> <p><u>6/11/2015</u>: Issued Ticket #'s 15051, 15052 and 15053 to the property owner.</p> <p><u>7/9/2015</u>: Inspected the property and observed that some repairs have been made to the front of the building.</p> <p><u>7/10/2015</u>: The property owner appeared in Court. The case was adjourned to allow the defendant to complete the repairs.</p> <p><u>12/9/2015</u>: Inspected the building and observed that the siding has been repaired and all violations have been remedied.</p>	12/9/2015
11/12/2014	2.-4-29	507 Third Street	Abandoned vehicles. Debris and junk behind garage. Garage in deteriorated condition.	<p>Notice of Violation sent via USPS certified mail. Returned "Not deliverable as addressed, unable to forward."</p> <p><u>12/04/2014</u>: Researched the property owner and reissued Notice of Violation to his home address.</p> <p><u>12/21/2014</u>: Served the Notice of Violation by conspicuously posting the Notice on the front door of the property.</p> <p><u>1/4/2015</u>: Notice of Violation that was sent to the owner's home address was returned by USPS as unclaimed.</p> <p><u>1/12/2015</u>: Inspected the property and observed that the abandoned vehicles have been removed but not much else has changed. During a telephone interview with the owner, he stated that he is working to get the tenants to clean up.</p> <p><u>2/23/2015</u>: Issued ticket 15006 for Failure to Maintain Accessory Structures and ticket 15007 for Public Nuisance. <u>2/26/2015</u>: Telephone interview with the property owner who stated that he has removed the debris and that he will begin to repair the garage as soon as the weather breaks. Inspected the property and confirmed that the debris has been removed.</p> <p><u>5/29/2015</u>: Inspected the property and observed that no repairs have been made to the garage.</p> <p><u>7/10/2015</u>: The property owner failed to appear in Court to answer the summons.</p>	

11/12/2014	4.-4-16	515 Madison Ave	112-11. Abandoned vehicles.	<p><u>11/24/2014</u>: Family representative called and stated that the two cars aren't abandoned. The owner was arrested for DWI, lost his license and can't register the cars. Rep was advised that the Village can be patient while they find a solution but that they can't continue to store the two abandoned cars in a residential driveway.</p> <p><u>1/7/2015</u>: Telephone interview with Family rep who stated that they don't have a plan yet for removing the abandoned cars. I advised that they need to make it a priority.</p> <p><u>3/30/2015</u>: Called the Family Rep who again stated that they don't have any plan for removing the cars. A deadline was set to remove the cars by April 15.</p> <p><u>04/22/2015</u>: Issued Ticket numbers 15045 and 15046 to the property owners.</p> <p><u>6/25/2015</u>: Issued Ticket # 15057 to the owner of the vehicles.</p> <p><u>7/10/2015</u>: The owner of the vehicles failed to appear in Court to answer the summons.</p> <p><u>7/24/2015</u>: The owner of the vehicles failed to appear in Court.</p> <p><u>8/20/2015</u>: Inspected the property and observed that the vehicles still remain.</p>
11/15/2014	4.-8-38	229 Third Street	Abandoned Vehicle. Public Nuisance, yard full of junk and debris.	<p><u>11/15/2014</u>: Interviewed the compl and photographed the problem.</p> <p><u>11/19/2014</u>: Issued Tickets 14038, 14039 and 14040 to property owner.</p> <p><u>12/6/2014</u>: Village Attorney Prokop sent the property owner a notice that the Village would be cleaning the property on 12/11/2014.</p> <p><u>12/11/2014</u>: Inspected property and determined that the property owner has been cleaning up the property.</p> <p><u>12/15/2014</u>: Inspected property and observed that the proerty owner has been continuing to clean the property and is still working on the clean up.</p> <p><u>01/02/2015</u>: Inspected and photographed property. Owner has made progress but there is still a lot of debris that needs to be removed from the property. Advised Village Attorney of same. Owner did not show up for her Court date today.</p> <p><u>1/30/2015</u>: The owner failed to appear in Southold Town Justice Court.</p> <p><u>3/6/2015</u>: The owner failed to appear in Southold Town Justice Court.</p> <p><u>3/25/2015</u>: Inspected and photographed the property. Issued Ticket 15021 for Abandoned Vehicle and Ticket 15022 for</p>

				<p><u>3/27/2015</u>: The owner failed to appear in Southold Town Justice Court.</p> <p><u>4/10/2015</u>: The owner and her attorney appeared in Southold Town Justice Court and agreed to clean the yard and comply by April 30. The case was adjourned until May 8.</p> <p><u>7/9/2015</u>: Inspected and photographed the property. Observed that the owner has made progress cleaning the yard.</p> <p><u>7/10/2015</u>: The property owner appeared in Court. The case was adjourned so that the owner can continue cleaning.</p>	
11/20/2014	4.-6-35	411 First Street	Garage is dilapidated. Roof is falling in and building is leaning to the north.	<p><u>01/21/2015</u>: I went to the property and interviewed the property owner who stated that she is aware of the problem and is considering her options.</p> <p><u>3/30/2015</u>: Issued Ticket # 15025 to the property owner for Public Nuisance.</p> <p><u>5/29/2015</u>: Inspected the property and observed that nothing has changed.</p> <p><u>7/24/2015</u>: The property owner failed to appear in Court.</p>	



236 THIRD STREET
GREENPORT NY 11944

Tel: (631) 477-0248
Fax: (631) 477-1877

MAYOR
GEORGE W. HUBBARD, JR.
EXT. 215

TRUSTEES
JACK MARTILOTTA
DEPUTY MAYOR

MARY BESS PHILLIPS

DOUGLAS W. ROBERTS

JULIA ROBINS

VILLAGE ADMINISTRATOR
PAUL J. PALLAS, P.E.
EXT. 219

CLERK
SYLVIA PIRILLO, RMC
EXT. 206

TREASURER
ROBERT BRANDT
EXT. 217

Submitted: January 12, 2016
Meeting: January 21, 2016 7:00 PM
Work Session Meeting
To: Mayor George W. Hubbard, Jr.
Board of Trustees
Prepared By: Derryl Baumer, *Engineering Aide*
From: Paul Pallas, *P.E. Village Administrator*
Department: Village Administrator

Work Session Report Village Administrator - Recreation

Work Session Report Recreation Department

January 21, 2016

Marina/Mitchell Park

- ❖ The Ice Rink finally produced ice on January 3rd and 4th. Temperatures finally dropped and allowed ice to form on the tubes. Marina staff has been making every attempt to create a good base for ice production, but the persistent freezing and thawing made it impossible.
- ❖ The first week of January saw some skaters on the ice. Unfortunately the warmer temperatures and rain the following Sunday melted newly formed ice.
- ❖ The Marina revenue is up by \$154.63 over last year.

