

MINUTES OF THE BOARD OF TRUSTEES MEETING HELD ON MAY 27, 2019 AT 105 BROADWAY, SALTAIRE, NEW YORK, WITH REMOTE OBSERVATION VIA AN AUDIO/VIDEO CONNECTION TO THE INTERNET.

Mayor Zaccaro called the Board of Trustees meeting to order at 8:00 a.m. at 105 Broadway, New York, and the following were in attendance:

John A. Zaccaro Jr, Mayor
Hillary Richard, Deputy Mayor
Frank Wolf, Trustee
Hugh O'Brien, Trustee
Nat Oppenheimer, Trustee
Joseph W. Prokop, Village Attorney
Scott Rosenblum, Counselor to the Board
Donna Lyudmer, Village Treasurer
Mario Posillico, Administrator & Clerk
And 0 other attendees
And 0 attendees observed through internet audio/video connection

ADJOURN INTO EXECUTIVE SESSION

Trustee Wolf made a motion at 8:00 a.m. that the Board adjourn into Executive Session to discuss litigation strategy, contract negotiations and personnel issues. The motion was seconded by Trustee Richard and on call it was approved according to the following vote:

Motion: Trustee Wolf
Seconded: Trustee Richard
In Favor: Trustee Wolf, Trustee O'Brien, Trustee Richard, Trustee Oppenheimer
Abstain: None
Against: None

RE-ADJOURNMENT INTO PUBLIC SESSION

Trustee Wolf made a motion to re-adjourn into public session at 8:59 a.m. The motion was seconded by Trustee Oppenheimer and on call it was approved according to the following vote:

Motion: Trustee Wolf
Seconded: Trustee Oppenheimer
In Favor: Trustee Wolf, Trustee O'Brien, Trustee Richard, Trustee Oppenheimer
Abstain: None
Against: None

Mayor Zaccaro called the Board of Trustees meeting back to order at 105 Broadway, Saltaire, New York at 9:00 a.m. and the following were in attendance:

John A. Zaccaro Jr, Mayor
Hillary Richard, Deputy Mayor
Frank Wolf, Trustee
Hugh O'Brien, Trustee
Nat Oppenheimer, Trustee
Scott Rosenblum, Counselor to the Board

Joseph W. Prokop, Village Attorney
Donna Lyudmer, Village Treasurer
Mario Posillico, Administrator & Clerk
And 35 other attendees
And 1 observed through internet audio/video connection

MOMENT OF SILENCE

Mayor Zaccaro led those in attendance in a moment of silence for observance of Memorial Day for all of those service men and women who have given their lives in defense of and service to the United States and the freedoms that all citizens enjoy; and for the recently deceased residents of the Village of Saltaire.

NOTIFICATION OF ELECTED OFFICIALS AND SWEARING INTO OFFICE

The Village Clerk announced the election results of the 2019 Village election and notified Frank Markus of his election to the office of Village Justice for a four year term, and Hugh O'Brien and Nat Oppenheimer of their elections to the office of Trustee, each for a two-year term. The oath of office was administered to each for their respective offices. All in attendance responded with a round of applause.

MAYOR'S REPORT

Mayor Zaccaro provided a brief overview and status report of the various Village initiatives, positions, and projects undertaken during the past year, including the following:

- Financial position of the Village, particularly the level of reserves, and the outstanding long-term and short-term debt required to support the \$35 million worth of post-Sandy capital projects. He stated that the Village financial position is sound, as evidenced by its S&P's AAA rating.
- Ferry and Parking: He stated that he just executed the contracts for Passenger Ferry, Freight Ferry, and Parking services with Fire Island Ferries and its affiliated companies. He stated that it was a long process with very difficult negotiations, but that ultimately he felt the Village was in a better position from both a financial and service standpoint; and that although there are off-season scheduling improvements that the Village would like to see implemented in the future, the contract allows for continued discussion for those improvements. Mayor Zaccaro thanked Trustee O'Brien for lending his expertise and leading the effort to final execution.
- Saltaire Clinic: Mayor Zaccaro stated that the Village has agreed to contract terms for a one year pilot program for Northwell Health to run the Saltaire Clinic for the 2020 season. He thanked Dr. Bob and the Medical Committee for their work in evaluating the Village options for the current and future health care of its residents, and it became evident that the current regulatory requirements warranted a test of a Northwell clinic in Saltaire, which have been successfully run in other Fire Island communities for years. He stated that Dr. Bob will be returning for the 2019 summer season, and the Village and its residents will have ample opportunity to say thank you for his forty plus years of service.
- Lighthouse Promenade: He reported on the progress of the Lighthouse Promenade Reconstruction Project. He stated that phase one of the project from East to Richards Walks was complete and that it has taken its required break during the summer season. He stated that although this represented approximately 40% of the overall length of Lighthouse Prom, that the experience gained at the more logistically difficult end of the project should allow the contractor to complete the remainder of the project in the second phase.

- Village Hall: He reported on the progress of the reconstruction of Village Hall, and stated that material and labor issues have caused the project to be 3 weeks behind schedule. He stated that the millwork and cabinetry for the library will likely take until the end of June to complete, but that he was hopeful that the entire building will be open and functional for the season.
- 14 Bay Promenade: He reported that it appeared that the Suffolk County Department of Health (DOH) was prepared to issue its permit for the sanitary system for the proposed new building; and that the Board needed to make one final decision on the exact location of the Public Safety office and the multipurpose meeting room/Courtroom. He stated that village resident Nick Petschek, who has been volunteering his time on the layout, will have the floor plan options for Board consideration by the end of May. The Board discussed possible dates for a special meeting to decide this last issue, which was set later in the meeting.

CHANGE ORDER REQUESTS FOR VILLAGE HALL

Village Administrator Posillico stated that a number of modifications to the original design have been discussed by the engineer, the contractor, and the Village staff as the work has progressed on Village Hall, and discussion ensued on a variety of items regarding modification to the original design and clarification of the budget.

After discussion amongst the Board members, Village staff and those in attendance, and all having a chance to be heard, Trustee Wolf made a motion to ratify the change orders previously authorized by the Village Administrator to implement the following design changes with the maximum associated cost adjustments to the various prime contracts and/or miscellaneous contracts and cost, as listed below:

- Modify bathroom finishes, as specified by the Village Engineer for a credit of \$3,567.00
- Install exterior platforms for the HVAC units and for Propane Tanks, for a cost not to exceed \$4,000.00
- Install the office Service Counter and Corian Top, for a cost not to exceed \$22,500.00
- Procure and install specialty lighting fixtures, for a cost not to exceed \$5,000.00
- Install electric outlets in the Cabinetry and Millwork, for a cost not to exceed \$5,000.00
- Procure and install internet and computer technology in the building for a cost not to exceed \$20,000.00
- Procure office furniture for a cost not to exceed \$10,000.00
- Procure Library furniture for a cost not to exceed \$21,000.00
- Procure and Install the breakout room kitchen for a cost not to exceed \$5,000.00

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

Motion: Trustee Wolf

Seconded: Trustee Richard

In Favor: Trustee Wolf, Trustee O'Brien, Trustee Richard, Trustee Oppenheimer

Against: None

Abstain: None

APPROVAL OF SUBDIVISION AT BAY PROM AND PENNANT WALK INTERSECTION

Village Administrator Posillico stated that he and Village Attorney Prokop have worked with Charlotte Bolland and her attorneys to finalize the proposed Subdivision Plat for the previously executed lot-line adjustment between the Village or Saltaire and Richard Pavasaris for their adjoining properties at

the intersection of Bay Prom and Pennant Walk. The proposed Plat, which was presented to the Board and those in attendance, conforms to the survey included in the previous settlement with Mr. Pavasaris. The Village Administrator and Village Attorney further stated that they felt the application was complete and ready for consideration of approval. After discussion, and all having a chance to be heard, Trustee O'Brien moved adoption of the following motion:

RESOLUTION ADOPTING LEAD AGENCY STATUS, TYPING A PROJECT AS AN UNLISTED ACTION AND ADOPTION OF A NEGATIVE DECLARATION FOR PURPOSES OF SEQRA WITH REGARD TO THE APPLICATION OF CHARLOTTE BOLLAND AND THE VILLAGE OF SALTAIRE TO SUBDIVIDE PROPERTY PURSUANT TO THEIR APPLICATION.

