

MINUTES OF THE BOARD OF TRUSTEES MEETING HELD ON AUGUST 30, 2014 AT 105 BROADWAY, SALTAIRE, NEW YORK.

Mayor Cox called the Board of Trustees meeting to order at 9:00 a.m. and the following were in attendance:

Robert Lynn Cox III, Mayor  
John A. Zaccaro Jr, Trustee  
Alexander K Chefetz, Trustee  
Frank Wolf, Trustee  
Ann Connolly, Trustee  
Joseph Prokop, Village Attorney  
Mario Posillico, Administrator & Clerk  
Donna Lyudmer, Village Treasurer  
And approximately 110 other attendees in Saltaire

PLEDGE OF ALLEGIANCE

Mayor Cox led the attendees in the Pledge of Allegiance to the United States of America.

APPROVAL OF MINUTES

Draft copies of the minutes of the meetings of August 1, 2014, August 16, 2014 and August 23, 2014 having been previously presented to the Board and posted in draft form on the Village web site, were presented for adoption. After discussion, and all having a chance to be heard, Trustee Wolf made a motion to adopt the minutes as presented. The motion was seconded by Trustee Chefetz, and the motion was carried according to the following vote:

Motion: Trustee Wolf

Seconded: Trustee Chefetz

In Favor: Trustee Zaccaro, Trustee Chefetz, Trustee Wolf, Trustee Connolly

Against: None

ABSTRACT AUDIT

Mayor Cox stated that the following Abstract, having been distributed to all in attendance and posted on the Village website, was presented for approval by the Village Administrator and the Village Treasurer:

Capital Checking No. 3A in the amount of \$41,528.27

After discussion and opportunity for questions, Trustee Chefetz made a motion that Capital Checking Abstract 3A be approved as presented and that the Mayor be authorized to execute the warrants. The motion was seconded by Trustee Connolly, and the motion was carried according to the following:

Motion: Trustee Chefetz

Seconded: Trustee Connolly

In Favor: Trustee Zaccaro, Trustee Chefetz, Trustee Wolf, Trustee Connolly

Against: None

Mayor Cox stated that the following Abstract, having been distributed to all in attendance and posted on the Village website, was presented for approval by the Village Administrator and the Village Treasurer:

General Checking No. 3A in the amount of \$102,961.70

After discussion and opportunity for questions, Trustee Connolly made a motion that General Checking Abstract 3A be approved as presented and that the Mayor be authorized to execute the warrants. The motion was seconded by Trustee Wolf, and the motion was carried according to the following:

Motion: Trustee Connolly

Seconded: Trustee Wolf

In Favor: Trustee Zaccaro, Trustee Chefetz, Trustee Wolf, Trustee Connolly

Against: None

#### STATUS – SALTAIRE MARKET REDEVELOPMENT

Mayor Cox provided an overview of the current status of the property located at 100 Broadway, also known as the Saltaire Market. He provided an overview of the process the Board has undertaken to redevelop the property in anticipation of a grocery market reopening for the summer of 2015. Renderings and floor-plans of the most recent schematic design for redevelopment, which had been modified based on continuing input from the architectural design committee, were posted at the meeting. Village resident Kim Ludlow had also developed a scale model of the proposed property redevelopment and some of the existing surrounding buildings, and they were presented as well. Mayor Cox stated that the Board's plan was to bid out both the proposed grocery store and the proposed municipal building as separate items sometime in October, and at that point a more informed decision could be made as to whether the capital budget could support both structures. He stated that it was the Board's responsibility to investigate all options for development for the present and future needs of the Village, which, in the Board's opinion, includes seeking regulatory permission for both structures. He stated that a decision about the municipal building would be made subsequent to the receipt of bids, which could result in the municipal building being built immediately to take advantage of economies of scale, in the municipal building being delayed for consideration by future Boards, in the municipal building being redesigned to a smaller structure, or any combination therefore. Mayor Cox also stated that once the foundation and sanitary system contract was awarded for the grocery building, which was up for consideration later in the meeting, that action would finalize the design for the grocery building except for non-structural finishes. Mayor Cox then opened the floor first to the Board members and then to the attendees for comments and questions. After all having a chance to be heard, Mayor Cox moved on to the rest of the agenda.

#### APPROVAL OF FIRE COMPANY OFFICERS AND NEW MEMBERS

Trustee Wolf reported on the election of the following officers by the Saltaire Volunteer Fire Company, and made a motion to approve all of them as elected:

Chief	J.R. Rieger
1 <sup>st</sup> Asst Chief	Jim McDonald
2 <sup>nd</sup> Asst Chief	Emily Mason
3 <sup>rd</sup> Asst Chief	Joseph H. Baker
President	Hugh O'Brien
Secretary	Kathleen Rieger
Treasurer	Caroline Wise

The motion was seconded by Trustee Chefetz, and the motion was carried according to the following:

Motion: Trustee Wolf

Seconded: Trustee Chefetz

In Favor: Trustee Zaccaro, Trustee Wolf, Trustee Chefetz and Trustee Connolly

Against: None

## SEQRA RESOLUTION REGARDING THE AWARD OF CONTRACTS FOR FOUNDATION AND SANITARY SYSTEM FOR THE RECONSTRUCTION OF 100 BROADWAY