Monthly Revenue Reports are attached.

Recreation Center

Statistics

Attendance:

Kids =45 Enrolled

Reports

- ❖ December proved to be a very busy month for the recreation center. We decorated and prepared for holiday festivities with the children.
- ❖ The Annual Holiday Party for the After Care Program was a big success thanks to all who made it memorable; The Board of Trustees and Administration, Joanne Jackson, Christy Revell, George Pope, Donna Angevine, Mayor George Hubbard, Kathy Hubbard, Paul Pallas, Stephen Gaffga, Derryl Baumer, and a very special thanks to Sylvia Pirillo who not only volunteered here time but was instrumental in procuring the donations to purchase gifts for the kids.
- ❖ The rink has been having some issues with making ice with the warm weather. Due to this the Skate School Program and general skating activities has been delayed.
- ❖ Revenue for the carousel is up by \$420.55 over last year. Ice Rink revenue is down by \$28,304.70 from last year due to the delayed opening.

Campground

- ❖ Campground is closed for the season.

Attachments:

Rec Rev Report 01212016 (PDF)

Marina

14

DEPARTMENT

December 2015
MONTH/YEAR

December 2014
MONTH/YEAR

1		
2		
3		
4		
5		
6		
7	50 -	
8	250 -	
9		250 -
10		
11		
12		
13		
14		60 -
15		
16		
17	112.97	
18		
19		
20		
21		
22		
23		
24		
25		
26		
27		
28		
29	51.66	
30		
31		

464.63

310 -

TOTAL

Carousel

DEPARTMENT

December 2015

December 2014

MONTH/YEAR

MONTH/YEAR

1			
2			
3			
4			
5	396	20 (orn)	
6	420	50 (orn)	142
7			230
8			
9			50 - orn T-shirts 5 Donations
10			
11			
12	430	20 (orn) 7, 70 (rest)	
13	326	10 (orn) 15 (T-shirt)	149
14			312
15			16 T-Shirt Donations
16			
17			
18			
19	256	10 ornaments	
20	330	20 ornaments	148
21			212
22			82
23			72
24	66		96
25	CLOSED - Christmas		Closed Xmas
26	1004	(16 - Restoration)	682
27	758		1,30 - orn + T-shirt
28	524		914
29	150		525.95
30	430	70 (orn) 15, 80 (rest)	536
31	564	20 (orn)	328

5254

275.50

4906.95

202

TOTAL

5529.50

5107.95

Ice Rink

74-

DEPARTMENT

December 2015

December 2014

MONTH/YEAR

MONTH/YEAR

1	50	250-	50	
2	50	100		
3	50			
4	50	100-	✓	
5		50-	✓	
6				
7		150	✓	
8				
9	50			
10	50	50	50	50
11	50	50		
12		50-	✓	
13				
14	50			
15				
16				
17				
18				
19				
20				
21				2147 } NO CC
22	50-	✓	100	631 } MACHINES
23	100-	✓		1541 }
24	100-			Closed. Rain
25				Closed. Rain
26				X mas
27				2551 489 1091
28				3570 1121
29				1350 324
30				2405 1425
31				2662 1050
				2162 - 1103.90 4056.80 325-

1700

30,004.70

TOTAL



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TREASURER
ROBERT BRANDT
EXT. 217

Submitted: January 12, 2016
Meeting: January 21, 2016 7:00 PM
Work Session Meeting
To: Mayor George W. Hubbard, Jr.
Board of Trustees
Prepared By: Robert Brandt, *Treasurer*
From: Robert Brandt, *Treasurer*
Department: Treasurer's Department

January 2016

Work Session January 21, 2016 Report from the Treasurer's Office

REQUEST A MOTION BE PLACED ON THE AGENDA FOR:

- RESOLUTION authorizing Treasurer Brandt to create an escrow account to receive Building Department fee and application monies, with the same escrow account to also be utilized for the refund of Building Department fee and application monies.
- RESOLUTION authorizing Treasurer Brandt to perform attached Budget Amendment # 2301, to fund the East Pier repair, and directing that Budget Amendment # 2301 be included as part of the formal meeting minutes for the January 28, 2016 regular meeting of the Board of Trustees.

UTILITY BILLING

Meter reading and billing are on or close to schedule.

COMMUNITY DEVELOPMENT / HOUSING AUTHORITY

- a) 8 recertifications and 8 interims were performed.
- b) 2 vouchers leased up and moved in 1/1/2016.
- c) #43VC relinquished voucher as of 12/31/15.
- d) #10HAP will be porting to Lancaster County Housing Authority as of 2/1/16.
- e) Units #1VC, 9VC, 33VC and 20VC failed inspections. Landlords have 30 days to make repairs. As of 1/5/16, repairs have been completed on 1VC, 9VC, 33VC.
- f) Village of Greenport Board approved nomination of Karen Jimenez to HA Board by Village Board Resolution # 12-2015-22, and Karen Jimenez was sworn into office by the Village Clerk.