Trustee O'Brien made the following motion:

WHEREAS the Village of Saltaire is considering the joint application of Charlotte Bolland and the Village of Saltaire to subdivide property at the intersection of Bay Prom and Pennant Walk, and

WHEREAS the Board of Trustees has reviewed the joint application of Charlotte Bolland and the Village of Saltaire to subdivide property at the intersection of Bay Prom and Pennant Walk and accompanying materials with respect to the required SEQRA review pertaining to the proposed subdivision, therefore be it:

RESOLVED that the Board of Trustees adopts Lead Agency status for purposes of SEQRA with respect to the joint application of Charlotte Bolland and the Village of Saltaire to subdivide property at the intersection of Bay Prom and Pennant Walk, and further be it

RESOLVED that the Board of Trustees hereby determines that the approval of the joint application of Charlotte Bolland and the Village of Saltaire to subdivide property at the intersection of Bay Prom and Pennant Walk is an Unlisted Action for purposes of SEQRA, and further be it

RESOLVED that the Board of Trustees of the Village of Saltaire hereby determines that the approval of the joint application of Charlotte Bolland and the Village of Saltaire to subdivide property at the intersection of Bay Prom and Pennant Walk;

- 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 Richard, and was carried according to the following:

Motion: Trustee O'Brien

Seconded: Trustee Richard

In Favor: Trustee Wolf, Trustee O'Brien, Trustee Richard, Trustee Oppenheimer

Against: None

Abstain: None

After further discussion on the joint application of the Village of Saltaire and Charlotte Bolland to subdivide property at the intersection of Bay Prom and Pennant Walk, Trustee Richard made a motion to approve the application of the subdivision pursuant to the following background, terms and conditions:

1. Lands shown on this map as roads, walks or streets, or the widening thereof, and also any easements for the installation of sewers or water mains, and also lands indicated to be dedicated for other public use are hereby irrevocably offered for dedication to the municipality having jurisdiction thereof.
2. The plat is subject to all of the rights and restrictions in the stipulation of settlement between Richard Pavasaris and the Incorporated Village of Saltaire, dated July 13, 2016, Suffolk County Index No. 12927/14.
3. The final approval will take effect upon the Suffolk County Department of Health Services' approval of a subdivision plan consistent with the lot configuration depicted on the subdivision map of property of Bolland, dated May 22, 2019, filed with the County Clerk.

Board of Trustees
Village of Saltaire
103Broadway
Saltaire, New York 11706

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

Motion: Trustee Richard

Seconded: Trustee Wolf

In Favor: Trustee Wolf, Trustee O'Brien, Trustee Richard, Trustee Oppenheimer

Against: None

Abstain: None

TRUSTEE REPORTS

Each Trustee gave a status report on their areas of oversight for the previous year, and a preview of the initiatives planned for the next year for their newly assigned areas of oversight as follows:

TRUSTEE NAT OPPENHEIMER (2021)
Fire, Recreation

TRUSTEE HUGH O'BRIEN (2021)
Public Safety, Environmental

TRUSTEE HILLARY RICHARD (2020)
Legal Affairs & Concessions

UNDERTAKING RESOLUTION

Trustee Wolf made a motion that the Board of Trustees, to confirm the long standing practice of the Village of Saltaire regarding the filing requirements for elected officials, resolves that elected officials of the Village of Saltaire shall not be required to file an undertaking as a requisite for assuming duly elected office.

