



SALTAIRE NEWS

John A. Zaccaro Jr, Mayor

January, 2017

FROM THE MAYOR'S DESK

As winter descends on Saltaire, it is a good time to update you on the state of the Village. Since taking office in June, the Board and I have worked diligently on behalf of the Village and we are proud of the progress.

Current and Recently Completed Project Initiatives

- The Saltaire portion of the Fire Island interim beach project (FIMI) was completed by the Army Corps of Engineers this past spring. The Army Corps has spent this off-season working in communities to our east, which will only help to extend the life and effectiveness of Saltaire's ocean-front. We are still hopeful that the Ocean Beach jetties will ultimately be removed, if not in this project phase, then in the larger FIMP project that is currently under environmental review. We have also requested the restoration of the Clam Pond Cove island in the larger FIMP plan, and for these obvious reasons we remain engaged in the next phase of the FIMP
- This off-season we are continuing the reconstruction of our walkways. Thus far, Anchor Walk north of Lighthouse, and Pilot Walk south of Lighthouse Prom (which was previously only 3.5 feet wide) have been reconstructed as standard-width walks. Currently, Bay Promenade is being reconstructed as a boardwalk, which not only connects the Village to its early history when Bay Prom was a made of wood, but more importantly it will much better withstand the forces of storm surge in the future. Bay Prom will be finished by the late-spring of 2017.
- As part of the Bay Prom project, the Board felt it was prudent to include the replacement of 800 feet of our bay front water main with a more durable material that also meets current health and environmental standards. That portion of the project should be complete by March.

Upon completion of Bay Promenade, we will have completed since Sandy the replacement of over 25,000 linear feet of walkways in our tropical hard wood design. This provides us a uniform walk construction that can handle our vehicle loads, can better withstand flooding, provides a critical fire break, and will reduce maintenance costs for years to come.

To a large extent, the above projects were the continuation of the work started under my predecessor's administrations, and therefore the Board and the Village as a whole owe a great debt of gratitude to Mayor Cox and his fellow Trustees. Thank you Mayor Cox.

Planning for Future Projects

- As part of the Bay Promenade FEMA project, the Brodtkin Park benches, the bike racks and the wagon racks will be addressed. Most of the work is included in the FEMA grant, but it does require a design and scheduling effort. To that end, the Board submitted a charge to the Planning Commission to address the bike storage, wagon storage, and optimization of the Bayfront area for aesthetics and waterfront recreation. The recommendations of the Planning Commission should be received shortly.
- Lighthouse Promenade is the sole walk in the Village that remains to be addressed. The work on Lighthouse Prom has been delayed in large part so an emergency access road could be maintained during the Army Corps beach project. Also, the Board approved replacing Lighthouse as a nine-foot-wide boardwalk, which requires additional approval from FEMA as a better flood mitigation alternative. We are hopeful that this request, as well as the request for the concurrent replacement of the adjacent water main, will be approved in time to schedule the Lighthouse project for the fall of 2017. In the interim, this spring we will address the concrete areas on Lighthouse in need of repair.
- The Village received approval of an emergency generator grant through the Fire Island Reconstruction Zone Program as funded by the Community Development Block Grant Disaster Recovery program. Although the delivery has been delayed, we anticipate delivery in 2018 and, once installed, will supplement what we currently have to provide back-up electricity to all vital facilities in the Village.
- In November, FEMA approved the reallocation of beach restoration funds to be used for alternate projects for communities with engineered beaches. The total alternate project funding for the Village of Saltaire is \$2.6 million, requiring a twelve percent cost-share from the Village. The Board approved a matrix of capital projects which were submitted to FEMA, which is appended to this Newsletter. We will implement these projects over the course of the next two years.

Building Projects

Obviously, the primary projects from the Alternate Project list are improvements to our building inventory. The Board has engaged the Ad-hoc design committee to work on concept designs for the renovation of Village Hall, and the reconstruction of the Public Safety/Doctors Office on the corner of Broadway and Bay Prom. The Village Hall renovation design will expand slightly on the existing footprint to increase space for services on both the first and second floors while maintaining the essential look and character of the building. The Bay Prom location however, is undergoing a more comprehensive design process with the goal that the new building will house vital Village services while providing an entry point to the Village in the proper sense and character of our community. To that end, the Ad-hoc committee presented two designs and the links to those design options can be found at the top of the Village home page at <http://www.saltire.org>. We will be discussing these designs once again at the next Village meeting, the details of which can be found at the end of the Newsletter.