SIGNIFICANT PAYMENTS

- None for December 2015

SIGNIFICANT COLLECTIONS

- Property Taxes Received - \$ 1,065,779.70
- Rents Received - December 2015 - \$ 77,114.81

INFORMATIONAL:

- Report - Cash Holdings - See attached
- Utility Billing - see attached Billing Statistics Report
- CD/HA Monthly Financials - See attached

Attachments:

BILLING STATISTIC REPORT - DECEMBER 2015(PDF)

BANK ACCOUNT BALANCES DECEMBER 2015 (PDF)

HA FINANCIALS DECEMBER 2015 (PDF)

CD FINANCIALS DECEMBER 2015 (PDF)

BUDGET AMENDMENT 2301 - east pier repair (PDF)

EOM Billing Statistics Report

Rate Summary - All Routes

Service	Rate# - Description	Bills	Min. Bills	Usage	Charge	Usage	Demand	Contract	PCA	Comm Tax	Res Tax	Total	
Electric	2 - Electric - Flat Charge	13	0	0	0	0	0	595.38			8.40	603.78	
	9 - Residential (1, 1)	1340	0	696779	81,276.01	0			15,544.11		2,324.73	99,144.85	
	10 - Water Heating (2, 2)	14	0	2128	153.80	0			47.48		5.02	206.30	
	11 - All Electric (3, 3)	334	0	195770	22,369.49	0			4,368.38		664.88	27,402.75	
	13 - Demand - Class 3 (5, 5)	5	0	227000	12,689.30	900.5	10,580.88		5,065.28	369.16		28,704.62	
	14 - Village St. Lighting (6, 6)	5	0	40785.05	4,694.37	0			910.08			5,604.45	
	15 - Town St Lighting (7, 7)	1	0	4945.15	569.19	0			110.35			679.54	
	19 - Traffic Lights (11, 11)	1	0	944	100.91	0			21.06			121.97	
	20 - Contract St Lighting (12, 12)	2	0	199	0.00	0						0.00	
	21 - Sterling Harbor (13, 13)	2	0	1766.125	203.28	0			39.41	20.93		263.62	
	67 - NSF Fee	1	0	0	0	0		15.00				15.00	
	Electric Total		1718	0	1170316.325	122,056.35	900.5	10,580.88	610.38	26,106.15	390.09	3,003.03	162,746.88
	Sewer	3 - Sewer - Flat Charge	42	0	0	2,213.40	0						2,213.40
		4 - Sewer - Flat Charge	1	0	0	63.70	0						63.70
		23 - Sewer - VILL 3/4" W/SEWER (14, 14)	870	626	3033.9	42,510.39	0						42,510.39
		25 - Sewer - VILL 1" W/SEWER (15, 15)	29	16	238.1	2,841.40	0						2,841.40
		27 - Sewer - VILL 1 1/2" W/SEWER (16, 16)	12	5	328.5	3,650.68	0						3,650.68
29 - Sewer - VILL 2" W/SEWER (17, 17)		27	16	398.7	4,551.03	0						4,551.03	
31 - Sewer - VILL 3" W/SEWER (18, 18)		1	1	0	35.04	0						35.04	
33 - Sewer - VILL 4" W/SEWER (19, 19)		2	1	13.6	133.14	0						133.14	
54 - Sewer - OUTSIDE RES SEWER (50, 50)		76	66	683.2232	12,290.94	0						12,290.94	
57 - SPLIT SEWER BILLING (52, 52)		1	0	67	0.00	0						0.00	
62 - DRIFTWOOD COVE 52		1	1	106.3656	2,735.20	0						2,735.20	
63 - DRIFTWOOD COVE 49		1	1	98.9604	2,577.40	0						2,577.40	
64 - PECONIC LANDING 253		1	1	659	13,307.80	0						13,307.80	
65 - CLIFFSIDE CONDOS-SEWER		1	1	11	3,682.00	0						3,682.00	
Sewer Total			1065	735	5638.3492	90,592.12	0						90,592.12
Water		5 - Water - Flat Charge	22	0	0	554.35	0						554.35
		22 - VILL 3/4" W/SEWER (14, 14)	877	321	3363.6	19,583.97	0						19,583.97
	24 - VILL 1" W/SEWER (15, 15)	28	6	339	1,384.92	0						1,384.92	
	26 - VILL 1 1/2" W/SEWER (16, 16)	13	7	365	1,534.20	0						1,534.20	
	28 - VILL 2" W/SEWER (17, 17)	28	19	443	2,189.88	0						2,189.88	
	30 - VILL 3" W/SEWER (18, 18)	1	1	0	36.90	0						36.90	
	32 - VILL 4" W/SEWER (19, 19)	2	2	4	73.80	0						73.80	
	46 - VILLAGE 1 1/2" (42, 42)	1	1	0	36.90	0						36.90	
	47 - VILLAGE 2" (43, 43)	8	7	71	472.14	0						472.14	
	48 - VILLAGE 3/4" (44, 44)	97	76	1311	6,376.68	0						6,376.68	
	49 - VILLAGE SEWER ONLY (45, 45)	4	0	0	0.00	0						0.00	
	52 - FIRE SPRINKLERS (49, 49)	24	0	0	0.00	0						0.00	
	53 - OUTSIDE RES SEWER (50, 50)	72	0	742.764	0.00	0						0.00	
	Water Total	1177	440	6639.364	32,243.74	0							32,243.74
	12 - Commercial (4, 4)	372	0	575887.2	66,144.87	0			12,779.45	5,721.40			84,645.72
	16 - Operating Municipalt (8, 8)	18	0	-6022	-420.60	0			-504.17				-924.77
	17 - Water Department (9, 9)	3	0	656	107.48	0			14.64				122.12
18 - Sewer Department (10, 10)	10	0	49733	5,445.73	0			1,109.75				6,555.48	
electric-small commercial	403	0	620254.2	71,277.48	0			13,399.67	5,721.40			90,398.55	
Grand Total	4363	1175	1802848.2382	316,169.69	900.5	10,580.88	610.38	39,505.82	6,111.49	3,003.03		375,981.29	

