

MINUTES OF THE BOARD OF TRUSTEES MEETING HELD ON OCTOBER 15, 2016 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 10:10 a.m. and the following were in attendance:

John A. Zaccaro Jr, Mayor  
Hillary Richard, Deputy Mayor  
Alexander K. Chefetz, Trustee  
Frank Wolf, Trustee  
Donna Lyudmer, Village Treasurer  
Joseph W. Prokop, Village Attorney  
Mario Posillico, Administrator & Clerk  
And approximately 25 other attendees  
And 13 observed through internet audio/video connection.

#### RE-DEDICATION OF WORLD WAR II PLAQUE

Mayor Zaccaro reported that approximately 20 years earlier the Village had dedicated a plaque to the memory of Saltaire residents who served in World War II. Over the years, the plaque had faded, and additional names had been added on an ancillary plaque, and therefore Village resident Marcelino Garcia took upon himself to refurbish the plaque on a new platform with names that are clear and readable. Mayor Zaccaro thanked Mr. Garcia for his efforts, and all of those who served their county in WWII, and officially rededicated the memorial in its new location in the Saltaire Firehouse.

#### BOND SALE RESULTS

Mayor Zaccaro reported that the Village finalized the auction of \$6,250,000 of 20 years bonds to fund the cost of the Saltaire Market, the Broadway Water Main, and a new Fire Pumper. The rate on the new bond is 1.97%. He also reported that the Village finalized the auction of \$2,250,000 of one year Revenue Anticipation Notes to fund the continuing Sandy Recovery projects for the upcoming year at a rate of 1.14%. Mayor Zaccaro stated that both of these rates are extremely favorable, even in the current low-interest rate environment, which will help put the budget in a more favorable position than anticipated. He thanked the Board for their support of the bonds, and Village Treasurer Lyudmer for expertly guiding the Village through the very critical rating and auction process, enabling the receipt of such a favorable interest rate.

#### PROPOSED HOME RENTAL LAW

Mayor Zaccaro asked Village Attorney Prokop to present the latest version of the draft Home Rental Law as modified based on comments from the Board meeting held in September. Discussion ensued amongst the Board and those in attendance, and after all having a chance to be heard, Mayor Zaccaro closed the discussion by stating that the Board would consider a final draft at a public hearing at the next scheduled Board meeting.

#### BAY FRONT IMPROVEMENTS

Mayor Zaccaro stated that the Board had previously discussed possible improvements to the bay front to complement the reconstruction of Bay Promenade as a wooden boardwalk, which included

such items as a new finger pier next to the swim area, seating areas north of Bay Prom, bike racks, wagon racks, and other possible amenities. After discussion of these items, and all having a chance to be heard, Trustee Wolf made a motion to authorize the Mayor to charge the Planning Commission to issue a report on possible enhancements to the bay front amenities to include but not be limited to a new finger pier next to the swim area, seating areas north of Bay Prom, bike racks and wagon racks. The motion was seconded by Trustee Richard, and the motion was carried according to the following vote:

Motion: Trustee Wolf

Seconded: Trustee Richard

In Favor: Trustee Chefetz, Trustee Wolf, and Trustee Richard

Against: None

Mayor Zaccaro then tasked Trustee Wolf in consultation with Trustee Richard to draft the charge to the Planning Commission, which the Mayor will review prior to delivery to the Commission.

#### DISCUSSION ITEMS

The following items were discussed, and after all having a chance to be heard, no action was taken at the time and the items were tabled for possible future discussion:

- Sprinkler requirement for new homes
- Possible change of date of Village elections
- Update on the FIMI and FIMP project

#### CAPITAL PROJECT PLANNING

Mayor Zaccaro reported that the Village has been advised by the New York State Department of Homeland Security, the agency that administers FEMA projects in New York, that the Village is entitled to approximately \$2.6M in funds that had been allocated to the beach restoration project, which was recently completed by the Army Corps of Engineers, for use in restoration of other critical facilities within the Village. He stated that he has engaged the Ad-hoc committee that had assisted with the Market and other buildings in the Village, to begin design programming for the Village Hall and 14 Bay Prom, the building currently used for Security and the Doctor's office. After discussion and questions, and all having a chance to be heard, the Board consensus was for the Ad-hoc committee to continue its work on renovation plans for both buildings and to finalize design concepts for budget development, with the goal of bringing both projects back to the Board for consideration to authorize either or both of the projects using these newly-available FEMA funds.

#### AUTHORIZATION TO SEEK PUBLIC BIDS FOR REPLACEMENT OF A SECTION OF THE BAY PROM WATER MAIN

Administrator Posillico stated that as part of the plan to reconstruct Bay Promenade as a Boardwalk, that there is an approximately 800-foot section of water main under or adjacent to the walkway that ideally should be replaced as part of that project, which could be funded as part of the previously discussed alternate FEMA projects. After discussion and questions, and all having a chance to be heard, Trustee Richard made the following motion:

WHEREAS, the Board of Trustees would like to consider the replacement of approximately 800 linear feet of cement/asbestos water main under or adjacent to Bay Promenade, and

WHEREAS, the Board of Trustees would like to have a verified cost of such work in order to make an informed decision,

THEREFORE BE IT RESOLVED that the Village Administrator be authorized to solicit bids for the replacement of approximately 800 linear feet of cement/asbestos water main under or adjacent to Bay Promenade pursuant to the plans and specifications of RMS Engineering as soon as they are finalized and ready for bidding. The motion was seconded by Trustee Wolf, and the motion was carried according to the following:

Motion: Trustee Richard

Seconded: Trustee Wolf

In Favor: Trustee Chefetz, Trustee Wolf, and Trustee Richard

Against: None

#### AUTHORIZATION TO SEEK PUBLIC BIDS FOR REPLACEMENT OF A FIRE PUMPER

Trustee Wolf stated that the Saltaire Volunteer Fire Company has notified the Village that the 1986 GMC Fire Pumper is in need of replacement in order to most effectively meet the fire prevention and suppression needs of the Village, and has submitted plans and specifications for the proposed Fire Pumper. After discussion and questions, and all having a chance to be heard, Trustee Wolf made the following motion:

WHEREAS, the Board of Trustees would like to consider the replacement of the 1986 Fire Pumper, and

WHEREAS, the Board of Trustees would like to have a verified cost of such work in order to make an informed decision,

THEREFORE BE IT RESOLVED that the Village Administrator be authorized to solicit bids for the replacement of the 1986 Fire Pumper pursuant to the plans and specifications submitted by the Saltaire Volunteer Fire Company. The motion was seconded by Trustee Richard, and the motion was carried according to the following:

Motion: Trustee Wolf

Seconded: Trustee Richard

In Favor: Trustee Chefetz, Trustee Wolf, and Trustee Richard

Against: None

#### ACCEPTANCE OF COURT AUDIT

Administrator Posillico reported that the Village auditors, Cullen and Danowski, had undertaken the annual audit of the Village Justice Court, as is required by New York State law, and that a copy of the audit had been presented to the Board of Trustees. Trustee Wolf made a motion to accept the 2015/16 annual audit of the Village Justice Court as prepared by Cullen and Danowski and that the same be filed with the State of New York Unified Court System. The motion was seconded by Trustee Richard, and the motion was carried according to the following:

Motion: Trustee Wolf  
Seconded: Trustee Richard  
In Favor: Trustee Chefetz, Trustee Wolf, and Trustee Richard  
Against: None

#### APPROVAL OF MINUTES

Draft copies of the minutes of the meeting of September 3, 2016 had previously been presented to the Board and posted in draft form on the Village website. Following discussion, Trustee Richard made a motion to adopt the minutes as presented with minor non-substantive corrections. The motion was seconded by Trustee Wolf, and the motion was carried according to the following vote:

Motion: Trustee Richard  
Seconded: Trustee Wolf  
In Favor: Trustee Chefetz, Trustee Wolf, and Trustee Richard  
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 Fund Checking No.4B in the amount of	\$28,171.13
Capital Fund Checking No.4B in the amount of	\$42,525.45
General Fund Checking No.5A in the amount of	\$45,675.37
Capital Fund Checking No.5A in the amount of	\$14,302.00

After discussion and opportunity for questions, Trustee Wolf made a motion that the above-listed vouchers be approved as presented and that the Mayor be authorized to execute the warrants. The motion was seconded by Trustee Richard, and the motion was carried according to the following vote:

Motion: Trustee Wolf  
Seconded: Trustee Richard  
In Favor: Trustee Chefetz, Trustee Wolf, and Trustee Richard  
Against: None

#### ADJOURN INTO EXECUTIVE SESSION

After the Board received and responded to questions from those in attendance, Trustee Richard made a motion at 12:36 p.m. that the Board adjourn into Executive Session to discuss litigation strategy, contract negotiations and personnel issues. The motion was seconded by Trustee Chefetz and on call it was approved according to the following vote:

Motion: Trustee Richard  
Seconded: Trustee Chefetz  
In Favor: Trustee Chefetz, Trustee Wolf and Trustee Richard  
Against: None

## RE-ADJOURNMENT INTO PUBLIC SESSION

Trustee Chefetz made a motion to re-adjourn into public session at 1:43 p.m. The motion was seconded by Trustee Wolf and on call it was approved according to the following vote:

Motion: Trustee Chefetz

Seconded: Trustee Wolf

In Favor: Trustee Chefetz, Trustee Wolf, and Trustee Richard

Against: None

The public meeting was called back into session by Mayor Zaccaro at 1:43 p.m. and the following were in attendance:

John A. Zaccaro Jr., Mayor  
Hillary Richard, Deputy Mayor  
Alexander K. Chefetz, Trustee  
Frank Wolf, Trustee  
Donna Lyudmer, Village Treasurer  
Mario Posillico, Administrator & Clerk  
And approximately 0 other attendees  
And 0 observed through internet audio/video connection.

## AUTHORIZATION FOR PUBLIC HEARING ON LOCAL LAW TO CHANGE THE NAME OF THE SECURITY DEPARTMENT TO THE PUBLIC SAFETY DEPARTMENT.

Mayor Zaccaro stated that as had been discussed and conceptually agreed at previous Board meetings, the Board is prepared to consider a change of the name of the Saltaire Security Department to the Saltaire Public Safety Department, but that such a name-change will require a modification of the Village Code. After further discussion, and all having a chance to be heard, Trustee Chefetz made a motion to authorize the Village Clerk to make all of the necessary preparations for a public hearing to consider the proposed local law at the next scheduled Board meeting. The motion was seconded by Trustee Wolf and the motion was carried according to the following:

Motion: Trustee Chefetz

Seconded: Trustee Wolf

In Favor: Trustee Chefetz, Trustee Wolf, Trustee Richard

Against: None

## NEXT BOARD MEETINGS & CLOSE OF MEETING

After all having had a chance to be heard, and there being no further business before the Board, Trustee Chefetz made a motion at 1:45 p.m. to close the meeting and to hold the next Board of Trustees meetings according to the following schedule:

- 6:00 p.m. on November 15, 2016 at 401 Seventh Ave, Manhattan
- 6:00 p.m. on December 13, 2016 at 401 Seventh Ave, Manhattan

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

Motion: Trustee Chefetz

Seconded: Trustee Richard

In Favor: Trustee Wolf, Trustee Chefetz, Trustee Richard

Against: None