Other Projects & Initiatives

- We winterized the Market so all of the building components remain heated and the fire suppression systems remain active and armed during the winter. Patrick has exercised his option and will continue as our concessionaire for the next three years, and we all look forward to the Market becoming an even bigger and more vibrant part of our community.
- The public safety outpost on Lighthouse Promenade is being renovated by our public works department and will be a key component in our effort to increase Public Safety's presence on Lighthouse.

- We also received a grant from New York State for the purpose of fire/rescue improvements from Senator Phil Boyle. This \$100,000 grant has been applied to the purchase of a new fire pumper, which has been ordered and will be delivered to the Fire Company sometime toward the end of 2017. I want to thank the men and women of the Fire Company for their work in designing this vehicle, and for all of the hard work they do to protect the health, safety and property of the Village.
- The Village of Saltaire executed an agreement with the Town of Islip bringing into conformity the Saltaire parking lot and ferry terminal in Bay Shore. This zoning change will allow the Village to continue its current use and also allow winter boat storage and other revenue opportunities going forward.
- Deputy Mayor Hillary Richard is working with the Recreation and Office staff to refresh and reinvigorate the Camp and Recreation Programs, more information on which will be sent out shortly.
- From a legislative standpoint, we have implemented a new rental code as detailed in a previous email. We have already received numerous forms from our homeowners, and I thank you in advance for your cooperation in this important quality of life and safety initiative. We will also be considering at the next Board meeting adoption of a local law that will require stricter standards and penalties for cleaning up after leashed animals.

Financing

With all these past, present and future projects, it is important to discuss our financial position. We are fortunate that most of the recovery work from Sandy (which when complete and including the beach project will exceed \$20,000,000) has been reimbursed at 100% by FEMA. The Market, however, was completed without any outside governmental assistance, and a long term financing plan was necessary to fund that approximately \$5,500,000 cost. The Board concluded the long-term financing of the new Saltaire Market with the help of a financial committee made of Saltaire residents. The Board secured a twenty-year bond to finance the Market, the Broadway water main and the new fire pumper. This \$6,250,000 bond was authorized at an historic low fixed interest rate of 1.97%, receipt of that low rate helped in part by our AAA credit rating.

This bond brings our total indebtedness to \$7,850,000. One bond for a past beach project concludes in 2019, the second bond for construction of the Dock expires in 2026 and the recent Market bond runs to 2036. Our total debt remains less than two (2%) of our market value - a very acceptable level. I am confident that barring any natural disaster the Village can cover these obligations going forward with the current revenue level.

As part of our overall financial plan, the Board decided, supported by the recommendation of the financial committee, to liquidate Village-owned real estate on Pacific Walk. This property was put up for sale last summer, and the transaction closed on January 6. It was the first time in recent memory that a parcel of Village-owned real property was marketed and sold for fair market value. The sale netted the Village one million nine hundred thousand dollars (\$1,900,000). Those funds will be used to address incidentals not covered in the FEMA grants and will serve as short term financing for all of the approved FEMA projects remaining to be implemented.

Not including the proceeds from the aforementioned sale of the property, reserves are anticipated to be \$1,500,000 by the end of this fiscal year. Our longer term projections keeps these base reserves above one million dollar for the foreseeable future. Our audited Financial Statement for the 2015/16 fiscal year can be found at <http://www.saltaire.org/1516audit.pdf>.

Next Meeting Reminder

Our next Board meeting will be held on January 24th at the Hotel Pennsylvania in Manhattan, the public portion of the meeting to start promptly at 6:00 PM. You may also remotely join the meeting via your computer at Go To Meeting. You can find the specific agenda items, the meeting’s physical location, and the remote connection instructions at the following link to the Village website - <http://www.saltaire.org/agenda.pdf>.

As always please do not hesitate to express any questions, comments or concerns to any of your Board members.

In conclusion, I want to thank the Board, our dedicated staff, and the residents who have agreed to serve the Village in any capacity. Without their dedication and hard work, we would not have been able to take advantage of the grant opportunities, meet our scheduling obligations, or address the numerous issues that confront the Village.

I want to wish all of you all a happy and healthy New Year. I thank you for the privilege to serve as your Mayor. I, along with my fellow Board members, strive to improve the quality of life for those who currently reside and for those who will reside in the future. I look forward to welcoming you back to our Village in the coming months.

Mayor John A. Zaccaro Jr.

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In Case of Emergency While in Saltaire, Call 911
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