Trustee Zaccaro made the following motion:

WHEREAS the Village of Saltaire competitively bid the contracts for the installation of the foundation system and the sanitary system for 100 Broadway, Saltaire, and the Board is considering awarding the contracts and executing the contract for the installation of the foundation system and the sanitary system for 100 Broadway with Quintal Contracting Corp., and

WHEREAS the Board of Trustees has reviewed the contract work and contracts and the completed short form EAF and accompanying materials with respect to the required SEQRA review with respect to the contracts and the contract work; it is therefore

RESOLVED that the Board of Trustees adopts Lead Agency status for purposes of SEQRA with respect to the contracts and contract work for the installation of the foundation system and the sanitary system for 100 Broadway; and it is further

RESOLVED that the Board of Trustees hereby determines that the contracts and contract work for the installation of the foundation system and the sanitary system for 100 Broadway is an Unlisted Action for purposes of SEQRA; and it is further

RESOLVED that the Board of Trustees of the Village of Saltaire hereby determines that the contracts and contract work for the installation of the foundation system and the sanitary system for 100 Broadway;

Will not create a material conflict with an adopted land use plan or zoning regulations; and

Will not result in a change in the use or intensity of the use of land; and

Will not impair the character or quality of the existing community; and

Will not have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area; and

Will not result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking, or walkways; and

Will not cause an increase in the use of energy or fails to incorporate reasonably available energy a conservation or renewable energy alternatives; and

Will not impact existing public or private water supplies; and

Will not impact existing public or private wastewater treatment facilities; and

Will not impair the character or quality of important historic, archaeological, architectural or aesthetic resources; and

Will not result in an adverse change to natural resources such as wetlands, water bodies, groundwater, air quality, flora and fauna; and

Will not result in an increase in the potential for erosion, flooding or drainage problems; and

Will not create a hazard to environmental resources or human health; and that it is therefore

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

The motion was seconded by Trustee Chefetz, and the motion was carried according to the following:

Motion: Trustee Zaccaro

Seconded: Trustee Chefetz

In Favor: Trustee Zaccaro, Trustee Wolf, Trustee Chefetz, Trustee Connolly

Against: None

#### AWARDING OF BID AND AUTHORIZATION OF CONTRACT FOR FOUNDATION AND SANITARY SYSTEM FOR THE RECONSTRUCTION OF 100 BROADWAY

Trustee Zaccaro then made the following motion:

Whereas the Village of Saltaire solicited bids according to its procurement policy for public works and according to the plans and specifications therein, for the purpose of the installation of the foundation system and the sanitary system for 100 Broadway, and

Whereas sealed bids were publicly opened at 11:00 a.m. EST on August 29, 2014, and Quintal Contracting Corp. was the certified low bidder as specified and met all the requirements stipulated in the bid;

THEREFORE,

Be it resolved that the Board of the Trustees of the Village of Saltaire hereby authorizes the Village Administrator to declare Quintal Contracting Corp. as the certified low bidder for the installation of the foundation system and the sanitary system for 100 Broadway pursuant to the plans and specification of the bid documents, and to notify Quintal Contracting Corp. of its status as low bidder, and further

Be it resolved that the Board of the Trustees of the Village of Saltaire hereby authorizes the Village Administrator, subject to:

- i. the completion of qualification process of Quintal Contracting Group to the satisfaction of the Village Administrator, and
- ii. the receipt of the DEC permit for the proposed project
- iii. the receipt of the DOH permit for the proposed project

to execute the necessary contract documents with Quintal Contracting Corp. for the installation of the foundation system and the sanitary system for 100 Broadway according to the plans and specifications of the bid documents for the contract amount pursuant to the unit bid amounts multiplied by the actual measured quantities, if any, for the bid items excluding the foundation

system for Building #2 and any other bid items determined to be in the best interest of the Village to be removed from the contract, for a projected total contract amount of \$\$401,990 if all bid items are selected, or less as may be negotiated, and further,

Be it resolved that the funding for the project shall initially be made from the general reserves, with the general reserves to be repaid from the proceeds of the issuance of Bonds or Bond or Revenue Anticipation Notes, as previously authorized.

The motion was seconded by Trustee Wolf, and the motion was carried according to the following:

Motion: Trustee Zaccaro

Seconded: Trustee Wolf

In Favor: Trustee Zaccaro, Trustee Wolf, Trustee Chefetz, Trustee Connolly

Against: None

#### NEXT BOARD MEETING & CLOSE OF MEETING

After all having had a chance to be heard, and there being no further business before the Board, Mayor Cox stated that the Board would adjourn the meeting so that he and the Village Administrator could hold a special informational session with the ocean-front property owners, or anyone else that was interested in staying, updating them on the current status of the beach project and the next steps required to move the project forward for the 2014/15 off-season. Trustee Zaccaro made a motion at 10:55 am to close the meeting and to hold the next Board of Trustees meeting at 103 or 105 Broadway, Saltaire, New York, at 10:00 a.m. on October 11, 2014. The motion was seconded by Trustee Wolf, and the motion was carried according to the following action:

Motion: Trustee Zaccaro

Seconded: Trustee Wolf

In Favor: Trustee Zaccaro, Trustee Wolf, Trustee Chefetz, Trustee Connolly

Against: None