G	Sewer	G.0200.000	Checking	324,920.79	
G	NYS DEC Consent	G.0201.000	Savings	31,141.70	
G	Sewer Fund III	G.0201.120	Cert of Deposit	714,759.76	
G	NYSEFC	G.0205.000	Checking	185,851.61	
G	Sewer Wastewater	G.0220.110	Savings	12,109.52	
G	NYSERDA	G.0525.000	Checking	111.01	
				TOTAL SEWER FUND	1,268,894.39
H	Capital	H.0200.000	Checking	39,076.54	
H	Capital Reserve	H.0200.400	SAVINGS	49,372.66	
				TOTAL CAPITAL FUND	88,449.20
TA	Trust & Agency	TA.0200.000	Checking	42,433.69	
TA	Retirement Savings	TA.0201.000	Savings	48,728.92	
TA	WWI Memorial Trust	TA.0201.001	Savings	727.69	
TA	T & A Special Escrow	TA.0201.002	Savings	6,573.27	
TA	Justice Court	TA.0201.004	InvestCheck	4,771.26	
TA	Concert Fund	TA.0201.008	Savings	2,276.06	
TA	Global Common	TA.0201.009	Savings	270,885.15	
TA	Accounts Payable	TA.0202.000	Checking	373,967.71	
				TOTAL TRUST & AGENCY FUND	750,363.75
	Wire Account			1.00	
	Utility Clearing			31,671.90	
					31,672.90
				TOTAL VILLAGE WIDE	9,034,442.64

Financial Data Schedule - Monthly Revenue & Expenses - Dec 15										
Account Description					81	TOTAL UNITS	TOTAL HAP & PORT PAYMENT	63,724.00	279.00	200.00
							TOTAL HAP, PORT, UTILITIES	\$ 46,003.00		
REVENUE:										
706 PHA HUD Operating Grants	\$ 64,837.00									
706a Admin fee revenues	\$ 6,704.00	\$ 100.00	Fraud Recovery HAP (714.010)							
711 Interest Earned - HAP	\$ -	\$ 100.00	Fraud Recovery							
714 Interest Earned - ADMIN	\$ -									
714 Fraud recovery	\$ 200.00		Admin Fee Supplemental from CD							
700 TOTAL REVENUE	\$ 71,541.00									
EXPENSES:										
Administrative										
912 Auditing fees										
911 Salaries - Asha (\$24.04) Robert Columm E 3	\$ 3,266.10	\$ 253.36	\$ 3,619.46	Admin Salaries total						
911a Medical	\$ 1,808.86	\$ 40.25	\$ 1,849.11	Medical Total						
911b Denial	\$ -	\$ -	\$ -	Dental Total						
911c Pension 20.8% of paycheck	\$ 700.15	\$ 52.70	\$ 752.85	Pension Total						
914 Payroll Taxes FICA	\$ 257.31	\$ 19.38	\$ 276.69	FICA Total						
915 Employee Benefit Contribution TOTAL	\$ 2,509.01	\$ 92.95	\$ 2,601.96	Benefits Total						
914 Compensated absences										
ALIHA	\$ 75.00									
917 Nina JG Stewart, Esq	\$ 1,050.00									
A Gallacher Reimb	\$ 44.00									
A Gallacher Mileage	\$ 46.58	\$ 90.58								
916 Office Expenses Total	\$ 75.00									
910 Administrative Total	\$ 6,722.19	\$ 7,048.31	Village of Greenport total							
962 Other General Expenses (Office Rent)	\$ 550.00									
969 TOTAL OPERATING EXPENSES	\$ 8,322.19									
970 EXCESS OPERATING REVENUE OVER OPERATING EXPENSES										
973.1 PHA Utility Allowance	\$ 279.00	\$ (1,518.19)								
973.2 HAP payments	\$ 63,354.00									
PORT payments	\$ 370.00									
973 (HAP, PORT and UTILITY TOTAL)	\$ 64,003.00									
HAP & UTIL less Port payments	\$ 63,633.00									
1117 Total Admin Revenue	\$ 6,804.00									
1118 Total Hap Revenue	\$ 64,937.00									
1118-02X Net HAP	\$ 934.00									
Net ADMIN	\$ (1,518.19)									
900 TOTAL EXPENSES	\$ 72,325.19									
1000 EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	\$ (784.19)									

FDS - 213 Center St & 278 2nd Street Monthly Revenue & Expenses - December 15

Account Description	REVENUE: 213 Center 213 Center	REVENUE: 278 2nd Street UNIT 1 - 8124 8327	UNIT 3 HOUSE	
Rent	\$ 1,125.00	\$ 1,240.00	\$ 1,125.00	
Late Fees	\$ 75.00	\$ -		
TOTAL REVENUE	\$ 1,200.00	\$ 1,240.00	\$ 1,125.00	\$ 3,490.00
EXPENSES:	EXPENSES: 213 Center	EXPENSES: 278 2nd Street		
Utilities	213 CENTER	UNIT 1 - 8124 8327	8328	HOUSE - 8590 RE/8361 SW
Electric	\$ 92.30			\$ 22.85
Water/Sewer	\$ 63.94			\$ 63.94
Propane/Heating Oil				
Admin				
Salary (\$4.08 X 2 payperiods 140 hrs=\$571.20 divide by 25% and 75%)	\$ 142.80			\$ 428.40 \$ 571.20
Payment Agreement to Village				\$ 1,000.00
Total	\$ 299.04	\$ -	\$ -	\$ 1,515.19
	MAINTENANCE:	MAINTENANCE: 278 2nd Street		
	213 CENTER	UNIT 1	UNIT 2	UNIT 3
				HOUSE
Maintenance Repairs/Other				
Hands Fuel Co				318.98
VGHA Admin Fee Deficit				225.00
Pine Oaks Landscaping				150.00
Pine Oaks Landscaping	\$ -	\$ -	\$ -	\$ 693.98
Total Expenses	\$ 299.04	\$ -	\$ -	\$ 693.98
MONTHLY FINANCIAL SUMMARY	213 CENTER	278 2nd STREET		
Interest Earned				
Total Revenue	\$ 1,200.00	\$ 3,490.00		
Total Expenses	\$ 299.04	\$ 2,209.17		
NET REVENUE	\$ 900.96	\$ 1,280.83		
EXCESS (DEFICIENCY) OF TOTAL REVENUE OVER (UNDER) TOTAL EXPENSES	\$ 900.96	\$ 1,280.83		