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

Motion: Trustee Wolf

Seconded: Trustee Richard

In Favor: Trustee Wolf, Trustee O'Brien, Trustee Richard, Trustee Oppenheimer

Against: None

Abstain: None

APPROVAL OF MINUTES

Draft copies of the minutes of the meetings April 10, 2019 and May 3, 2019 had previously been presented to the Board and posted in draft form on the Village website. Following discussion and suggested changes made by the Counselor to the Board, Trustee O'Brien made a motion to adopt the minutes as presented with minor non-substantive corrections. The motion was seconded by Trustee Richard and on call it was carried according to the following action:

Motion: Trustee O'Brien

Seconded: Trustee Richard

In Favor: Trustee Wolf, Trustee O'Brien, Trustee Richard, Trustee Oppenheimer

Abstain: None

Against: None

ABSTRACT AUDIT

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

General Checking No. 11A in the amount of	\$54,118.42
General Checking No.12A in the amount of	\$155,985.83
Capital Fund Checking No. 11B in the amount of	\$399,960.33
Capital Fund Checking No. 12A in the amount of	\$736,686.04

After discussion and opportunity for questions, Trustee Oppenheimer made a motion that the above-listed abstracts be approved as presented and that the Mayor be authorized to execute the warrants. The motion was seconded by Trustee O'Brien, and on call it carried according to the following vote:

Motion: Trustee Oppenheimer

Seconded: Trustee O'Brien

In Favor: Trustee Wolf, Trustee O'Brien, Trustee Richard, Trustee Oppenheimer

Abstain: None

Against: None

ADJOURN INTO EXECUTIVE SESSION

Trustee Richard made a motion that the Board adjourn into Executive Session to discuss litigation strategy, contract negotiations and personnel issues. The motion was seconded by Trustee Wolf and on call it was approved at 10:46 a.m. according to the following vote:

Motion: Trustee Richard

Seconded: Trustee Wolf

In Favor: Trustee Wolf, Trustee O'Brien, Trustee Richard, Trustee Oppenheimer

Abstain: None

Against: None

RE-ADJOURNMENT INTO PUBLIC SESSION

Trustee O'Brien made a motion to re-adjourn into public session at 11:00 a.m. The motion was seconded by Trustee Oppenheimer and on call it was approved according to the following vote:

Motion: Trustee O'Brien

Seconded: Trustee Oppenheimer

In Favor: Trustee Wolf, Trustee O'Brien, Trustee Richard, Trustee Oppenheimer

Abstain: None

Against: None

The public meeting was called back into session by Mayor Zaccaro at 11:00 a.m. and the following were in attendance:

John A. Zaccaro Jr, Mayor
Hillary Richard, Deputy Mayor
Frank Wolf, Trustee
Hugh O'Brien, Trustee
Nat Oppenheimer, Trustee
Scott Rosenblum, Counselor to the Board
Joseph W. Prokop, Village Attorney
Donna Lyudmer, Village Treasurer
Mario Posillico, Administrator & Clerk
And 0 other attendees
And 0 observed through internet audio/video connection.

CLOSE OF MEETING AND SCHEDULE OF NEXT MEETING(S)

After all having had a chance to be heard, and there being no further business before the Board, Trustee O'Brien made a motion at 11:00 a.m. to close the meeting and to hold the next Board of Trustees meetings according to the following schedule:

- 6:00 p.m. on June 3, 2019 at 105 Broadway, Saltaire, New York plus remote locations TBD
- 8:00 a.m. on July 6, 2019, at 103 or 105 Broadway, Saltaire, New York

[CLERK'S NOTE: Both dates to be confirmed for Trustee-availability and subject to change.]

The motion was seconded by Trustee Oppenheimer and on call it was approved according to the following vote:

Motion: Trustee O'Brien

Seconded: Trustee Oppenheimer

In Favor: Trustee Wolf, Trustee O'Brien, Trustee Richard, Trustee Oppenheimer

Abstain: None

Against: None