

The Village Board of the Village of Sylvan Beach held their Regular Board meeting on Monday, December 15, 2025 at 6:30 pm. The meeting was attended with board members present and the public was provided with a link to attend via zoom videoconference.

Mayor Richard Sullivan presided over the meeting with the following in attendance:

ROLL CALL:

Mayor Richard Sullivan	Present
Trustee Mark Daily	Present
Trustee Mark Ferriter	Present
Trustee Sue Mackay	Present
Trustee Thaddeus Lawrence	Present – via Zoom

Village Board Meeting was called to order with the “Pledge of Allegiance”.

OTHERS IN ATTENDANCE:

- Pat Goodenow, SVBRA – via Zoom
- Beth Scholl, Village Clerk Treasurer

APPROVAL OF MINUTES:

Motion made by Trustee Daily and seconded by Trustee Mackay to approve the minutes of the regular meeting of December 1, 2025 as reported by the Village Clerk Treasurer.

Carried as follows:

Trustee Daily	Aye	Trustee Ferriter	Aye
Trustee Mackay	Aye	Trustee Lawrence	Aye

APPROVAL & AUDIT OF BILLS:

General Fund	\$ 24,278.67
Park Fund	\$ 2.99
Resort District	\$ 1,866.00
Water District	\$ 0.00
EOLWPAP	\$ 18,199.15
EOL Facilities Project	\$ 1,514,725.83
DPW Project	\$ 9,618.97
Welcome Center Project	\$ 0.00
SBSD	\$ 0.00
Total	\$ 1,568,691.61

Motion was made by Trustee Mackay and seconded by Trustee Ferriter to approve payment of all bills from December 2, 2025 through December 16, 2025 in the amount of **\$1,568,691.61** as presented and reviewed by the Village Board of Trustees.

Carried as follows:

Trustee Daily	Aye	Trustee Ferriter	Aye
Trustee Mackay	Aye	Trustee Lawrence	Abstain

REPORTS:

Village Clerk Treasurer –

- Planning Board Members have received training credits as follows: Chairman Robert Cheesman – 1 hour, Tony Camardo – 1 hour, Diane Knapp-Brody – 2 hours and Fred Wickham – 3 hours

Michael Sayles, Village Administrator

Pat Goodenow – SVBRA

- Pat had nothing to report at this time, he wished the board a “Merry Christmas” and looks forward to working with them next year.

Mark Daily – Codes Enforcement Officer

- Updated the board with a 2026 Inspection Schedule that has been mailed to all campgrounds with follow-up dates if necessary.
- Mark reported that he has put together a draft for Temporary Use Sheds that he would like the mayor and the board to review, and then have it placed on the Village website.

COMMUNICATIONS:

PUBLIC:

ANNOUNCEMENTS:

RESOLUTIONS:

OLD BUSINESS:

NEW BUSINESS:

- **The January 19, 2026 Village Board Meeting takes place on “Martin Luther King Jr.” holiday. A special meeting to pay bills needs to be scheduled.**

Motion was made by Trustee Ferriter and seconded by Trustee Daily to schedule a special meeting to pay bills on January 20, 2026 at 10:00am, as the regular Village Board meeting falls on the “Martin Luther King Jr.” holiday.

Carried as follows:

Trustee Daily	Aye	Trustee Ferriter	Aye
Trustee Mackay	Aye	Trustee Lawrence	Aye

- **Village Administrator, Michael Sayles – Fund Balance Policy** – Michael drafted a “Fund Balance Policy” that has been reviewed by the auditors at D’Arcangelo. He is seeking the boards adoption of the policy.

Motion was made by Trustee Ferriter and seconded by Trustee Daily to approve and adopt the “Fund Balance Policy” for the Village of Sylvan Beach.

Carried as follows:

Trustee Daily	Aye	Trustee Ferriter	Aye
Trustee Mackay	Aye	Trustee Lawrence	Aye

EXECUTIVE SESSION:

Motion was made by Trustee Mackay and seconded by Trustee Daily to enter into executive session to discuss litigation.

Carried as follows:

Trustee Daily	Aye	Trustee Ferriter	Aye
Trustee Mackay	Aye	Trustee Lawrence	Aye

Motion was made by Trustee Mackay and seconded by Trustee Daily to exit the executive session and re-enter the regular board meeting.

Carried as follows:

Trustee Daily	Aye	Trustee Ferriter	Aye
Trustee Mackay	Aye	Trustee Lawrence	Aye

- The Village Board discussed the transfer of ownership of the beach directly behind the Iron Mermaid Properties located at 405-409 Park Ave.

Motion was made by Trustee Daily and seconded by Trustee Ferriter to authorize Mayor Sullivan to sign off on a Quitclaim Deed transferring ownership of the beach directly behind the Iron Mermaid Properties at 405-409 Park Ave. to the Village of Sylvan Beach for a cost of \$1.00.

Carried as follows:

Trustee Daily	Aye	Trustee Ferriter	Aye
Trustee Mackay	Aye	Trustee Lawrence	Aye

- The Village Board discussed acquiring the beach behind the Iron Mermaid Properties at 405-409 Park Ave. As part of acquiring the beach, the Village Board will authorize the mayor to sign off on the Village releasing all property restrictions on the Iron Mermaid property that includes the right-of-way through the middle of the property and the deed restriction of the property being used for residential use only.

Motion was made by Trustee Mackay and seconded by Trustee Daily to authorize Mayor Sullivan to sign off on the Village releasing all property restrictions on the Iron Mermaid property located at 405-409 Park Ave., that includes the right-of-way through the middle of the property and the deed restriction of the property being used for residential use only.

Carried as follows:

Trustee Daily	Aye	Trustee Ferriter	Aye
Trustee Mackay	Aye	Trustee Lawrence	Aye

ADJOURNMENT:

Motion was made by Trustee Mackay and seconded by Trustee Lawrence to adjourn the Village Board meeting at 7:22pm.

Carried as follows:

Trustee Daily	Aye	Trustee Ferriter	Aye
Trustee Mackay	Aye	Trustee Lawrence	Aye

Respectfully submitted by,

Beth Scholl
Village Clerk Treasurer