VILLAGE OF GREENPORT

Budget Adjustment Form

Year: 2016 Period: 1 Trans Type: B2 - Amend Status: Batch
 Trans No: 2301 Trans Date: 01/08/2016 User Ref: ROBERT
 Requested: P. PALLAS Approved: Created by: ROBERT 01/08/2016
 Description: FUNDING OF THE EAST PIER REPAIR Account # Order: No
 Print Parent Account: No

Account No.	Account Description	Amount
A.7230.408	MITCHELL MARINA R & M	45,000.00
A.5990	APPROPRIATED FUND BALANCE	45,000.00
Total Amount:		<u>90,000.00</u>



236 THIRD STREET
GREENPORT NY 11944

Tel: (631) 477-0248
Fax: (631) 477-1877

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EXT. 215

TRUSTEES
JACK MARTILOTTA
DEPUTY MAYOR

MARY BESS PHILLIPS

DOUGLAS W. ROBERTS

JULIA ROBINS

VILLAGE ADMINISTRATOR
PAUL J. PALLAS, P.E.
EXT. 219

CLERK
SYLVIA PIRILLO, RMC
EXT. 206

TREASURER
ROBERT BRANDT
EXT. 217

Submitted: January 12, 2016
Meeting: January 21, 2016 7:00 PM
Work Session Meeting
To: Mayor George W. Hubbard, Jr.
Board of Trustees
Prepared By: Debbie Boyle, *Assistant*
From: Debbie Boyle, *Assistant*
Department: Village Clerk Department

Village Clerk Work Session Report

VILLAGE of GREENPORT - BOARD of TRUSTEES WORK SESSION

to be presented at the meeting held on January 21, 2016
Report of Sylvia Lazzari Pirillo, Village Clerk

Announcements

- Village Hall will be closed on February 15th in honor of President's Day.

Bids & RFP's

- The snow removal bid for a 10-wheel dump truck was noticed on the 17th of December, and was returned on the 31st of December. No bids were received.
- The Carousel rounding boards RFP was opened on the 31st of December. There were six respondents. Responding submissions will be reviewed by the Carousel Committee.

Contracts and Agreements

- The contract between the Village and the Greenport Hockey Club was fully executed on January 7, 2016 and a fully executed original was mailed to the Greenport Hockey Club on January 11th.

Discussion

- Site access agreement - PSE&G
- Handicapped spots to be added in front of the Synagogue, and in front of Holy Trinity Church
- Dances in the Park - new season (!)

Grants

- The MWBE Quarterly Report for GIGP # 702 (for October, November and December 2015) was submitted to the EFC on January 6, 2016.

Informational

- On December 14th, the Village received hard copies of both the Single Audit Report and Financial Report for the Fiscal Year ended May 31, 2015.
- The Village received a check in the amount of \$ 8,048.44 for mortgage taxes.
- The Village received an additional \$ 16,189.99 from New York state Homeland Security and Emergency Services, as the State share from Hurricane Sandy.

Legal Notices

- Liquor license renewal for Triangle Yacht Club at 300 Atlantic Avenue
- Wetlands Permit Application of Scott Gonzalez on behalf of Townsend Manor Inn

Letters

- The sketch plan review determination document from the Planning Board for 221 Fifth Avenue was sent via certified mail to James Olinkiewicz on 1/8/16.
- The sketch plan review determination document from the Planning Board for 238 Fifth Avenue was sent via certified mail to 238 Fifth Avenue , Inc. on 1/8/16.
- The use evaluation determination document for Educational Solutions Consulting was sent via certified mail to the attention of Douglas Roberts on 1/8/16.

Notice(s) of Coordinated Review

- The Notice of Coordinated Review for the Townsend Manor Wetlands Permit Application was sent to all parties on January 6, 2016. A copy of the application was forwarded to each member on the HPC, Planning and Zoning Boards.

Reminder(s)

- o Request of the Long Island Divers Association re: Clark's Beach (tabled from previous meetings.)

Resolution(s) Requested

RESOLUTION approving the payment of \$ 335.00 to Broadcast Music, Inc. ("B.M.I.") pursuant to the music license for local government entities between the Village of Greenport and B.M.I., for the 2016 Dances in the Park season.

RESOLUTION approving the license agreement for local government entities between the Village of Greenport and the American Society of Composers, Authors and Publishers (A.S.C.A.P.) with a license fee of \$ 336.00 for the 2016 Dances in the Park season, and authorizing Mayor Hubbard to sign the license agreement between the Village of Greenport and A.S.C.A.P.

RESOLUTION accepting the bid of Johnson Tree Company, the lowest bidder, per the bid opening on December 21, 2015 in the amount of \$ 3,850.00, for the removal of specified trees and tree stumps, and the performance of tree pruning on Village of Greenport streets, and authorizing Mayor Hubbard to sign the contract between the Village of Greenport and Johnson Tree Company.

RESOLUTION accepting the bid of Demarest Holding Corporation, d/b/a Hands Fuel Company. the sole bidder, per the bid opening on December 23, 2015 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.

RESOLUTION accepting the bid of Demarest Holding Corporation, d/b/a Hands Fuel Company. the lowest bidder, per the bid opening on December 23, 2015 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.

RESOLUTION accepting the bid of Demarest Holding Corporation, d/b/a Hands Fuel Company. the lowest bidder, per the bid opening on December 23, 2015 in the amount of \$ 0.13 per gallon 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.

RESOLUTION accepting the bid of Stanley F. Skrezec and Son, the sole bidder, per the bid opening on January 6, 2016 in the amount of \$ 400.00 per day for a 10-yard dump truck and driver to assist the Village with the removal and disposal of snow as needed, and authorizing Mayor Hubbard to sign the contract between the Village of Greenport and Stanley F. Skrezec and Son.

RESOLUTION scheduling a public hearing for February 25, 2016 at 7:00 p.m. at the Third Street Fire Station, Greenport, NY regarding the proposed amendment of Chapter 132 (Vehicles and Traffic), Section 57, Schedule XIX (Handicapped Parking Spaces) of the Village of Greenport Code, and directing Clerk Pirillo to notice the public hearing accordingly.

RESOLUTION approving the Public Assembly Permit Application submitted by Northeast Stage for the use of a portion of Mitchell Park from 5 p.m. through 10 p.m. on August 5, 2016 through August 7, 2016 for the annual "Shakespeare in the Park" performances, and with rehearsal to be held on August 2, 2016.

RESOLUTION accepting the resignation of Laurie Citera, effective December 28, 2015 as a part-time seasonal employee of the Mitchell Park Marina.



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Submitted: January 12, 2016
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To: Mayor George W. Hubbard, Jr.
Board of Trustees
Prepared By: Debbie Boyle, *Assistant*
From: Sylvia Pirillo, *RMC, Village Clerk*
Department: Mayor and Board of Trustees

Village Trustees Martiliotta and Roberts Work Session Report

Attachments:

Trustees Martilotta and Roberts Work Session Report 1_21_2016 (PDF)

MEMORANDUM

To: Mayor and Village Board of Trustees
From: Trustees Martilotta and Roberts
Re: January 2016 Work Session Report

January 21, 2016

Happy New Year! We are looking forward to a productive year in the Village of Greenport.

1. MTA Site Proposal

We would like to come to an agreement with The Board and vote on a Resolution this month to deliver a first proposal to the MTA for leasing the entire site- including the North Ferry dock and excluding the Railroad Museum- to The Village of Greenport. Our understanding of the MTA's main requirement of us as tenants would be to continue paying them \$2500/month, which is the amount of their current lease to the Ferry Company.

The key benefits to the Village we seek are:

- Autonomy over a unique and powerful intermodal transportation site connecting Greenport to NYC and the South Fork
- Increased revenue from sub-rents and parking fees
- Increased turnover of cars in the MTA parking lots- no more Shelter Island residents parking there all summer to save on Ferry fees.
- Increased turnover of cars for day visitors, increasing business prospects for local merchants
- Free short-term parking for Village residents traveling from the MTA site on the train, ferry, or Jitney
- Long-term parking for the general public at a reduced price
- Conversion of unused MTA property to increased parking opportunities for visitors and commuters
- Mechanism for ensuring that Village is compensated for wear and tear on our infrastructure from private transportation companies profiting at Village taxpayers' expense

Referring to the attached diagram, elements of this proposal include:

- Investment by Hampton Jitney of approximately \$60K for 5 parking kiosks as compensation for years of rent-free use of MTA/village land (Jitney leadership have indicated a willingness to help)

- Parking kiosks will accept payment by cash, debit, credit card, and generate receipts that are placed in dash to indicate to enforcement whether car is legally parked (would need to be bid out)



- Full control by The Village over the sub-lease to the North Ferry Company, with the ability to charge a fair market rent
- A new sub-lease agreement generating revenue from Hampton Jitney in exchange for use of the parking field, roads, and passenger depot structure
- Sections A, B, and D:
 - MTA Pave and create MS4-compliant stormwater management
 - 24-hour maximum parking during the season
 - 72-hour maximum off-season
 - Pay-as-you-go parking kiosks in sections- customers pay by card or with cash at kiosk and leave a receipt in windshield to be verified by Village Parking Enforcement Officer
 - \$4 for first 2 hours, \$.50 each additional hour
- Section E:
 - MTA Pave and create MS4-compliant stormwater management
 - Free parking for village residents (via sticker) for up to 72 hours long-term parking in season (unlimited off-season)
- Section F:
 - MTA pave and create MS4-compliant stormwater management

- Long-term parking up to 14 days, pay as you go kiosk
 - \$10 first 3 days, \$5 each additional day
- Section G continues to be leased directly to the Railroad museum

Proposed Financials

- Village invest \$0 from capital fund, should net approximately \$100K per year with conservative estimate of \$30K in enforcement costs
- Jitney invest \$60K for parking kiosks, should net \$89K on 30% parking revenue share after 10 years
- MTA invest \$350K in paving and stormwater management, should net \$350K on 30% parking share after 10 years
- Parking assumptions – conservative
 - Only 30% capacity on days in-season (May-Sep)
 - Only 5% capacity on days off-season
 - \$15 per 24 hours
- Ferry \$2500 per month rent is passed along to MTA
- Details found in attached spreadsheet

Greenport Leaves Money on the table each year:

- Village of Babylon: Averages \$700K/year in parking revenue
- Town of East Hampton- \$100K budgeted revenue from parking this year
- Village of Patchogue- \$290K budgeted revenue, \$90 of which is from their MTA parking lot. (They get as many trains as day as we get Jitney buses.
- Westhampton Beach Village- \$120K alone on beach parking permits
- Village of Southampton - \$300K alone on beach parking permits
- \$185K in gross, \$129K in net revenue should be easily attainable for the Village of Greenport

Request Board to provide edits and for a **resolution** to submit this proposal to Mitch Pally, Suffolk County representative on the MTA Board of Directors.

2. Building Department Reform

- Was 1.5 FTE under Abatelli. Workload has increased by at least a factor of 10 or 20%, and staff has been cut by 50%. This leads to errors, lack of focus, and oversight even for the most talented building department staff on the planet. We are under-staffed in the building department while we spend proportionally much more on our clerk and treasurer departments than other villages.
 - Patchogue: 2 FTE clerks, 2 FTE building inspectors
 - Northport: 2 FTE clerks, 2 FTE building inspectors

- Southampton: 1 FTE Clerk (who is also treasurer) and 3 FTE building dept
- Westhampton Beach: 1 FTE Clerk/treasurer, 4 FTE building dept including a secretary to the boards (something we should consider before hiring a "Senior Bldg Inspector" for much less budget impact)
- It's time to correct this. We've been promised that our temporary staff member was going to be deployed 1/3 of the time to building department issues but this has not been happening in practice- he has been tasked with utility billing and filling in for people in the clerk's department during their lunch breaks. Either way, 1/3 FTE of somebody with no prior knowledge and context about building issues is not the answer.
- We need building department to focus on the village resident as its primary customer, not builders. This requires more staff, otherwise the "squeaky wheel gets the grease."
 - We accept any and all requests on any given day at any time. Builders walk in and request to see Eileen on-demand.
 - Propose we break these tasks up to help building department isolate and focus on specific work streams
 - Monday: Rental Permit Law Applications
 - Tuesday and Wednesday building applications
 - Thursday and Friday prep for the following week's board meetings, complete inspections.
 - Making system more efficient and accurate may require builders and homeowners to have patience with slower timelines.
 - Over time, the "noise" in the system with board approvals, including the inaccuracies and clerical errors that end up costing all parties more time and money should be eliminated.
 - Requires building department to stick to a schedule and requires Mayor, Board, and Village Administrator to empower building inspector to tell people to come back another day.
 - Other municipalities have implemented these systems with success.
- Need to scan the documents in ASAP so the public no longer needs to FOIL for building files, taking up valuable time and resources from other tasks.
 - Also- we should still be collecting \$5 fees on reproducing FOILS even when we provide these electronically.

3. Habitat For Humanity

- Discussion based on presentation by Diane Burke, Executive Director?
- Can we move forward with the sale of the property?
- Request resolution to move forward with this opportunity.

4. Michael's Hope- Heroin Overdose and Awareness Training
- Brother of a victim of heroin overdose from Mattituck has launched an awareness and counseling program for communities around the growing heroin epidemic.
 - Residents report seeing drug deals in the open on blocks that never saw such activity before
 - State reps Thiele, LaValle, and Palumbo launched an East End Heroin Task Force in the fall
 - We lost a member of our community to the epidemic last month- Drew Crenshaw- whose life could have been saved if somebody who lived with him had participated in a Michael's Hope training
 - Michael's Hope is doing workshops in Mattituck at FD and school, as well as all over LI
 - Propose a resolution to schedule a Michael's Hope workshop at our Firehouse for the community in Feb or March
 - Pick a date- perhaps on the evening of a VB meeting?
 - First 60 attendees receive a free NARCAN kit- nasal medication that can be administered to somebody overdosing that will save their lives- layperson can administer.
 - Invite the public, FD
 - Provide translation into Spanish (several have volunteered to help with this)

5. New Proposed Law re: Subdivisions

Propose a new law to solidify decisions made by our boards re: subdivisions and eliminate confusion by applicants and those buying or selling homes in The Village:

"All decisions on proposed lot subdivisions by Village of Greenport boards, including the Planning Board, Zoning Board of Appeals, and Board of Trustees, will not be eligible for re-application within ten years of the date of the delivery of the final decision to the applicant. Applications may be reviewed earlier than the expiration of the ten-year period only when approved by a super majority vote of the Village Board of Trustees.

This law remains in effect regardless of any changes in ownership of the lot proposed to be subdivided or those immediately surrounding it."

Request resolution to send this to code committee.

6. Bay-to-Sound Trail Project

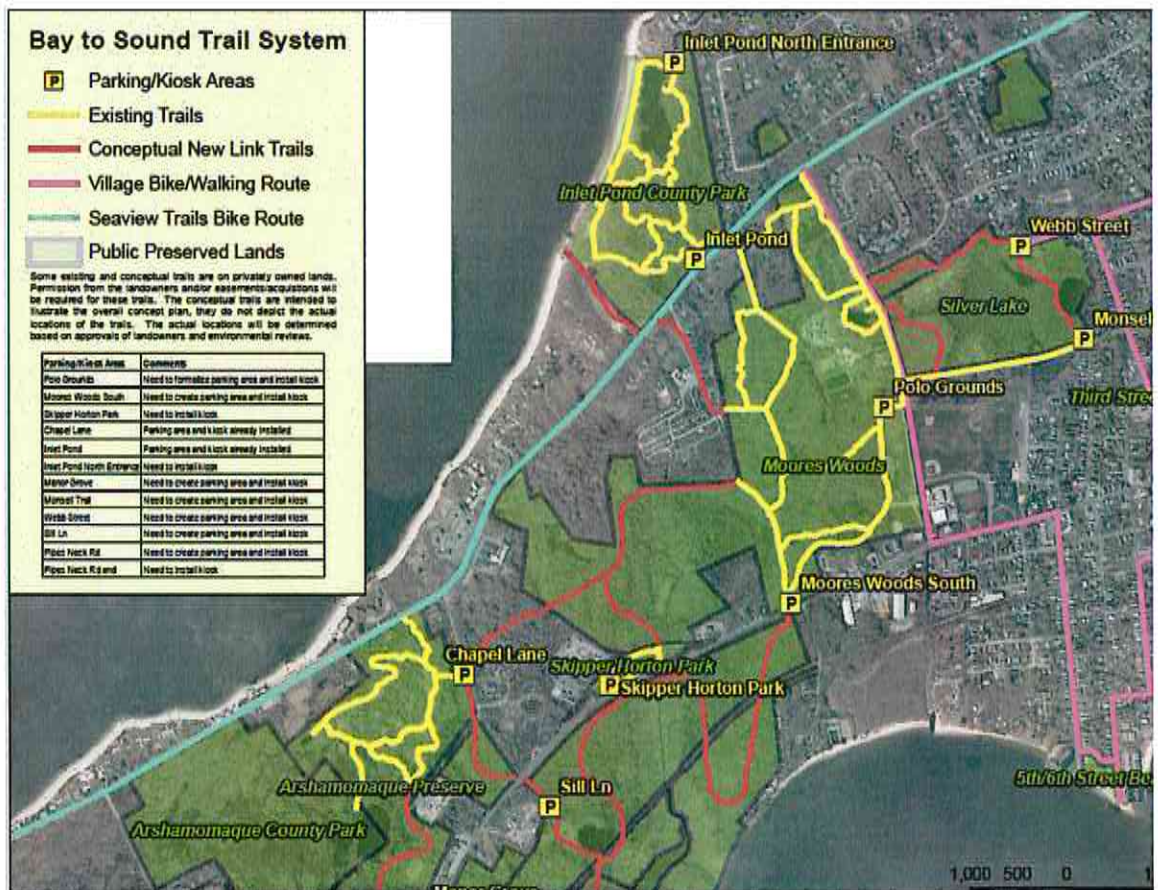
Several years ago, the Village opted out of funding that would have put a trail system and boardwalk in at Silver Lake, connecting Webb Street to Moore's

Lane and developing Monsell Trail. This project has not yet been completed, though the town has moved forward without us and is currently planning to spend remaining grant money on a phase 2 component west of the Village around Pipe's Cove and the old Sill property. See the illustration below for the overall concept.

This is a no-brainer that would benefit the Village residents, visitors, the environment, and the entire region.

At this point, there is no specific funding available for this work, as the money originally earmarked for The Village has been spent. However, the more agencies backing the project the better our chances of finding funding. Moreover, the Group For The East End has dropped out of the project, but our contact at the town believes we can get them involved again if we re-commit the Village to the project.

We propose a resolution committing to a partnership with the Town of Southold on developing Silver Lake as part of the Bay-to-Sound trail project.



7. Registry of residents in need of assistance

Propose to circulate and post on our website a form by which residents can let us know if they are disabled in any way and in need of assistance in any sort of emergency, or if they should be granted amnesty w/r/t snow removal penalties. Request resolution authorizing the creation and distribution of this form and Board's support for us to develop this in partnership with the Clerk.

TOWN OF SOUTHDOLD

- A - MTA pave, pay-as-you-go parking for general public up to 24 hours
- B - MTA pave, lease to village, pay-as-you-go parking for general public up to 24 hrs
- C - Ferry Dock, lease transferred to village
- D - Utiney pave, pay-as-you-go parking for general public up to 24 hours
- E - MTA pave, lease to village, free parking for village residents up to 72 hrs
- F - MTA pave, lease to village, pay-as-you-go long-term parking up to 14 days
- G - Railroad Museum - direct lease from MTA



MTA Ferry Property
 Village of Greenport, Project
 MTA Greenport
 County of Suffolk
 North Ferry Company, Inc
 Village of Greenport

Legend
 0 20 40 60 80 100 120 140 160 180 200 Feet
 1 inch = 80 feet

Planning
 GREENPORT RAILROAD STATION INTERMODEL SITE
 Suffolk County, New York
 Date: 03/11/2014



Capital Investment

Jitney \$50,000 5 Parking kiosks @ \$10k per

MTA \$4 per sq foot estimated paving and stormwater management costs

86000 sq ft (approx)
\$344,000 total capital investment

Operating Expenses and Revenue Analysis

	A	B	D (Jitney)	E (Free parking for residents)	F	TOTAL
# Spaces	40	100	60	40	50	290
# Days Season	150	150	150	150	150	
% of day rented season	30%	30%	30%	30%	30%	
Cost 24 hours	\$ 15.00	\$ 15.00	\$ 15.00	\$ -	\$ 7.00	
Estimate revenue per section, season	\$ 27,000.00	\$ 67,500.00	\$ 40,500.00	\$ -	\$ 15,750.00	\$ 150,750.00
# Days Off-Season	206	206	206	206	206	
% of day rented off-season	5%	5%	5%	5%	5%	
Cost 24 hours	\$ 15.00	\$ 15.00	\$ 15.00	\$ -	\$ 7.00	
Estimate revenue per section, offseason	\$ 6,180.00	\$ 15,450.00	\$ 9,270.00	\$ -	\$ 3,605.00	\$ 34,505.00
Total revenue, per section	\$ 33,180.00	\$ 82,950.00	\$ 49,770.00	\$ -	\$ 19,355.00	\$ 185,255.00
Rev Share with Jitney or MTA	30%	30%	30%	30%	30%	
Total Rev Share with Jitney or MTA	\$ 9,954.00	\$ 24,885.00	\$ 14,931.00	\$ -	\$ 5,806.50	
Total Rev for Village	\$ 23,226.00	\$ 58,065.00	\$ 34,839.00	\$ -	\$ 13,548.50	\$ 129,678.50

Why this makes sense for MTA

	Current annual revenue	Proposed new costs	Proposed annual new revenue	10 years net
Ferry Lease	\$ 30,000.00		\$ 30,000.00	\$ 300,000.00
Parking	\$ -		\$ 40,645.50	\$ 406,455.00
Paving		\$ (344,000.00)		\$ (344,000.00)
				\$ 362,455.00

Why this makes sense for Jitney

	Current annual revenue	Proposed new costs	Proposed annual new revenue	10 years net
Parking	\$ -		\$ 14,931.00	\$ 149,310.00
Parking kiosks		\$50,000		\$ 50,000.00
				\$ 199,310.00

Why this makes sense for Village

	Current annual revenue	Proposed new annual costs	Proposed annual new revenue	Net Annual Revenue
Parking	\$ -		\$ 129,678.50	\$ 6,000.00
Ferry Lease Markup		\$ 20,000.00		
Enforcement Costs (aggressive)		\$ 10,000.00		
Legal Costs		\$ 10,000.00		
Parking Violations - 200 per year		\$ 40,000.00	\$ 135,678.50	\$ 95,678.50
TOTAL				